

MEETING MINUTES
BROWNFIELD REDEVELOPMENT AUTHORITY
JULY 29, 2025 - 2:00 PM
CITY OF FARMINGTON HILLS – COMMUNITY
ROOM
31555 W ELEVEN MILE ROAD FARMINGTON
HILLS, MI

CALLED TO ORDER BY CHAIRMAN ALEX MEYERS AT 2:04 P.M.

MEMBERS PRESENT: MEYERS, WILKINSON, BRICKNER, SKROBOLA, BRAUER, MEKJIAN

NOT IN ATTENDANCE: BOLEWARE, CURRAN

ALSO PRESENT: Cristia Brockway, Economic Development Director; Mike Schiffman, Property Owner, Luke Bonner, CEO, Bonner Advisory Group

APPROVAL OF AGENDA

Motion by Brauer, supported by Skrobola, to approve the agenda with the amendment of the date from May 19, 2025 to June 25, 2025 made by Meyers.

Unanimously approved.

APPROVAL OF MINUTES

Motion by Brauer, supported by Wilkinson to approve the minutes of June 25, 2025, with as amended from Brownfield Redevelopment Corporation to Brownfield Redevelopment Authority made by Brauer.

Unanimously approved.

APPROVAL OF AUTHORIZED PAYMENT OF TAX INCREMENT REVENUE CAPTURED FROM PROJECT B2-FARM-2016 DURING THE 2024 TAX YEAR, IN AN AMOUNT OF: \$74,443.04 TO EZ STORAGE ORCHARD LAKE LLC (C/O NOLAN BROS. OF TEXAS, LLC, VENDOR #003544) \$4,856.01 TO STATE BROWNFIELD REVOLVING FUND (C/O STATE OF MICHIGAN, VENDOR #001185), AND \$5,061.64 TO THE CITY'S BROWNFIELD ADMINISTRATION (VIA JOURNAL ENTRY).

Skrobola gave an annual financial recap of the Tax increment revenue captured during the 2024 tax year. He noted that the EZ Storage is the only one that has the State Revolving Fund.

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

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

Nays: None.

Absent: Boleware, Curran

Motion carried 6-0.

APPROVAL OF AUTHORIZED PAYMENT OF TAX INCREMENT REVENUE CAPTURED FROM PROJECT B3-FARM-2020 DURING THE 2024 TAX YEAR, IN AN AMOUNT OF: \$9,515.39 TO TEN MILE & ORCHARD LAKE, VENDOR #025413, \$194.19 TO THE CITY'S BROWNFIELD ADMINISTRATION (VIA JOURNAL ENTRY)

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

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

Nays: None.

Absent: Boleware, Curran

Motion carried 6-0.

APPROVAL OF AUTHORIZED PAYMENT OF TAX INCREMENT REVENUE CAPTURED FROM PROJECT B4-FARM-2021 DURING THE 2024 TAX YEAR, IN AN AMOUNT OF: \$72,310.70 TO FARMINGTON HILLS SENIOR LIVING, VENDOR #027002, \$8,034.52 TO THE CITY'S BROWNFIELD ADMINISTRATION (VIA JOURNAL ENTRY)

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

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

Nays: None.

Absent: Boleware, Curran

Motion carried 6-0.

APPROVAL OF AUTHORIZED PAYMENT OF TAX INCREMENT REVENUE CAPTURED FROM PROJECT B5-CVIL-2020 DURING THE 2024 TAX YEAR, IN THE AMOUNT OF: \$26,284.45 TO D'AN CO PROPERTIES II, LLC, VENDOR #026605, \$2,920.49 TO THE CITY'S BROWNFIELD ADMINISTRATION (VIA JOURNAL ENTRY)

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

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

Nays: None.

Absent: Boleware, Curran

Motion carried 6-0.

BUSINESS

Cristia Brockway began the discussion with opportunities that will be shaping the Twelve Mile corridor with office-to-residential being one of them. The owner of I-696 and Farmington Road is looking at making an office to residential conversion with Brownfield Housing TIF financial assistance. Luke Bonner, CEO of Bonner Advisory Group and Mike Shiffman, property owner, gave a brief history of the property including past and existing tenants. Mr. Schiffman expressed that this area feels perfect for the potential property conversion.

Bonner presented a PowerPoint presentation with the proposed plans and how they intend on using the Brownfield Housing TIF. With the City going through the OS-4 zoning amendment, Mike and Luke described that this is a prime opportune time for this project. The proposed project is projected to have

353 new units built within the existing parking area, introduce green space where concrete parking once was, and potentially 92,000 sf worth of commercial amenities. Cristia Brockway and Gary Mekjian mentioned that the new vision plan within the City is to integrate walkable space where people can congregate. They stated that City Council might ask how the owner plans on introducing walkability and sense of place into their project. Engineering will most likely require access to the adjacent property which may provide improved development potential. Mr. Schiffman, property owner, explained that they are open to the idea of introducing pedestrian areas and commercial uses where people could gather.

Bonner continued to describe the need for the Brownfield Housing TIF and its eligibility. He stated that there are significant renovations needed due to the building's functional obsolescence, a stormwater drain and sewer drain would have to be relocated, and that they would also provide rent which meets the 120% (or below) annual median income requirement. Bonner remarked that the concept project is based on 120% AMI. Meyers asked if partnering with OCC, workforce would be included for students. Bonner replied that a studio is \$2,100/month, a one-bedroom is \$2,200/month, and two/three bedrooms is \$2,700/month. The units will be between 650 SF and probably up to 1,200 SF. Mr. Bonner also explained that projects like these have also used payment in lieu of taxes, which banks find attractive for investment. Tom Wilkinson asked if this project would also include local and school taxes, which Bonner confirmed that it would. Meyers commented that workforce housing will need to be included. The required percentage of workforce-housing will be up to board.

Some market study insights were shared by Brockway on consumer and market demand. Based on the study's statistical information with supply and demand, the City's current conditions demand on American food fare, one high end dining, gourmet pizza, chicken, and ethnic foods. Feedback from the market study also shows a demand for improved sidewalk accessibility, artwork, restaurants, healthy food options, sitting areas, fire pits, and incorporate gathering areas to make busy areas more friendly.

BOARD MEMBER COMMENTS

Brockway and Mekjian mentioned that OCC is looking at partnering with Illich family to build a AAA Little Caesars Hockey training facility. The concept may include additional health-related field, retail, and restaurants. A Community Input meeting, hosted by OCC, is scheduled for Tuesday, August 5 in the evening,

OTHER COMMENTS

Brauer questioned the traffic impact of some office to residential projects and Mekjian explained that a traffic impact study would be mandatory. Brockway stated that 12 Mile Road currently has a 14-17% vacancy rate. If buildings are fully occupied, it would probably be working at what it was intended to be. Traffic improvements are planned at Twelve Mile at Orchard Lake.

ADJOURNMENT

Motion approved by Brickner supported by Mekjian to adjourn the meeting.
The meeting was adjourned at 3:10 P.M.

Minutes Drafted by Cristia Brockway, Economic Development Director