



**THE CHARTER TOWNSHIP OF NORTHVILLE
BROWNFIELD REDEVELOPMENT AUTHORITY
MINUTES**

Date: January 14, 2019
Time: 7:00 P.M.
Place: Northville Township Municipal Offices, 44405 6 Mile Road

Roll Call: William Bufe, Scott Frush, Matthew Heron, Joe Hige, Mark Knoth, Mike Nolta, Marjorie Banner, Joe Vig, Janice Wilkiemeyer

Approval of Minutes: Brownfield Redevelopment Authority – October 1, 2018
Action: Approved

Election of Officers: Mr. Heron motioned to approve the retention of the current slate of officers consisting of Joe Vig, Chair; Joe Hige, Vice Chair; Mike Nolta, Secretary; supported by Mr. Knoth.
MOTION APPROVED
Voice Vote: Ayes - All

New Business:

1. Inter-local Agreement – Charter Township of Northville Brownfield Redevelopment Authority and Plymouth Township Brownfield Redevelopment Authority
Representative: Robert R. Nix, Township Supervisor
Request: Appoint Joe Vig to the Michigan International Technology Center Redevelopment Authority Board
Action: Mr. Nolta motioned to approve the appointment of Joe Vig to the Michigan International Technology Center Redevelopment Authority Board; supported by Mr. Hige
MOTION APPROVED
Voice Vote: Ayes – All

Mr. Nix reviewed that the new Michigan International Technology Center Redevelopment Authority would consist of five (5) members—the Northville and Plymouth BRA Chairs, both Township Supervisors and one (1) member appointed by the Supervisors. By combining both Townships into one BRA, and incorporating property owned by the Land Bank, tax increment revenues can be used to fund the infrastructure costs.

2. Charter Township of Northville (former Scott Correctional Facility)
Representative: Robert R. Nix, Township Supervisor
Request: Tax Increment Reimbursement
Action: Ms. Banner motioned to approve payment to Northville Five LLC, in the amount up to \$247,047.25 from available tax increment revenue for those eligible activities approved in the Brownfield Plan as amended and the Act 381 Work Plan, and consistent with the former Scott Correctional Facility Property Site Brownfield Development and Reimbursement Agreement; supported by Mr. Frush
MOTION APPROVED
Roll Call Vote: Ayes – W. Bufe, S. Frush, M. Heron, J. Hige, M. Knoth, M. Nolta, M. Banner, J. Vig, J. Wilkiemeyer
Nays – None

Mr. Nix recapped that the Brownfield Redevelopment Plan for the former Robert Scott Correctional facility was originally approved based on site remediation to required commercial standards. However, once the concept plan was revised to include 75% residential, the Brownfield Redevelopment Plan was amended for site remediation to be updated to required residential standards. The developer agreed to fund the remediation plan up to \$500K with the Brownfield Plan funding the balance. The amount over the \$500K is currently at \$247,047.25, which is the amount requested to reimburse Northville Five LLC.

3. Charter Township of Northville (former Scott Correctional Facility)

Representative: Robert R. Nix, Township Supervisor

Request: Tax Increment Reimbursement

Action: Mr. Nolta motioned to approve payment to the Charter Township of Northville in the amount of \$123,000.78 from available tax increment revenue, for those eligible activities approved in the Brownfield Plan as amended and the Act 381 Work Plan, and consistent with the former Scott Correctional Facility Property Site Brownfield Development and Reimbursement Agreement.

MOTION APPROVED

Roll Call Vote: Ayes – W. Bufe, S. Frush, M. Heron, J. Hige, M. Knoth, M. Nolta, M. Banner, J. Vig, J. Wilkiemeyer

Nays – None

The Brownfield Plan funding for the former Scott Correctional Facility is not at full capacity as the new development is still in the early stages of buildout. Therefore, a partial payment to the Township of \$123,000.78 is due until more funds are collected via the Brownfield Development and Reimbursement Agreement. The remaining balance of \$124,046.47 will be reimbursed to the Township once the tax base is more established.

Discussion:

Mr. Nix provided updates to members as follows:

1. The demolition of buildings on the former State Hospital Property.
2. The Village at Northville project at 5 Mile and Beck Roads.
3. A new office building for Coopers Standard World Headquarters on the Northville Park Place site on 7 Mile Road, including the road extension of Traditions Drive.

Adjournment: 8:15 P.M.