

MEETING MINUTES
BROWNFIELD REDEVELOPMENT CORPORATION
DECEMBER 17, 2024, at 3:30 P.M.
CITY OF FARMINGTON HILLS
COUNCIL CHAMBERS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN

CALLED TO ORDER BY CHAIRMAN KURT BRAUER AT 3:33 P.M.

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

ALSO PRESENT: Cristia Brockway, Economic Development Director

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Meyers, supported by Curran to approve the minutes of July 22, 2024, as submitted.
Unanimously approved.

Motion by Brickner, supported by Curran to approve the special joint Brownfield and Corridor Improvement Authority meeting minutes of October 25, 2024.
Unanimously approved.

BUSINESS

Cristia Brockway shared a presentation regarding the brownfield housing tax increment finance (TIF). She shared that the implementation of this new opportunity was brought on by the state in 2023. The purpose of the housing TIF is to address the lack of housing, and affordable housing, within the State of Michigan. The way that the City BRA might see the incentive used is by owners of office buildings with an egregious amount of parking space and re-imaginable office space. If the City is interested in mixed use within these areas, and developers are interested in investing in such a project, the housing TIF could be a way to provide a financial gap for expensive infrastructure costs and other eligible expenses.

Brickner discussed that while the City is interested in mixed use within certain areas, the zoning for it has not been implemented. If there is an interested developer before the zoning changes, they would have to go through a Planned Unit Development (PUD).

Chairman Brauer noted that the City should ensure that the Master Plan and/or Oakland County's Community Needs Assessment addresses the required housing language that

MSHDA is looking for as a part of the incentive. Secretary Wilkinson discussed that having a comparable from another community who is using the incentive would be beneficial.

Skrobola pointed out that the board should ensure boundaries to this type of incentive and set specific criteria when the City is ready.

Slate Approvals

MOTION TO APPROVE 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 GARY MEKJIAN AS THE SECRETARY OF THE BROWNFIELD REDEVELOPMENT AUTHORITY.

MOTION TO APPROVE THOMAS WILKINSON AS THE TREASURER OF THE BROWNFIELD REDEVELOPMENT AUTHORITY.

Motion by Meyers, supported by Mekjian to approve the election of officers.

Unanimously approved.

BOARD MEMBER COMMENTS

None.

PUBLIC COMMENTS

None.

ADJOURNMENT

The meeting was adjourned at 4:40 P.M.

Minutes Drafted by Cristia Brockway, Economic Development Director