

MEETING MINUTES
BROWNFIELD REDEVELOPMENT AUTHORITY
JUNE 25, 2025, AT 3:00 P.M.
CITY OF FARMINGTON HILLS - COUNCIL CHAMBERS
31555 W ELEVEN MILE ROAD FARMINGTON HILLS, MI

CALLED TO ORDER BY CHAIRMAN ALEX MEYERS AT 3:06 P.M.

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

NOT IN ATTENDANCE: MEKJIAN, BRAUER

ALSO PRESENT: Cristia Brockway, Economic Development Director; Jenn Gelletly from AKT Peerless; Tim Loughlin from Robertson Home Brothers and his development team.

APPROVAL OF AGENDA

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

**APPROVAL OF THE SARAH FISHER BROWNFIELD PLAN, AS SUBMITTED,
AND RECOMMENDATION TO CITY COUNCIL**

Tim Loughlin and his team presented the request for a Brownfield for assistance in contamination cleanup of the Sarah Fisher/Villas at Pebble Creek site at 27400 W 12 Mile Road, Farmington Hills, which included asbestos, ground water contamination, contaminated soils, and infill needs. He shared the cost of the entire investment from its existing condition of being \$46.8 million dollars. The Brownfield plan is requesting \$3,929,699 over a period of 13 years. Of this request, over \$3.2 million would be for development and over \$600,000 as part of a 5% interest request. The \$3.9 million would be put towards cleanup and remediation of the site.

Curran inquired whether Robertson Home Brothers has requested additional funds from other entities or is receiving loan assistance from a bank. Loughlin and his team replied that they are receiving loans to support the project from two separate banks. Curran also mentioned that the BEA has a 45-day requirement to complete as written by the State and asked if they currently own the property. Loughlin replied that they do not currently own the property, but will be prepared to fulfill the requirements for BEA.

Brickner and Boleware mention that art has been requested as part of large projects going forward within the city. Both members also asked how Robertson Home Brothers plan on preserving some of the historical elements of the site. Loughlin responded that the historical chapel will be restored, and art will be added as an extra community element.

Skrobola brought up the concern about the 5% interest as part of the Brownfield request. His position was that the city would pay most of that interest. He also stated that the city has not historically approved of a Brownfield plan with interest and requested guidance from AKT Peerless on how to address his concern. Gelletly answered that interest requests on Brownfield plans are not uncommon and are allowed under Act 381. Robertson Home Brothers expressed their concern about not being awarded the interest along with the plan, stating that it could make or break their project. They continued to state why the 5% is necessary by describing the economy's fluctuating interest rates and high construction costs. Members of the Board understood this position but needed additional directions on how the 5% will be used. Gelletly described that other plans have used this type of financing to assist in the cost with eligible activities under Act 381. Members of the Board identified that historically Brownfield projects may have not experienced the same type of difficulty in new project developments such as this. In this incident, the former Sarah Fisher site is the first Brownfield in the city with substantial historic considerations accompanied by important remediation needs. Members of the Board voiced that because of these collective issues interest may be warranted.

Motion by Brickner, supported by Curran to approve the Brownfield Plan.

Ayes: Curran, Meyers, Brickner, Boleware, Wilkinson.

Nays: Skrobola

Absent: Brauer, Mekjian

BUSINESS

Brockway delivered a presentation provided by Alrig USA on their desire to pursue an office-to-residential project at the 696 Building off of Farmington Road with the assistance of Brownfield Housing TIF. She stated that the Alrig team intended to present a PowerPoint presentation in full themselves but had to exit early. She also indicated the presentation brought before the board during the meeting is purely informational and that the owners will provide an in-depth description at another meeting.

Members of the Board asked what zoning would be required for this type of use change. Brockway explained that if they were to pursue the project now, they would have to move forward with a PUD. However, the owners have interest in waiting for the OS4 Zoning Text Amendment, which allows for office to residential conversions, before fully entering the project. That text amendment will be approved sometime this year in 2025. Boleware and Meyers asked for clarification on the housing type and if it would be for workforce housing. Brockway replied that the owner has discussed their interest in workforce housing to be eligible for the housing TIF.

APPROVAL OF MINUTES

Motion by Curran, supported by Wilkinson to approve the minutes of May 19, 2025, as submitted.

Unanimously approved.

BOARD MEMBER COMMENTS

Boleware and Wilkinson requested a study session to review Act 381 as a whole and perhaps include the board's Brownfield Policy in the review.

PUBLIC COMMENTS

None.

ADJOURNMENT

Motion approved by Curran supported by Boleware to adjourn the meeting.
The meeting was adjourned at 4:48 P.M.

Minutes Drafted by Cristia Brockway, Economic Development Director