

MEETING MINUTES
BROWNFIELD REDEVELOPMENT CORPORATION
MARCH 15, 2023
CITY OF FARMINGTON HILLS
COMMUNITY ROOM
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN

CALLED TO ORDER BY CHAIRMAN KURT BRAUER AT 3:02 P.M.

MEMBERS PRESENT: BRAUER, MEKJIAN, CURRAN, BRICKNER, SKROBOLA, WILKINSON

ALSO PRESENT: Cristia Brockway, Economic Development Director, Sam Seimer, AKT Representative and City Consultant, Tom Herbst, Chief Financial Officer of Alden Development Group, Ryan Higuchi, PM Environmental Consultant, Mark Perkoski, Director of Land Acquisitions and Planning from Edward Rose & Sons

EXCUSED: Jackie Boleware

APPROVAL OF AGENDA

Motion by Brickner, supported by Curran to approve the agenda as submitted.
Unanimously approved.

APPROVAL OF MINUTES

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Motion by Brickner, supported by Wilkinson to approve the minutes of March 29, 2022, as submitted.
Unanimously approved.

APPROVAL OF THE BROWNFIELD REDEVELOPMENT AUTHORITY BUDGET

Motion by Brickner, supported by Boleware to approve the budget as submitted.
Unanimously carried.

Tom Skrobola updated the Brownfield board of the detailed-out budget sheet for capture and reimbursement. There was some slight discussion regarding the balance of the proceeds from the Farmington Hills Golf Course project.

BUSINESS

- a) Cristia Brockway, Economic Development Director, introduced Tom Herbst, Chief Financial Officer of the Alden Group, and Ryan Higuchi, PM Environmental Consultant, for The Emerson Lofts project. Mr. Herbst and Mr. Higuchi were present to discuss the possibility of a brownfield plan with the City regarding their apartment

project that is projected to go up fall of 2024 along Northwestern Highway and 14 Mile Road.

- a. Ryan Higuchi presented information before the board regarding the project, its community benefit details, and the interest to pursue a Brownfield for the site. Concerns on the project include demolition of the old bowling alley located on the site, asbestos, and the relocation of power lines. There is currently an estimated \$310,000 worth of brownfield activities on the site. The project is estimated to cost \$76.5 million. Mr. Higuchi also mentioned that their project team is looking to pursue a Commercial Rehabilitation Act (PA 210) to help offset development costs.
- b. Chairman Kurt Brauer ensured that the Farmington Hills Brownfield Redevelopment Authority receive a copy of the phase one of this project if proposing a plan. Mr. Brauer also informed the representatives that the Brownfield authority would like to see an effort for partnership with the MEDC on the project if a Brownfield Plan were to be considered for approval.
- b) Mrs. Brockway also gave an update, supplied by Karen Mondora, regarding the 11 Pines (City golf course). Vapor portals were installed on the 40 vapor vents, wood coverings were readjusted, spring maintenance is to be scheduled for inspection, there may also be a request soon, to authorize additional funding for the wood coverings. Authorized work at the pond has been completed.
- c) Gary Mekjian, City Manager, gave a brief update regarding The Hawk. He elaborated on the Maker's Space and encouraged anyone to go visit. The third floor of The Hawk might be in need for additional funding in the future. Mrs. Brockway also gave a brief update on the one lab being completed on the third-floor incubator space.

MOTION TO APPROVE THE D'ANGELO BROTHERS (B5-CVIL-2020) BROWNFIELD REIMBURSEMENT REQUESTS IN THE AMOUNTS OF \$308,010.59 (REQUEST 10/17/2022) AND \$198,426.41 (REQUEST 10/17/2022) TOTALING \$506,437.00.

Motion by Curran, supported by Brickner to approve the motion as submitted.

Unanimously carried.

Discussion was held by Tom Skrobola regarding the individual requests while Sam Seimer, AKT Peerless Representative and City Consultant elaborated on the reimbursement request reminding the board that their Brownfield Plan was approved, not to exceed, \$506,437. A cost account analysis was conducted as well as additional backup requested for their self-performed labor. Some funds were reallocated as it was a local-only brownfield plan.

MOTION TO AUTHORIZE PAYMENT OF THE AVAILABLE TAX INCREMENT CAPTURE IN THE SECOND QUARTER OF 2023, IN AN AMOUNT NOT TO EXCEED \$15,575.08 TO D'ANCO PROPERTIES II, LLC (B5-CVIL-2020) AND \$1,557.51 TO BROWNFIELD ADMIN, CONTINGENT ON STAFF, BROWNFIELD CHAIRMAN, AND CONSULTANT FINAL REVIEW.

Motion by Curran, supported by Brickner to approve the motion as submitted.

Unanimously carried.

MOTION TO AMEND ITEM 5C(A) TO INCLUDE CONTINGENT LANGUAGE AND TO APPROVE THE ROSE SENIOR LIVING (B4-FARM-2021) BROWNFIELD REIMBURSEMENT REQUESTS IN THE AMOUNTS OF \$782,455.10 (REQUEST 3/24/2022), \$233,767.27 (REQUEST 7/1/2022), \$374,151.44 (REQUEST 10/3/2022), \$533,351.50 (12/31/2022) TOTALING \$1,923,725.31, CONTINGENT OF STAFF, BROWNFIELD CHAIRMAN, AND CONSULTANT FINAL REVIEW.

Motion by Skrobola, supported by Wilkinson to approve the motion as submitted.

Unanimously carried.

Mrs. Seimer discussed that her and the City will go through the full reimbursement requests, gather the proper backup for audit purposes, then present the findings to the Brownfield Redevelopment Authority as they have done so in the past.

MOTION TO AUTHORIZE PAYMENT OF AVAILABLE TAX INCREMENT CAPTURE IN THE SECOND QUARTER OF 2023, IN AN AMOUNT NOT TO EXCEED \$69,905.62 TO FARMINGTON HILLS SENIOR LIVING LLC (B4-FARM-2021) AND \$6,990.56 TO BROWNFIELD ADMIN, CONTINGENT ON STAFF, BROWNFIELD CHAIRMAN, AND CONSULTANT FINAL REVIEW.

Motion by Skrobola, supported by Curran to approve the motion as submitted.

Unanimously carried.

Mark Perkoski, Director of Land Acquisitions and Planning from Edward Rose & Sons provided the board with a brief update on the Rose Senior Living Project. The project is going well and demolition is continuing. Some power services are to be evaluated for one building on the project location and the last phase of the project will be to remove the temporary access road from 11 Mile Road.

MOTION TO AUTHORIZE PAYMENT OF AVAILABLE TAX INCREMENT CAPTURE IN THE SECOND QUARTER OF 2023, IN AN AMOUNT NOT TO EXCEED \$67,233.46 TO EZ STORAGE ORCHARD LAKE LLC (B2-FARM-2016), \$4,381.26 TO STATE BROWNFIELD REVOLVING FUND, AND \$4,571.15 TO BROWNFIELD ADMIN CONTINGENT ON STAFF, BROWNFIELD CHAIRMAN, AND CONSULTANT FINAL REVIEW.

Motion by Skrobola, supported by Curran to approve the motion as submitted.

Unanimously carried.

MOTION TO AUTHORIZE PAYMENT OF AVAILABLE TAX INCREMENT CAPTURE IN THE SECOND QUARTER OF 2023, IN AN AMOUNT NOT TO EXCEED \$8,290.79 TO TEN MILE & ORCHARD LAKE LLC (B3-FARM-2020) AND \$165.82 TO BROWNFIELD ADMIN, CONTINGENT ON STAFF, BROWNFIELD CHAIRMAN, AND CONSULTANT FINAL REVIEW.

Motion by Skrobola, supported by Wilkinson to approve the motion as submitted.

Unanimously carried.

MOTION TO RE-ELECT KURT BRUARER AS THE CHAIRMAN OF THE FARMINGTON HILLS BROWNFIELD REDEVELOPMENT AUTHORITY.

Motion by Brauer, supported by Brickner to approve the re-election of officer.

Unanimously carried.

MOTION TO ELECT BARRY BRICKNER VICE CHAIRMAN OF THE FARMINGTON HILLS BROWNFIELD REDEVELOPMENT AUTHORITY.

Motion by Curran, supported by Wilkinson to approve the election of officer.

Unanimously carried.

MOTION TO RE-ELECT TOM WILKINSON AS SECRETARY TO THE FARMINGTON HILLS BROWNFIELD REDEVELOPMENT AUTHORITY.

Motion by Wilkinson, supported by Curran to approve the re-election of officer.

Unanimously carried.

MOTION TO RE-ELECT THOMAS SKROBOLA AS TREASURER TO THE FARMINGTON HILLS BROWNFIELD REDEVELOPMENT AUTHORITY.

Motion by Brauer, supported by Mekjian to approve the re-election of officer.

Unanimously carried.

BOARD MEMBER COMMENTS

None.

PUBLIC COMMENTS

None.

ADJOURNMENT

Motion by Brickner, supported by Wilkinson to adjourn the meeting at 4:22 p.m.

Unanimously approved.

Minutes Drafted by Cristia Brockway, Economic Development Director