

**MEETING MINUTES  
BROWNFIELD REDEVELOPMENT CORPORATION  
OCTOBER 10, 2025, AT 2:30 P.M.  
CITY OF FARMINGTON HILLS - COUNCIL CHAMBERS  
31555 W ELEVEN MILE ROAD FARMINGTON HILLS, MI**

**CALLED TO ORDER BY** CHAIRMAN ALEX MEYERS AT 2:33 P.M.

**MEMBERS PRESENT:** MEYERS, CURRAN, WILKINSON, BRICKNER, BRAUER, SKROBOLA

**NOT IN ATTENDANCE:** MEKJIAN, BOLEWARE

**ALSO PRESENT:** Cristia Brockway, Economic Development Director; Jenn Gelletly from AKT Peerless; Tim Loughlin from Robertson Home Brothers and his development team.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Motion by Brickner, supported by Brauer to approve the minutes of July 29, 2025, as submitted.  
Unanimously approved.

**APPROVAL OF REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF FARMINGTON HILLS  
BROWNFIELD REDEVELOPMENT AUTHORITY AND ROBERTSON PEBBLE CREEK LLC SUBJECT TO  
ATTORNEY AND CITY MANAGER REVIEW.**

Motion by Brickner, supported by Brickner to approve the reimbursement request as submitted.  
Ayes: Skrobola, Wilkinson, Brauer, Meyers, Brickner, Curran  
Nays: None.  
Absent: Boleware, Mekjian

Motion carried 6-0.

During the discussion, a clerical correction was noted on page 6 of the agreement to reflect Gary Mekjian as City Manager and Theresa Rich as Mayor. Additionally, the notarization on page 7 should also be updated to Gary Mekjian. There was a motion to extend the review period from 30 to 60 days, as capture of tax increment revenue will not begin until eligible project expenses are submitted.

Cristia Brockway provided historical context, referencing the July 29 meeting where the Brownfield Plan for the former Sarah Fisher site—now known as the Villas of Sarah Creek—was approved. Tim Loughlin and the Robertson Brothers team presented highlights of the project, which includes 76 detached condominiums and 4 single-family homes along Twelve Mile Road. The site has a long history of residential and community service use, but legacy contamination from underground storage tanks requires remediation. Although the tanks have been removed, they were previously crushed and buried, leaving behind soil and groundwater contamination. Planned remediation includes groundwater treatment, utility installation, mitigation barriers, asbestos abatement, and demolition.

Jenn Gelletly presented financial projections, noting the property's current value of approximately \$625,000 is expected to increase to \$23.3 million by 2030. The Tax Increment Financing (TIF) will generate nearly \$400,000 for BRA administrative costs and contribute approximately \$3.6 million to the local Brownfield Revolving Fund, half of which will go to the state fund. Brauer estimated the project could generate around \$600,000 annually in tax revenue over five years. Currently, the site is tax-exempt, so this development will bring in new revenue for the city.

Brockway asked Gelletly to explain the reimbursement agreement process. The agreement, between the developer and the Brownfield Redevelopment Authority (BRA), outlines how tax revenue from eligible Brownfield properties will be captured and used to reimburse the developer for approved expenses. It details submission requirements, maximum reimbursement limits, and funding sources, and allows for reimbursement over a statutory period of up to 30 years. The municipality is authorized to administer the tax revenue payments to the developer. Brauer noted that the city had previously designated the entire municipality as a Brownfield zone, and Brickner added that past projects were typically reimbursed within 10 years. Loughlin stated that their sales projections are conservative, but based on past experience, they expect reimbursement within 4–5 years.

Brockway confirmed that the PUD for the project was approved at the last council meeting, marking the city's first project combining a PUD and a Brownfield Plan. Brauer asked if the agreement had been reviewed by legal counsel, and Brockway confirmed that City Attorney Beth Saarela had reviewed it. Skrobola noted that while no projects are currently contributing to the revolving fund, this project will be a significant contributor once reimbursements are complete. He also clarified that reimbursement is a two-phase process: the developer constructs and submits evidence of expenses, which are reviewed and approved by the Board. Tax capture begins once the project reaches substantial completion, and reimbursement is issued annually at year-end. Brickner emphasized that these changes are subject to attorney review, and Brockway reiterated that Robertson Brothers is requesting approval of the agreement with the suggested revisions.

The next step, pending approval, is for the Brownfield Plan to be presented at the October 27 study session, where the consultant will be available for questions. The plan will then move to the first council meeting in November for formal recommendation.

**APPROVAL OF AUTHORIZE ADDITIONAL PAYMENTS OF TAX INCREMENT REVENUE CAPTURED FROM PROJECT B2-FARM-2016 DURING THE 2024 TAX YEAR, IN AN AMOUNT OF:**

\$634.35 TO EZ STORAGE ORCHARD LAKE LLC (C/O NOLAN BROS. OF TEXAS, LLC, VENDOR #003544)  
\$24.45 TO STATE BROWNFIELD REVOLVING FUND (C/O STATE OF MICHIGAN, VENDOR #001185), AND  
\$42.05 TO THE CITY'S BROWNFIELD ADMINISTRATION (VIA JOURNAL ENTRY)

Tom Skrobola explained the error of the duplicated entry, and this was corrected in this year's reimbursement. The Assessor will enter the appropriate figures in.

Motion by Brauer supported by Wilkinson to approve the reimbursement request as submitted.

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

Nays: None.

Absent: Boleware, Mekjian

Motion carried 6-0.

**APPROVAL OF MOTION TO AUTHORIZE ADDITIONAL PAYMENTS OF TAX INCREMENT REVENUE CAPTURED FROM PROJECT B3-FARM-2020 DURING THE 2024 TAX YEAR, IN AN AMOUNT OF:**  
\$435.44 TO TEN MILE & ORCHARD LAKE, VENDOR #025413  
\$8.89 TO THE CITY'S BROWNFIELD ADMINISTRATION (VIA JOURNAL ENTRY)

Motion by Brickner, supported by Brickner to approve the reimbursement request as submitted.

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

Nays: None.

Absent: Boleware, Mekjian

Motion carried 6-0.

**APPROVAL OF MOTION TO AUTHORIZE ADDITIONAL PAYMENTS OF TAX INCREMENT REVENUE CAPTURED FROM PROJECT B4-FARM-2021 DURING THE 2024 TAX YEAR, IN AN AMOUNT OF:**  
\$212,030.76 TO FARMINGTON HILLS SENIOR LIVING, VENDOR #027002  
\$23,558.97 TO THE CITY'S BROWNFIELD ADMINISTRATION (VIA JOURNAL ENTRY)

Motion by Brauer, supported by Curran to approve the reimbursement request as submitted.

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

Nays: None.

Absent: Boleware, Mekjian

Motion carried 6-0.

**APPROVAL OF MOTION TO AUTHORIZE ADDITIONAL PAYMENTS OF TAX INCREMENT REVENUE CAPTURED FROM PROJECT B5-CVIL-2020 DURING THE 2024 TAX YEAR, IN THE AMOUNT OF:**  
\$95.39 TO D'AN CO PROPERTIES II, LLC, VENDOR #026605  
\$10.60 TO THE CITY'S BROWNFIELD ADMINISTRATION (VIA JOURNAL ENTRY)

Motion by Brauer, supported by Curran to approve the reimbursement request as submitted.

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

Nays: None.

Absent: Boleware, Mekjian

Motion carried 6-0.

## **BUSINESS**

Meyers and Ms. Brockway announced the upcoming Bagels & Business: Guided Grow event, designed to support small businesses in becoming city and state vendors, accessing loans, and registering with the Michigan Treasury. The City's Central Services Department will present on how to become a vendor and provide services to the city. Ms. Brockway will also share results from recent market studies and discuss opportunities for local business expansion. Steve Anear, CEO of the Kirk Gibson Foundation, will serve as the guest speaker. The event will be held at the Hawk's Harrison Hall on October 22 from 10:00 a.m. to 12:30 p.m. Committee members are encouraged to attend and RSVP using the provided QR code. One hundred free tickets are available. In response to a question from Curran, Ms. Brockway will follow up with the video department to explore recording the event.

Brockway announced Fifth Third acquired Comerica and she anticipates there will be a sign change.

**BOARD MEMBER COMMENTS**

Wilkinson gave a complimented the discussion of the clarification of the fund reimbursements.

**PUBLIC COMMENTS**

None.

**ADJOURNMENT**

Motion approved by Wilkinson supported by Brickner to adjourn the meeting.

The meeting was adjourned at 3:16 P.M.

*Minutes Drafted by Cristia Brockway, Economic Development Director*