

**MEETING MINUTES
BROWNFIELD REDEVELOPMENT AUTHORITY
MONDAY, MARCH 15, 2021
CITY OF FARMINGTON HILLS
(VIA TELECONFERENCE)
31555 ELEVEN MILE ROAD
FARMINGTON HILLS, MI 48336**

Called to order by: Chair Brauer at 3:04 PM

Members Present: Boleware (3:23 PM, Farmington Hills, Michigan), Brauer (Plainfield Township, Michigan), Brickner (Farmington Hills, Michigan), Curran (Farmington Hills, Michigan), Gardiner (Farmington Hills, Michigan), Skrobola (Farmington Hills, Michigan), Wilkinson (Farmington Hills, Michigan)

Members Absent: None

Others Present: Samantha Seimer, AKT Peerless; Ryan Higuchi, Project Consultant, PM Environmental; Aaron Snow, PM Environmental; Vincent D'Angelo, Project Developer, 30790 Eight Mile

APPROVAL OF AGENDA:

Motion by Brickner, support by Wilkinson, to approve the agenda as presented.

Yeas: BRAUER, BRICKNER, CURRAN, GARDINER, SKROBOLA,
WILKINSON
Nays: NONE
Absent: BOLEWARE
Abstentions: NONE

MOTION CARRIED 6-0

APPROVAL OF MINUTES – October 29, 2020:

Motion by Wilkinson, support by Skrobola, to approve the minutes as submitted.

Yeas: BRAUER, BRICKNER, CURRAN, GARDINER, SKROBOLA,
WILKINSON
Nays: NONE
Absent: BOLEWARE
Abstentions: NONE

MOTION CARRIED 6-0

NEW BUSINESS

A. Consideration of Local-only Brownfield Plan for 30790 Eight Mile Road

Ms. Seimer presented a request for a local-only Brownfield Plan at 30790 8 Mile Road. She reviewed that the City of Farmington Hills purchased the property, which was later sold to the applicant, D'Angelo in early 2020. The proposed redevelopment includes approximately 21,000 SF of warehouse for maintenance and storage of construction

equipment and the 1,900 SF for office space. The construction also includes underground storm water retention.

Mr. Higuchi of PM Environmental is representing D'Angelo's request for a local-only Brownfield Plan. PM Environmental reviewed the eligible activities in which reimbursement is being sought through local only millages. Mr. Curran asked about the construction timeline for the project. Mr. D'Angelo stated that they are waiting on an engineering permit. Additionally, Mr. Curran asked about the capacity of underground stormwater. Mr. D'Angelo clarified that the stormwater capacity is 668,000 cubic ft and he has gone through the changes with permitting through Oakland County. The discharge and capacity rates have been finalized and the only outstanding tasks are small items within the Farmington Hills Engineering Department.

Chair Brauer asked if EGLE or MSF was approached about the potential capture for school taxes, noting the burden placed on local taxing units without participation from the state. Mr. Higuchi stated that the only use of school taxes within the plan is for pre-approved activities. He and Ms. Seimer had conversations about this being a local-only plan due to the construction schedule and length of time to approve a plan with state capture. Ms. Seimer confirmed.

The eligible activities include a 15% contingency, 10% administrative fees and LBRF Capture after all eligible activities are paid.

Ms. Seimer added that she and Mr. Higuchi will work together on the reimbursement agreement.

Motion by Wilkinson, support by Skrobola, to approve the Brownfield Plan for 30790 Eight Mile Road and recommend Farmington Hills City Council schedule a Public Hearing.

Yeas: BRAUER, BRICKNER, CURRAN, GARDINER, SKROBOLA,
WILKINSON
Nays: NONE
Absent: BOLEWARE
Abstentions: NONE

MOTION CARRIED 6-0

B. Transfer of Brownfield Funds for the Hawk Community Center Project

In September 2019, the City of Farmington Hills Brownfield Redevelopment Authority approved a non-capturing Brownfield Plan for 29995 Twelve Mile Road for the redevelopment and reuse of the former Harrison High School into the Hawk Community Center. The Plan was approved by a Public Hearing of Farmington Hills City Council on October 28, 2019. The Plan authorized the use of \$1,542,350 in Local Brownfield Revolving Loan Funds (LBRF) for predevelopment activities, demolition, asbestos abatement, and preparation of a Brownfield Plan.

The project is nearing substantial completion and is expected to be open to the public this summer. The Capital Improvement Fund has supported the project to date. The Brownfield Redevelopment Authority must authorize the transfer of \$1,542,350 from the

LBRF to the Capital Improvement Fund for the cost of eligible activities for the redevelopment.

Motion by Gardiner, support by Brickner, to approve the minutes as submitted.

Yeas: BOLEWARE, BRAUER, BRICKNER, CURRAN, GARDINER,
 SKROBOLA, WILKINSON

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0

C. Review of Draft LBRF Policy

Ms. Seimer presented a draft Local Brownfield Revolving Loan Fund (LBRF) Policy for the Farmington Hills Brownfield Redevelopment Authority to review. There are provisions throughout the policy for both LBRF Loans and Grants, with LBRF grants being limited to public or not for profit entities.

The Board reviewed the policy and would like more time to review the policy and make comments. Ms. Seimer will send the LBRF Policy to the Board to review internally and discuss at a future meeting.

D. Reimbursement Request for EZ Storage 28975 Orchard Lake Road (tentative)

Ms. Seimer stated that AKT Peerless has nearly finished its review of the Reimbursement Request for EZ Storage located at 28975 Orchard Lake Road. Staff is waiting for additional documentation related to the remediation of PCB contaminated soils on the site. Ms. Seimer added that the Farmington Hills Brownfield Redevelopment Authority could authorize AKT to provide its recommendation to the Board and handle the remainder of the Reimbursement Request Administratively.

Motion by Curran, support by Brickner, to authorize AKT Peerless to conduct Reimbursement Request for EZ Storage at 28975 Orchard Lake Road and provide the Farmington Hills Brownfield Redevelopment Authority with final recommendation.

Yeas: BRAUER, BRICKNER, CURRAN, GARDINER, SKROBOLA,
 WILKINSON

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 7-0

OLD BUSINESS:

A. Farmington Hills Brownfield Redevelopment Authority Policies and Procedures

The Brownfield Redevelopment Authority reviewed an updated draft of Policies and Procedures. The Board reviewed considerations such as limiting the length of time for local capture, requesting all projects seek state support to lessen the burden on local taxing units and having a standard Brownfield Plan format.

Approved 6/10/21

Mr. Curran added that there should be a section that discusses insurance requirements by the City and Brownfield.

The consensus of the Board was to re-circulate the policy for internal review and comment to be finalized at a future meeting of the Authority. Ms. Seimer stated that she will send the LBRF and Brownfield Policies and Procedures to the Board for review and comment.

BOARD MEMBER COMMENTS:

Mr. Wilkinson and Ms. Boleware said they would like some information and training about Brownfield Redevelopment and Tax Increment Financing. Ms. Seimer added that she would gather resources and send them out for them to review at their convenience. She reminded the Board that she is available to answer any questions the Board may have.

PUBLIC COMMENTS:

There were none.

NEXT MEETING DATE:

To be determined.

ADJOURNMENT:

Motion by Brickner, support by Wilkinson to adjourn the meeting.

Yeas: BOLEWARE, BRAUER, BRICKNER, CURRAN, GARDINER,
 SKROBOLA, WILKINSON
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0

Respectfully submitted, Tom Wilkinson, Secretary
Prepared by Samantha Seimer