

**APPROVED MEETING MINUTES
BROWNFIELD REDEVELOPMENT CORPORATION
APRIL 8, 2026 AT 3:00 P.M.
CITY OF FARMINGTON HILLS
COMMUNITY ROOM
31555 W ELEVEN MILE ROAD FARMINGTON HILLS,
MI 48836**

CALLED TO ORDER BY: ALEX MEYERS AT 3:02 P.M.

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

EXCUSED: BRAUER

ALSO PRESENT: Cristia Brockway, Economic Development Director; Tom Herbst, Alden Development Group; Ryan Higuchi, AKT Peerless (on behalf of Alden Group)

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Wilkinson, supported by Curran, to approve the minutes of November 25, 2025, as submitted.
Unanimously approved.

MOTION TO APPROVE THE BROWNFIELD REDEVELOPMENT AUTHORITY 2026/2027 FISCAL YEAR BUDGET.

Motion by Brickner, supported by Boleware, to approve the Brownfield Redevelopment Authority 2026/2027 fiscal year budget.

Ayes: Brickner, Boleware, Skrobola, Wilkinson, Curran, Meyers

Nays: None.

Absent: Brauer

Motion carried 6-0.

DISCUSSION

Skrobola went over the line-items on the spreadsheet and summarized the 2026/2027 budget. Golf course landfill was discussed, and how housing could not be built over a landfill in Phase II. Boleware questioned the captured tax revenue from the Golf Course, to which Skrobola replied that the golf course received tax capture due to the private dwellings on the property. This brownfield is anticipated to end in 2029.

He went on to discuss that the upcoming year also has budgeted dollars for the Brownfield Redevelopment Grant once applicants submit and are ready to present their project.

BUSINESS

Meyers introduced Ryan Higuchi of AKT Peerless, representing the Alden Group, who provided an overview of the proposed Emerson Luxury Lofts. The 7.25-acre site, located east of Orchard Lake Road at the south end of Northwestern Highway, currently includes only a bowling alley and a vacant house. Multiple parcels have been combined, and Assessor Matt Dingman has deemed the property functionally obsolete, providing an affidavit to confirm this.

The project includes two large residential buildings with a mix of underground and surface parking. Some units will have access to a shared underground garage, while the four-story building along Northwestern Highway will offer direct underground parking. The total estimated cost is \$104.2 million, and construction is expected to take 24 months once approvals are complete.

The project was initially approved in 2022, but the PUD approval process took two years, longer than anticipated. Brickner noted that developers have three years after PUD approval to become shovel-ready; Brockway confirmed the PUD was approved in August 2024. Boleware cautioned that if the PUD must be reapproved, new requirements may apply.

Mr. Herbst outlined planned area improvements, including fully reconstructing Greening Street with paving, landscaping, and walkability enhancements. Additional utility upgrades—sanitary sewer, water main, storm drainage, and paving of nearby dirt roads—will be completed in coordination with the engineering department. Meyers emphasized the site's importance as a northern gateway.

Act 381 has recently been updated. As of late 2023, MSHDA oversees new housing-related requirements. Previously, eligible Brownfield activities were limited to demolition, due diligence, and planning. With the new housing overlay, any project containing at least one housing unit now qualifies for all eligible activities under the Act, including site preparation, land clearing, grading, and public infrastructure, regardless of Core Community status.

Higuchi reviewed the project's financials and the remaining gap, noting that Alden Development Group will request a \$16 million Brownfield Housing TIF to help close that gap. The need is based on MSHDA housing rates within the county.

Meyers asked whether taxes would be frozen for the duration of the plan. Brockway clarified that the former PA 210 abatement no longer applies. The developer must have an approved Brownfield Plan from the city before submitting to MSHDA, and they wanted to present their concept early to address concerns in advance.

Skrobola noted that housing TIFs are new, making it harder to assess the value proposition. From the city's standpoint, the priority is redevelopment that generates value and revenue, and he currently sees no major concerns. Brickner added that historically, the state determined its share first, and he has never seen a city commit to a large TIF—such as \$16 million—without knowing whether the state will participate.

Skrobola explained that if, for example, half of the total millage is state and half is local, the state would likely contribute a comparable portion. Curran asked how quickly the state could confirm its share. Brockway responded that state review can only occur after the city approves the plan. If the state declines participation, the city could capture only local taxes- about \$10 million over 12 years- and the developer may need to request a longer capture period or adjust the project.

Brickner asked whether the city's Brownfield ordinance limits the duration. Skrobola clarified that state statute allows up to 30 years; recent local projects range from 19 to 35 years. Brockway emphasized today's unpredictable construction environment, noting that rising costs could push rents higher, and the financial risk ultimately rests with the developer. Meyers asked whether rents could go lower, such as targeting 80% AMI instead of 120%. Boleware expressed discomfort with so many unknowns and suggested caution.

Brickner also noted the bowling alley contains significant asbestos and questioned when the city gained authority to offset developer costs. Brockway explained that as of late 2024, Brownfield Authorities are permitted to approve Brownfield Housing TIFs.

A suggestion was made to schedule a call with the state, Brockway, Skrobola, and the developer to confirm legality and compliance before moving forward. Boleware asked whether the projected annual capture would be about \$800,000; Skrobola confirmed and explained that the city's exposure is speculative—any reimbursement comes only from revenues generated by the development itself. The financial risk lies primarily with the developer. Wilkinson and Boleware were requested to join the state call for learning purposes. Brickner concluded that residential use is the best fit for this long-vacant property and that the project would be a strong improvement for the area.

BOARD MEMBER COMMENTS

None

PUBLIC COMMENTS

None.

ADJOURNMENT

Motion by Brickner, supported by Wilkinson, to adjourn the meeting at 4:28 p.m.

Minutes Drafted by Cristia Brockway, Economic Development Director