



Brownfield Redevelopment Authority
14400 Dix Toledo Road
Southgate, MI. 48195
Mayor's Office

Special Meeting
May 20, 2026
5:00pm

- I. Roll Call
- II. Approval of Meeting Minutes from November 19, 2025 Special Meeting
- III. Review of Former Aquinas High School Redevelopment
- IV. Other Business
- V. Persons in the Audience / Public Comment
- VI. Adjournment



Brownfield Redevelopment Authority
Special Meeting Minutes
November 19, 2025

Roll Call:

Present: DiCarlo, Galanis, Oliver, Moran, Oben, Szatmari.

Absent: Casanova, Leonard, Laskaris

Guests: Dan Marsh, City Administrator; Douglas Drysdale, Finance Director; Jennifer Gelletly, AKT Peerless;

Meeting was called to order by acting Chairman Moran at 5:00pm.

Approval of Minutes

Motion by Oben to approve meeting minutes dated October 20, 2022, supported by DiCarlo. Motion carried unanimously.

Presentation of Amendment #1 to the Southgate Tower Brownfield Plan Brownfield Plan

Jennifer Gelletly made presentation describing Brownfield TIF, changes to the Brownfield Law, and an explanation of the proposed amendment to the plan.

Motion by Obento approve Brownfield Plan amendment #1, and to recommend the plan for City Council approval, supported by DiCarol. Motion carried unaimosuly.

Other Business:

Discussion on setting a date for a meeting in January to discuss the reimbursement agreement, and other potential projects

Adjournment:

DiCarlo made motion to adjourn, supported by Oben. Motion carried unanimously. Meeting adjourned at 5:38pm

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PRISCILLA AYRES-REISS

PHILLIP J. RAUCH

ADRIENE PRICE

ED GAWLIK JR.

City of Southgate

Memorandum

To: Southgate Brownfield Redevelopment Authority Board Members

From: Dan Marsh, City Administrator *DM*

Date: May 18, 2026

Re: Recommendation for Approval of the Former Aquinas High School
Redevelopment Brownfield Plan

The Administration has reviewed the attached Brownfield Plan submitted by Pinchin on behalf of Northline Property Group, LLC for the redevelopment of the former Aquinas High School Property. The plan proposes the removal of asbestos and demolition for the school building, the construction of between 100-148 market rate townhouse style apartments, and a self storage facility. The property has been rezoned to Planned Development and the developer is in process with the Planning Commission for site plan approvals.

The Developer is requesting a total of \$6,523,178 in reimbursable costs of which a maximum of \$4,020,000 would come from local taxing jurisdictions. Full reimbursement is expected to take 14 years. However, a maximum reimbursement period of 20 years has also been included. The total project cost is estimated to be \$30,000,000 with an estimated initial taxable value at approximately \$9,700,000 (once all 148 units are constructed).

The Administration recommends the proposed plan because it meets all requirements for eligibility under PA 381, provides adequate incentive to complete this significant redevelopment, and incorporates appropriate protections for the City should the project not proceed as proposed.

Proposed Motion: To recommend approval to the Southgate City Council of the Brownfield Plan submitted by Pinchin on behalf of Northline Property Group, LLC for the redevelopment of the former Aquinas High School property, as presented, pursuant to the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended.

This recommendation is based upon the Board's determination that the proposed project and eligible activities meet the requirements of Act 381, that the proposed use of tax increment revenues is reasonable and necessary to facilitate redevelopment of the property, and that the Brownfield Plan is consistent with the goals and objectives of the City of Southgate for redevelopment and economic revitalization.