

MEETING MINUTES
BROWNFIELD REDEVELOPMENT CORPORATION
MAY 19, 2025, at 2:30 P.M.
CITY OF FARMINGTON HILLS
COUNCIL CHAMBERS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN

CALLED TO ORDER BY CHAIRMAN ALEX MEYERS AT 2:35 P.M.

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

NOT IN ATTENDANCE: MEKJIAN, SKROBOLA, BRAUER

ALSO PRESENT: Karen Mondora, Assistant City Manager; Cristia Brockway, Economic Development Director; Ryan Higuchi and Jenn Gelletly from AKT Peerless Consultants; Tim Loughlin from Robertson Home Brothers and his development team, Frank Jabaro, owner of 29400 Orchard Lake Road

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Brickner, supported by Curran to approve the minutes of March 3, 2025, as submitted.
Unanimously approved.

BUSINESS

Cristia Brockway began the discussion regarding the well-known Sarah Fisher project, and the proposed Brownfield plan. She introduced the developers, Robertson Home Brothers, and AKT Peerless to share the letter of recommendation on how to move forward with the application.

Tim Loughlin from Robertson Brothers gave a brief history of the property and a presentation regarding their Brownfield request. They are proposing 76 detached ranch style condos. They have been working with the Historic District Commission to keep the historic chapel. They have met with Planning and Council several times. Curran asked for clarification of environmental problems on the Sarah Fisher property. Robertson Home Brothers replied that the site has a history associated with historical residential and other activities; however, it also has storage and fuel tanks which involve groundwater leakage, soil gases, and over the years has spread beyond the tank locations. There is also a significant amount of asbestos throughout the entire property. Curran asked if the tanks were registered and when they were registered, and if have they been in touch with EGLE and MIOSHA. The Robertson Brother

team responded that the tanks were registered in the early 90s. They were removed but affected the area and now has residual soil contamination. Curran asked if they qualified and received external funding. He also asked the location of the asbestos and the remedial write up on it. An asbestos survey was completed by PM Environmental and is pervasive throughout the property, that also included the historical dwellings. The asbestos remediation plan will include removal, oversight, clearance testing, and disposal. Robertson Brothers has been in touch with EGLE, not specifically on asbestos but the infrastructure. As with any demolition process, a 10-day notice is required. Brickner asked if the asbestos is friable. Robertson Brothers responded that some of the asbestos is and some is not.

Loughlin indicated that much of the site will be demoed apart from the preservation of the historic chapel. In the center of the new development will be an art park, signage, and the chapel itself. The main exit from the development will be Inkster Road with an emergency exit onto Twelve Mile Road. The sanitary lift station for the development will be near the Twelve Mile Road emergency exit. Brickner commented that the neighbors to the south would not allow a street entrance into their subdivision. He also commented that site is a grade higher than the neighbors and in the past those neighbors were very vocal but have since quieted down. Brickner commented that he has been working on this site with the Planning Commission and different developers up till this point over the last 30 years. Brickner is happy this project is moving along and very hopeful it gets built.

Brockway asked AKT Peerless to discuss their Brownfield recommendations. Higuchi commented that overall, the plan is compliant. Gellently overlooked the plan. She is recommending a few tweaks which she put in at the end of the letter that relates to the description of the property and environmental assessments. Under Act 381, without state approval, a developer is allowed to use school taxes to help pay for those costs. There were some questions about the interest calculated that needs clarification. Taxable value was set at the 2024 value and should be updated to the 2025 value. Finally, because it is modeled at school tax capture utilized for the work and connective activities, she asked that this be discussed administratively on how it will be addressed. Brockway thanked ATK Peerless and informed the committee that this will be sent to the team and the rest of the Brownfield board, as well as the draft of the minutes. Brockway will get clarification of the school tax with Skrobola. Brickner commented that as it stands right now, no school taxes have been going to the property currently. He questioned if the units would be geared at seniors or families. These will not be geared to any specific group; however, they will be *age targeted*. Curran asked about the square footage of a typical unit and number of bedrooms. Loughlin commented 1830 SF with 2 bedrooms, a bath upstairs, and option for bedrooms in the lower level. Brockway stated if there are any additional questions about the project they can send those questions directly to her. The board will go over the recommendations and review them at the next meeting. When the board and developer are prepared, it will be on the agenda for approval. Once the Brownfield board approves the plan, it will be presented to council.

Brockway stated the next Brownfield committee meeting will be next month and she is planning on having these meetings every month to keep this project moving forward.

Brockway announced the owner of 29400 Orchard Lake Road, who is interested in the Brownfield redevelopment grant. As a recap, the \$200,000 grant was established last year in 2024. Based on the Brownfield policy it can be used for selective demo, demolition, phase one and phase two surveys, and things that can be used for Act 381 purposes. It is a reimbursement grant, so if there is a project that one parcel owner may have, they can apply for it per fiscal year. The reimbursement means the project moves forward, the applicant makes the improvements on their site, submits their paid receipts showing the specific services, and then the City processes the grant reimbursement.

Brockway introduced the property owner, Frank Jabaro, his use of selective demolition of the obsolete building. Frank Jabaro described the building as being built in the early 70s and his desire to update it to a more modern, sophisticated, aesthetically pleasing look with the primary goal to spur more development and investment in the area. With the recent corridor study, he was previously unaware the property was there, he purchased the property with the hopes of improving it. Prior to his ownership the property, it was vacant for ten plus years. Curran asked for clarification of the property location. It is on the east side of Orchard Lake Road, south of Thirteen Mile behind the BP Gas Station. Brockway explained why the orientation of this building is set so far back. The parcel has a unique setback due to multiple property boundaries and former zoning uses. Brockway asked him to share his facade and the idea of his demolition per use of the grant. He commented there is 100 lineal feet in front of the site. The first 20 feet to the north will be one store, and the next 40 feet will add a height variation, followed another 20-foot break in the façade. Brickner questioned the setback near the rat wall. Brockway commented there is a 10-foot setback on 31393 side yard. Curran questioned what is currently on the property. There is a restaurant and indoor car showroom dealership. Brockway commented that the restaurant, At Anano's, is woman owned and specializes in Georgian Cuisine. Brockway informed Jabaro of the next steps, once he has a rendering with elevations, and a completed application, there would be a discussion scheduled at another Brownfield meeting. She thanked him for sharing with the group and being so patient.

Lastly, Brockway commented that we are looking at 27555 Farmington Road, the potential applicant that is looking at making this office to residential conversion; however, was not able to make today's meeting. They will reschedule when they have a pulse on the new OS-4 amendments. The city is looking at including some by-right uses of office to residential and additional commercial uses. 27555 Farmington Road has a significant vacancy rate so that is why the owner is looking at converting this to residential and using most of the parking lot to include more developments, as well as green space. Alrig USA is the property owner. They are familiar with commercial uses, redevelopment, and they are aware that the city is interested in additional green space, art, and community spaces. They are looking at creating a partnership with Oakland Community College to find if they can reserve some housing components and see if they can make it more connected to the overpass pedestrian bridge and provide some additional pedestrian elements to the project. Nothing is official yet, but they want to bring this to the committee's attention. They are looking at 200+ units and

potentially utilizing the Brownfield Housing TIF. The big component here is going to be the use of the infrastructure for the Brownfield Housing TIF as well as the development portions of the housing eligible for 120 percent or below AMI. Brickner remarked this would be a permitted use with the amendment within the OS-4 district and allow for multi-use commercial zoning along the majority of south Twelve Mile Road.

Higuchi commented that the governor has been adamant about more housing. DTE is talking about adding more infrastructure. According to the city's Master Plan efforts and initial results from the market study along this area, the city is in need more restaurants and green spaces.

Brockway will forward Higuchi's presentation of the Brownfield Housing TIF so the committee can study up on it for the next meeting.

BOARD MEMBER COMMENTS

None.

PUBLIC COMMENTS

None.

ADJOURNMENT

Motion approved by Curran supported by Boleware to adjourn the meeting.
The meeting was adjourned at 3:49 P.M.

Minutes Drafted by Cristia Brockway, Economic Development Director