

**MEETING MINUTES
BROWNFIELD REDEVELOPMENT AUTHORITY
FRIDAY, OCTOBER 15, 2021
CITY OF FARMINGTON HILLS
31555 ELEVEN MILE ROAD
FARMINGTON HILLS, MI 48336**

Called to order by: Samantha Seimer 2:05 PM

Members Present: Boleware, Brickner, Curran, Gardiner, Skrobola, Wilkinson

Members Absent: Brauer

Others Present: Samantha Seimer, AKT Peerless; Joe Valentine, City of Farmington Hills;

APPROVAL OF AGENDA – October 15, 2021:

Motion by Gardiner, support by Skrobola, to approve the agenda as presented.

Yeas: BOLEWARE, BRICKNER, CURRAN, GARDINER, SKROBOLA,
 WILKINSON

Nays: NONE

Absent: BRAUER

Abstentions: NONE

MOTION CARRIED 6-0

APPROVAL OF MINUTES – June 10, 2021:

Motion by Wilkinson, support by Skrobola, to approve the minutes as submitted.

Yeas: BOLEWARE, BRICKNER, CURRAN, GARDINER, SKROBOLA,
 WILKINSON

Nays: NONE

Absent: BRAUER

Abstentions: NONE

MOTION CARRIED 6-0

NEW BUSINESS

A. Reimbursement Request – 24205 Orchard Lake Road

Ms. Seimer stated that the City received a reimbursement request from PM Environmental for the gas station redevelopment at 10 Mile Road and Orchard Lake on April 8, 2021. AKT Peerless reviewed the supporting documentation and confirmed that the developer incurred \$242,576 of eligible programmatic expenses as described in the approved Brownfield Plan and Reimbursement Agreement. There were no additional questions about the request as submitted and reviewed.

Motion by Skrobola, to approve the Reimbursement Request for Subject Property Located at 24205 Orchard Lake Road, for Developer Jay Hammoud/Ten Mile & Orchard

Lake Property, LLC in the amount of \$242,576, subject to the terms of the Reimbursement Agreement signed October 14, 2020, support by Gardiner

Yeas: BOLEWARE, BRICKNER, CURRAN, GARDINER, SKROBOLA,
 WILKINSON
Nays: NONE
Absent: BRAUER
Abstentions: NONE

MOTION CARRIED 6-0

OLD BUSINESS:

A. Reimbursement Agreement – Sisters of Mercy

Ms. Seimer presented a Reimbursement Agreement for the former Sisters of Mercy site located at 29000 W 11 Mile Road, operating under Farmington Hills Senior Living, LLC. The Brownfield Plan received approval from the Farmington Hills Brownfield Redevelopment Authority on June 10, 2021, and approval by Farmington Hills City Council by way of Public Hearing and Resolution of Approval per Act 381 on July 26, 2021.

Ms. Seimer stated that updates to the reimbursement agreement have been made to align with the policies and procedures of the BRA as well as the tax collection schedule for the finance department. Additionally, this agreement has been reviewed and recommended for approval by the Farmington Hills Brownfield Redevelopment Authority Chair, City Attorney, City Administration, and the Developer’s attorney.

Motion by Boleware to approve the Reimbursement Agreement between the Farmington Hills Brownfield Redevelopment Authority and Farmington Hills Senior Living, LLC and authorize Farmington Hills Brownfield Redevelopment Authority Board Chair to execute agreement on its behalf, support by Brickner.

Yeas: BOLEWARE, BRICKNER, CURRAN, GARDINER, SKROBOLA,
 WILKINSON
Nays: NONE
Absent: BRAUER
Abstentions: NONE

MOTION CARRIED 6-0

BOARD MEMBER COMMENTS:

Board member Boleware asked if Brownfield could be used to support the Sarah Fisher redevelopment. Ms. Seimer stated that she has had conversations with the developer for the project and indicated that brownfield TIF is an available incentive for the site. She added that there have not been any project estimates or cost estimates for Brownfield to the City or AKT Peerless.

Mr. Curran notes that he has made changes to the insurance. He will follow up with his changes to the policies and subsequent senate bills recently at the states level regarding TIF and economic development.

PUBLIC COMMENTS:

There were none.

NEXT MEETING DATE:

To be determined.

ADJOURNMENT:

Motion by Brickner, support by Curran to adjourn the meeting.

Yeas: BOLEWARE, BRICKNER, CURRAN, GARDINER, SKROBOLA,
 WILKINSON

Nays: NONE

Absent: BRAUER

Abstentions: NONE

MOTION CARRIED 6-0

Respectfully submitted, Tom Wilkinson, Secretary
Prepared by Samantha Seimer