

**MEETING MINUTES
BROWNFIELD REDEVELOPMENT AUTHORITY
JUNE 5, 2026 AT 2:00 P.M.
CITY OF FARMINGTON HILLS
COMMUNITY ROOM
31555 W ELEVEN MILE ROAD FARMINGTON
HILLS, MI 48336**

CALLED TO ORDER BY: ALEX MEYERS AT 2:06 P.M.

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

EXCUSED: BRAUER, BOLEWARE

ALSO PRESENT: Cristia Brockway, Economic Development Director; Jacob Rushlow, Director of Public Services

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 April 8, 2026, as submitted.
Unanimously approved.

APPROVAL OF FARMINGTON HILLS GOLF COURSE METHANE DISPERSION MONITORING CONDUCTED BY ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC. FOR THE AMOUNT NOT TO EXCEED \$29,700.

Motion by Skrobola, supported by Wilkinson
Unanimously approved.

Meyers introduced the next agenda item: approval of methane dispersion monitoring at the Farmington Hills Golf Course by Environmental Consulting & Technology (ECT). Brockway noted the topic was last discussed a few years ago and introduced Jacob Rushlow, Director of Public Services. Rushlow summarized ECT's continued monitoring services since 2020 and explained that several methane vents now need replacement. Golf course maintenance staff will complete most of the physical work, with some already completed earlier in the spring. Due to elevated readings in recent biannual tests, ECT recommends installing two additional vents near the maintenance building. A subcontractor will handle drilling and installation. Rushlow requested approval for an amount not to exceed \$29,700.

Curran asked who would supervise maintenance staff and whether ECT would verify the new vents' performance; Rushlow confirmed ECT will oversee and test the work. Curran requested that the drill contractor list the City as an additional insured and asked them to review the policy. Brockway will forward the documentation. Curran also commented on concerns stemming from past methane-related incidents in other communities. Brickner asked if methane is released into the atmosphere; Rushlow confirmed and noted the volume is not enough to pose a hazard. Brickner reviewed the site's landfill history and noted the former peat moss conditions reduce leaching risk. Rushlow added that testing around a nearby private building has shown acceptable results. Meyers asked how long methane production will continue; Rushlow stated there is no set timeline, but levels decline as materials fully decompose.

Slate Approvals

Meyers motioned to move on to the next agenda item, Brownfield Authority to approve selection of officer positions for the upcoming term, including Chair, Vice Chair, Secretary, and Treasurer in accordance with the terms of the Bylaws and Rules of Procedures.

MOTION TO APPROVE THE RE-ELECTION OF ALEX MEYERS AS CHAIRPERSON OF THE BROWNFIELD REDEVELOPMENT AUTHORITY.

MOTION TO APPROVE THE RE-ELECTION OF BARRY BRICKNER AS THE VICE CHAIRPERSON OF THE BROWNFIELD REDEVELOPMENT AUTHORITY.

MOTION TO APPROVE THE ELECTION OF TOM WILKERSON AS THE SECRETARY OF THE BROWNFIELD REDEVELOPMENT AUTHORITY.

MOTION TO APPROVE THE RE-ELECTION OF TOM SKROBLA AS THE TREASURER OF THE BROWNFIELD REDEVELOPMENT AUTHORITY.

Motion by Curran, supported by Brickner to approve the election of officers.

Unanimously approved.

Yes: Brickner, Meyers, Wilkinson, Curran, Skrobola

Nays: None

Absent: Brauer, Boleware

DISCUSSION

Brockway provided the April economic development update. The City considered rental inspections for multi-family housing, but after a roundtable with property owners and developers, the item is on hold due to cost and implementation concerns.

She reported several business updates: Trader Joe's will open at Twelve Mile/Middlebelt; Comerica Bank at Grand River/Middlebelt has closed and will become a law office with a mock courtroom; the FH Forward newsletter has been distributed to over a thousand businesses; and the Twelve Mile/Orchard Lake Corridor studies were highlighted at the

American Planning Association conference. Brockway was recognized as one of Oakland County's 40 Under 40.

For May, Brockway noted continuing discussions about mixed-use redevelopment at the former Comfort Care site. A new concept for 80+ apartment units would require amending the existing senior-living PUD. New traffic lights are being installed to address congestion. Multiple restaurant openings and re-openings occurred throughout Orchard Lake, Twelve Mile, and surrounding corridors. Culver's will open soon at Twelve Mile/Orchard Lake, and Starbucks has opened at Grand River/M5. Additional restaurant and retail developments include a Tomahawk steakhouse at Orchard Lake/Mulfordton, Big Red's Barbeque at Orchard Lake/I-696, and multiple international cuisine options along Orchard Lake Road. Brockway noted JST, a global manufacturer on Twelve Mile, and offered to arrange a tour.

Brickner requested updates on housing interest between the expressway and Farmington Road; Brockway said high interest rates make investment uncertain but noted interest in several properties. Northwestern Highway development is under review with a Brownfield request, and Asmar PUD remains on hold. Discussion also included liquor license costs and progress at Hunter's Square. New businesses coming soon include Domino's in the Grand River Corridor, Cava, Tous les Jours, First Watch, Freshlicious Burgers, Burritos and Bowls, and Swamarma Taj.

Curran suggested creating an aerial map showing all new restaurant locations.

BOARD MEMBER COMMENTS

None

PUBLIC COMMENTS

None.

ADJOURNMENT

Motion by Curran, supported by Wilkinson to adjourn the meeting at 3:03 p.m.

Minutes Drafted by Cristia Brockway, Economic Development Director