

MEETING MINUTES  
BROWNFIELD REDEVELOPMENT CORPORATION  
JULY 22, 2024, at 2:30 P.M.  
CITY OF FARMINGTON HILLS  
COMMUNITY ROOM  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN

**CALLED TO ORDER BY CHAIRMAN KURT BRAUER AT 2:34 P.M.**

**MEMBERS PRESENT:** BRAUER, MEKJIAN, SKROBOLA, MEYERS, BOLEWARE

**EXCUSED:** CURRAN, WILKINSON, BRICKNER

**ALSO PRESENT:** Cristia Brockway, Economic Development Director

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Motion by Skrobola, supported by Mekjian to approve the minutes of April 1, 2024, as submitted.  
Unanimously approved.

**Slate Approvals**

**APPROVAL OF PAYMENT OF AVAILABLE TAX INCREMENT CAPTURE FOR THE TAX YEAR 2023 IN THE THIRD QUARTER OF 2024, IN AN AMOUNT NOT TO EXCEED \$70,898.13 TO EZ STORAGE ORCHARD LAKE LLC (B2-FARM-2016), \$4,624.77 TO THE STATE BROWNFIELD REVOLVING FUND, AND \$4,820.61 TO BROWNFIELD ADMIN CONTINGENT ON STAFF, BROWNFIELD CHAIRMAN, AND CONSULTANT FINAL REVIEW.**

**APPROVAL OF PAYMENT OF AVAILABLE TAX INCREMENT CAPTURE FOR THE TAX YEAR 2023 IN THE THIRD QUARTER OF 2024, IN AN AMOUNT NOT TO EXCEED \$9,062.27 TO TEN MILE & ORCHARD LAKE LLC (B3-FARM-2020), AND \$184.94 TO BROWNFIELD ADMIN, CONTINGENT ON STAFF, BROWNFIELD CHAIRMAN, AND CONSULTANT FINAL REVIEW.**

**APPROVAL OF PAYMENT OF AVAILABLE TAX INCREMENT CAPTURE FOR THE TAX YEAR 2023 IN THE THIRD QUARTER OF 2024, IN AN AMOUNT NOT TO EXCEED \$68,867.34 TO FARMINGTON HILLS SENIOR LIVING LLC (B4-FARM-2021), AND \$7,651.93 TO BROWNFIELD ADMIN, CONTINGENT ON STAFF, BROWNFIELD CHAIRMAN, AND CONSULTANT FINAL REVIEW.**

**APPROVAL OF PAYMENT OF THE AVAILABLE TAX INCREMENT CAPTURE FOR THE TAX YEAR 2023 IN THE THIRD QUARTER OF 2024, IN AN AMOUNT NOT TO EXCEED \$25,032.81 TO D'ANCO PROPERTIES II, LLC (B5-CVIL-2020) \$2,781.42 TO BROWNFIELD ADMIN, CONTINGENT ON STAFF, BROWNFIELD CHAIRMAN, AND CONSULTANT FINAL REVIEW.**

Motion by Skrobola, supported by Mekjian to approve the above reimbursement requests through blank slate as submitted.

Unanimously approved.

**APPROVAL OF UPDATED BROWNFIELD REDEVELOPMENT AUTHORITY POLICY AND PROCEDURES WITH NEW LANGUAGE TO INCLUDE ON A BROWNFIELD GRANT AND ELIGIBILITIES.**

Motion by Mekjian, supported by Boleware to approve the updated Brownfield Redevelopment Authority Policy.

Unanimously approved.

Cristia Brockway, Economic Development Director, described the additions to the policy to supply information regarding the new grant option under the Brownfield board. The grant will have requirements that relate to Act 381 for any interested applicants with a project looking to apply. The type of projects that would be eligible would be those similar to that of a Brownfield Plan, however, the intended use of the grant would be for projects looking to accomplish improvements at a smaller scale.

Mekjian brought up the conversation of multi-family housing, affordable housing and infrastructure to learn more on whether this grant could play into those projects.

Chairman Brauer discussed that the new brownfield grant would only be able to accommodate projects eligible through Act 381 and that Farmington Hills is not designated as a “core community”. Some projects that a core community can accommodate may be able to be accomplished through the Oakland County Land Bank with a development agreement. Projects that include multi-family and infrastructure-related improvements will be reviewed on a case-by-case basis.

**APPROVAL OF THE BROWNFIELD REDEVELOPMENT AUTHORITY GRANT APPLICATION.**

Motion by Boleware, supported by Mekjian to approve the grant application as submitted.  
Unanimously approved.

**APPROVAL OF THE BROWNFIELD REDEVELOPMENT AUTHORITY GRANT AGREEMENT.**

Motion by Skrobola, supported by Meyers to approve the grant agreement as submitted.  
Unanimously approved.

**BUSINESS**

- a) Cristia Brockway shared some Economic Development Department updates relating to the Grand River Corridor and its market study as well as the landscape

improvements proposed, 12 Mile Road and that it is in part of the Orchard Lake Road corridor study, the vacant and buildable property off Haggerty Road just south of MAHLE, and a possible joint meeting with the Grand River Corridor Improvement Authority some time in early October.

**BOARD MEMBER COMMENTS**

None.

**PUBLIC COMMENTS**

None.

**ADJOURNMENT**

Motion by Boleware, supported by Meyers to adjourn the meeting at 3:38 p.m.  
Unanimously approved.

*Minutes Drafted by Cristia Brockway, Economic Development Director*