

MEETING MINUTES
BROWNFIELD REDEVELOPMENT CORPORATION
MARCH 3, 2025, at 3:00 P.M.
CITY OF FARMINGTON HILLS
COUNCIL CHAMBERS
31555 W ELEVEN MILE ROAD FARMINGTON
HILLS, MICHIGAN

CALLED TO ORDER BY CHAIRMAN ALEX MEYERS AT 3:08 P.M.

MEMBERS PRESENT: MEKJIAN, SKROBOLA, MEYERS, BOLEWARE, CURRAN, WILKINSON

ALSO PRESENT: Karen Mondora, Assistant City Manager; Cristia Brockway, Economic Development Director; Ryan Higuchi from AKT Peerless Consultants

APPROVAL OF AGENDA

Motion by Meyers, supported by Wilkinson, to approve the agenda as submitted.
Unanimously approved.

APPROVAL OF MINUTES

Motion by Meyers, supported by Wilkinson to approve the minutes of December 18, 2024, as submitted.
Unanimously approved.

APPROVAL OF BUDGET

Motion by Meyers, supported by Wilkinson, to approve the budget as presented.
Unanimously approved.

BUSINESS

Cristia Brockway recapped the December meeting of last year to provide more insight into the Brownfield Housing TIF and how it should be used in Farmington Hills; why and what it is to be used for.

Cristia introduced Ryan Higuchi from AKT Peerless Consultants. He presented a brief PowerPoint presentation to assist with the guidance of the implementation of the new statute language. The new changes to the statute that were adopted in September 2023 and revised. Qualified Facility: the act has been revised to provide additional opportunities to eligible projects related to statute changes. Core Communities include communities with projects related to environmental investigations, cleanup, demolition and abatement, profit planning and implementation, public infrastructure improvements, and site preparation activities. Non-Core communities include environmental investigations, cleanup,

abatement, and the preparation implementation, but do not get public infrastructure or site preparation activities. With new additions to the state's statute under Act 381, infrastructure such as public water main, sanitary, electric, roads, roadside landscaping, etc. are now eligible. The Housing TIF is theoretically designed to fill the financial gap for developers and offer incentives to assist affordable housing projects that are income qualified.

Some members of the board asked for further clarification regarding new project eligibility. Brockway described the new changes to the Brownfield incentive as a tool to assist in new development efforts.

Skrobola summarized the City of Farmington Hills Brownfield Redevelopment Authority Fund 2025-2026 budget. The budget does have a healthy fund balance that is eligible to be used on Brownfield expenses, which will change throughout the year. The capture plan for the Farmington Hills Golf Course will continue until 2029. City Council will approve the final budget later this year.

Brockway provided an update on existing economic development efforts and expanding businesses. She also mentioned the Twelve Mile and Orchard Lake Road Corridors study and the Grand River Corridor study. She encouraged board members to share the survey for the Twelve Mile and Orchard Lake Corridor study and spread awareness for Grand River.

BOARD MEMBER COMMENTS

None.

PUBLIC COMMENTS

None.

ADJOURNMENT

Motion approved by Mekjian supported by Boleware to adjourn the meeting. The meeting was adjourned at 4:25 P.M.

Minutes Drafted by Cristia Brockway, Economic Development Director