

MEETING MINUTES
BROWNFIELD REDEVELOPMENT CORPORATION
NOVEMBER 25, 2025, AT 11:30 A.M.
CITY OF FARMINGTON HILLS – COMMUNITY
ROOM
31555 W ELEVEN MILE ROAD FARMINGTON
HILLS, MI 48336

CALLED TO ORDER BY: KURT BRAUER, Secretary, AT 11:35 A.M.

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

EXCUSED: BRICKNER

ALSO PRESENT: Karen Mondora, Assistant City Manager; Cristia Brockway, Economic Development Director; Beth Saarela, City Attorney; Jenn Gelletly, AKT Peerless; Tim Loughlin and Madelynn Dempsey, Robertson Home Brothers team.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Skrobola, supported by Wilkinson, to approve the minutes of October 10, 2025,
as submitted.

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

Abstained: Boleware

MOTION TO APPROVE THE COLLATERAL ASSIGNMENT OF BROWNFIELD REIMBURSEMENT FOR VILLAS AT PEBBLE CREEK AND AUTHORIZE THE BROWNFIELD CHAIR TO SIGN ON BEHALF OF THE BROWNFIELD REDEVELOPMENT BOARD.

Motion by Boleware, supported by Wilkerson to approve the collateral assignment of the Brownfield Reimbursement for Villas at Pebble Creek and authorize the Brownfield Chair to sign on behalf of the authority.

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

Nays: None.

Absent: Brickner

Motion carried 6-0.

DISCUSSION

Ms. Brockway introduced Tim Loughlin from Robertson Home Brothers and Madelyn to briefly explain the collateral assignment. Jenn from AKT Peerless and Beth, City Attorney, were also present to answer any questions. This assignment is tied to the Brownfield Reimbursement Agreement. If the developer defaults on the loan, the Brownfield Redevelopment Board will assign the tax increment to the bank.

Beth Saarela clarified that this serves as a security interest for the bank to recover reimbursement proceeds—only if the developer is entitled to them. If the required work isn't completed, the bank receives nothing. In the event of a default, the bank will issue a notice, and upon confirmation, begin receiving proceeds. Madelyn confirmed that the reimbursement would be capped at the approved Brownfield costs incurred by the developer. Under the agreement, eligible costs are submitted and approved by the GRA Board.

Mr. Mekjian asked whether, if Robertson goes bankrupt during the Brownfield cleanup, the bank would step in and be reimbursed by Brownfield without any obligation to complete the project. Beth Saarela responded that the bank could choose to complete the project or sell it to another party. While she couldn't speak to the specifics of the construction loan, she assumed those would be the likely options.

Mr. Mekjian asked Tim Loughlin if this type of collateral assignment is a post-COVID development due to regulatory changes by banks. Tim responded that it might be, but noted he encountered similar language in a recent Livonia project involving a different bank. Mr. Brauer added that collateral assignments are used intermittently, depending on the bank and project. If the financing agreement includes a pledge of all assets, tax increment revenue can be one of them—allowing payments to be redirected to the bank without a legal process.

Mr. Skrobola noted that the City confirmed with its attorney that verifying such reimbursements is a straightforward process. He also clarified that tax revenue would not begin until homes are built.

BUSINESS

Ms. Brockway informed the committee that the Villas at Pebble Creek Brownfield Plan was approved by City Council at the November 10th meeting. She also provided a year-end update on several ongoing projects within the city. For the City-owned Rensselaer properties, the City is exploring the opportunity to build 3D-printed homes in partnership with Oakland County, with a focus on affordable housing. Since this type of construction would require a different approach to building codes, the City is working with the County to determine how they can support the project.

Taco Express will be opening soon at the former McDonald's location at Orchard Lake Road and Ten Mile Road. The owners also operate Grand Azteca in Sterling Heights. Additionally, a new Culver's is anticipated to go before the Planning Commission in January on the outlet between Scramblers and the bank at Orchard Lake Road and Twelve Mile Road.

Along the Grand River corridor, Nick Shango recently installed artwork at the corner of the West River Shopping Plaza, where a Starbucks is still scheduled to open. The City is currently working on finalizing a mural policy to support future public art initiatives.

Updates were also shared regarding the former Radisson Hotel. The property has been purchased, and the new owner is working on preliminary ideas for a mixed-use redevelopment that will include multi-family housing. The redevelopment will significantly reduce density on the site, transitioning from the current 100+ hotel rooms to approximately 67 to 80 residential units.

Additional developments include a new 7 Brew Coffee coming to Orchard Lake and Twelve Mile Road, and a new chicken restaurant at Thirteen Mile and Orchard Lake Road, which recently opened.

Finally, the City is proud to be the first municipality to express interest in partnering with Visit Detroit for the NCAA Final Four kickoff events in March 2026.

Wilkerson asked for a Bagels & Business update with Brockway responding that it was a success with over 80 attendees. There are still people reaching from the event to ask questions and meet to discuss their business ideas. The market study topics helped people understand why understanding the market is so important during decision making on business practices.

Mr. Curran requested an update on the Twelve Mile corridor zoning change. Ms. Brockway explained that the text amendment has been fully adopted, allowing for expanded commercial uses such as drive-throughs, mixed use, retail strip centers, and more. As a result, property owners are beginning to market their sites for new uses.

At the corner of Twelve Mile and Farmington, a feasibility study done by the property owners revealed that converting the existing office building to residential would be more costly than new construction. This project would likely require Brownfield support due to the need for demolition and infill. Ms. Brockway noted she would follow up with Mr. Curran separately regarding EGLE and Brownfield participation.

She also mentioned that the AAA hockey facility at OCC is currently working through internal steps related to the Planned Unit Development (PUD) process.

BOARD MEMBER COMMENTS

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

PUBLIC COMMENTS

None.

ADJOURNMENT

Motion by Brauer, supported by Mekjian, to adjourn the meeting at 11:58 a.m.

Minutes Drafted by Cristia Brockway, Economic Development Director