



**GRAND RIVER CORRIDOR IMPROVEMENT
AUTHORITY MEETING**

**Thursday, September 11, 2025 – 8:00 a.m.
Conference Room A – City Hall
23600 Liberty Street
Farmington, MI 48335**

AGENDA

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
 - A. June 5, 2025 Minutes**
 - B. July 10, 2025 Minutes**
- 4. UNFINISHED BUSINESS**
- 5. NEW BUSINESS**
 - A. Required Informational Meeting in Compliance with Public Act 57**
 - B. Consideration to Amend 2024/25 Budget**
 - C. Consideration to Adopt 2025/26 Budget**
 - D. Master Plan Steering Committee Update**
- 6. PUBLIC COMMENT**
- 7. BOARD MEMBER COMMENT**
- 8. ADJOURNMENT**

The City will follow its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 474-5500, ext. 2218 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY

MINUTES

JUNE 5, 2025

1. ROLL CALL

The meeting was called to order at 8:01AM by Chairperson Thomas.

Members Present: Carron, Graham, O'Dell, Schneemann, Thomas.

Members Absent: Accenttura, King

Staff Present: Weber

2. APPROVAL OF AGENDA

Motion made by O'Dell, support by Graham to approve agenda.

Motion passed unanimously.

3. APPROVAL OF MINUTES

A. January 9, 2025 Minutes

Motion by O'Dell, support by Graham to approve.

Motion passed unanimously.

B. March 14, 2025 Minutes

Motion by O'Dell, support by Schneemann to approve.

Motion passed unanimously.

4. UNFINISHED BUSINESS – none

5. NEW BUSINESS

A. Agreement to Share Tax Increment Financing Revenue from the Farmington Community Library Millage.

See attached information sheets and agreement.

Motion by Carron, support by Schneemann to approve agreement.

Motion passed unanimously

B. Farmington Hill CIA Activities.

No updates to report.

Discussed future joint meeting.

C. Master Plan Steering Committee Update

Discussion tabled until next meeting.

D. Development Update

Just Jeweler's owner Bruce is going to sell business.

The board discussed how to approach and fund possible acquisition of vacant land and underutilized properties.

5. PUBLIC COMMENT – none

6. BOARD COMMENT – none

7. ADJOURNMENT at 9:00AM. Motion made by O'Dell, support by Schneemann, approved unanimously.

CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY

MINUTES

JULY 10, 2025

1. ROLL CALL

The meeting was called to order at 8:15am by Chairperson Thomas.

Members present: Accentura, Carron, Graham, O'Dell, Schneemann, Thomas

Members absent: King

Staff present: Weber

2. APPROVAL OF AGENDA

Motion by O'Dell, support by Schneemann.

Motion passed unanimously

3. APPROVAL OF MINUTES

June 5, 2025 Minutes

Motion by Schneemann, support by Accentura

Motion passed unanimously

A.UNFINISHED BUSINESS

Discussion of Grand River Focus Area #4

No Action

4. NEW BUSINESS

A. Discussion of Bus Stop Enhancement Grant

Locations of enhanced bus stops presented. Good concept but did not agree with all of the potential new locations. Request more information.

No Action

B. Master Plan Steering Committee

Postponed until next meeting

5. PUBLIC COMMENT - None

6. BOARD MEMBER COMMENT – None

7. ADJOURNMENT

Motion to adjourn by Graham, support by Accentura

Meeting adjourned at 9:25

CIA Staff Report	Board Meeting Date: September 11, 2025	Item Number
Submitted by: Chris Weber, Assistant City Manager		
Agenda Topic: Informational Meeting in Compliance with Public Act 57		
Proposed Motion: None		
Background: Public Act 57 requires the Grand River Corridor Improvement Authority to hold 2 informational meetings each year. This is the first of the two required meetings. The purpose of the meeting is to give an overview of CIA activities and give the entities, whose property taxes the CIA captures, a chance to ask questions. If any of the entities come to the meeting, an overview of the CIA TIF Plan and Budget will be given. If none of the entities attend, no overview will be given.		
Materials: Grand River CIA - Budget 25-26 Grand River CIA – TIF Plan Executive Summary		

FUND 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND

DESCRIPTION	2022-23 Actual	2023-24 Actual	2024-25 Amended Budget	2024-25 Projected Budget	2025-26 Manager Proposed
CORRIDOR IMPROVEMENT AUTHORITY FUND REVENUES					
PROPERTY TAXES					
PROPERTY TAXES, TIFA, REV	8,197	(7,141)	0	0	0
PROPERTY TAXES, TIFA	50,519	65,986	79,000	77,000	83,000
Total	58,716	58,845	79,000	77,000	83,000
GRANTS, OTHER					
GRANTS, OTHER	0	0	0	15,000	5,000
Total	0	0	0	15,000	5,000
FARMINGTON HILLS CONTRIBUTION					
FHILLS CONTRIBUTION	0	0	0	0	0
Total	0	0	0	0	0
OTHER REVENUE					
INVESTMENT INCOME	6,091	9,766	8,000	9,000	11,200
Total	6,091	9,766	8,000	9,000	11,200
TOTAL CORRIDOR IMPROVEMENT AUTH FUND REVENUES	64,807	68,611	87,000	101,000	99,200
CORRIDOR IMPROVEMENT AUTHORITY FUND EXPENDITURES					
PROFESSIONAL SERVICES	0	0	0	29,000	13,000
CONTRACTUAL SERVICES	0	16,782	110,000	0	0
B6-FARM-2023	0	0	0	0	2,100
Total	0	16,782	110,000	29,000	15,100
TOTAL CORRIDOR IMPROVEMENT AUTH FUND EXPENDITURES	0	16,782	110,000	29,000	15,100
Surplus/(Deficit)	64,807	51,829	(23,000)	72,000	84,100
BEGINNING FUND BALANCE	91,453	156,260	208,089	208,089	280,089
ENDING FUND BALANCE	156,260	208,089	185,089	280,089	364,189

GRAND RIVER CORRIDOR IMPROVEMENT DISTRICT SUMMARY

Need:	General Decline in Property Values, aging structures, lack of cohesion and identity. Lack of Pedestrian crossings (5 in a 3-mile length).
Size of District:	99.3 acres of 460 acres total
Length of Corridor:	1.08 miles
Term of TIF Plan:	20 years, 2014-2034
Percent of Capture:	50% of new taxes
Total Estimated Capture over 20 years:	\$1,038,852
Total Estimated County Capture over 20 years:	\$81,000
Annual Growth Assumption:	3% increase per year (2024-2034)
Base Value (2013)	\$15,803,050
Capture Amount (2034)	\$7,316,008

MEETING SUMMARY

Date	Action	Community
Spring 2009	Joint FH & F City Council Budget Study Session: identifies interest in CIA along Grand River	FH & F
Winter 2009	Awarded grant from Land Information Access Association (LIAA) to lay ground work for Grand River revitalization	FH & F
Feb 2010 – Feb 2011	Community holds six (6) stakeholder meetings	FH & F
Oct 2011	CIA created	F
Dec 2011	Inter-governmental agreement adopted	FH & F
Mar 2012	Joint CIA Board first meeting	FH & F
Oct 2012	Vision Plan kick-off	FH & F
Dec 2012	Joint Planning Commission meeting	FH & F
Jan 2013	Community Visioning Summit	FH & F
Mar 2013	GR Vision Open House	FH & F
May 2013	Joint Planning Commission Meeting	FH & F
Aug 22, 2013	Joint CIA Board adopts Vision Plan	FH & F
Sept 9, 2013	Planning Commission endorses draft Corridor Vision Plan	F
Sept 16, 2013	City Council Accepts Corridor Vision Plan	F
Oct 2013	City kicks off CIA Development and TIF Plan development	F
Mar 2014	CIA Board Adopts Development and TIF Plan	F
May 8, 2014	CIA Board begins refinement of zoning overlay district	F
Sept 8, 2014	Joint meeting with City Council, PC and CIA to discuss overlay	F
Sept 22, 2014	Planning Commission public hearing on overlay district	F
Oct 22, 2014	City Council Public Hearing on Development and TIF Plan	F
Sept 14, 2023	CIA Board approves addendum proposal	F
Oct 26, 2023	CIA Board approves project approach	F
Dec 14, 2023	CIA Board considers initial draft	F
Mar 14, 2024	CIA Board adopts the Development & TIF Plan addendum	F

GRAND RIVER CORRIDOR VISION PLAN SUMMARY

The Grand River Corridor Vision Plan lays out a broad vision for the redevelopment of the Grand River Corridor. The Grand River CIA Boards needed to better understand the challenges of the area and the Community's aspirations for the Corridor. The document, including its 2022 update, serves as the foundation for the efforts of the two CIAs and will guide the prioritization of resources.

Elements of the Vision Plan

- Existing Conditions: Describes the nature of the existing Corridor and identifies some of its challenges.
- Public Involvement: Outlines the observations of the community and its wishes.
- Vision: The desired outcome of the corridor expressed in simple terms.
- Development Principles: Statements of purpose that describe the desired direction of future growth.
- Future Land Use/Priority Development Areas: Lays out a preferred land use that helps achieve the Corridor Vision with a focus on four (4) Priority Areas.
- Development Areas. These areas were identified as the best opportunities for catalytic redevelopment along the Corridor.
- Recommendations: Details recommendations for transportation and zoning changes.
- Implementation: Outlines the objectives needed to achieve each development principle.

Development Principles

1. **COMMUNITY IMAGE AND CHARACTER** High-quality architecture and urban design elements/treatments will create a signature environment along the corridor
2. **MOBILITY** The corridor will allow for a safe and enjoyable environment for walking and biking, public transit, and automobiles for people of all ages and abilities with minimal conflicts among users
3. **CONNECTIONS** The corridor will be well connected with surrounding areas, providing choices for people to move throughout the corridor, adjoining neighborhoods, centers of commerce, and public spaces
4. **REDEVELOPMENT** The economic success of the corridor will be enhanced by supporting a balance of retail, office, institutional, and housing in a vibrant and integrated development pattern
5. **NEIGHBORHOODS AND HOUSING** A variety of housing options will be promoted
6. **NATURAL ENVIRONMENT** Future growth and development will respect, enhance, complement and integrate the river corridor
7. **PUBLIC SPACE** Design of new public spaces will encourage community gathering and outdoor activity
8. **SUSTAINABILITY** Future growth and development in the corridor will follow best management practices in environmentally planning and construction


Orchard Lake Road Focus Area

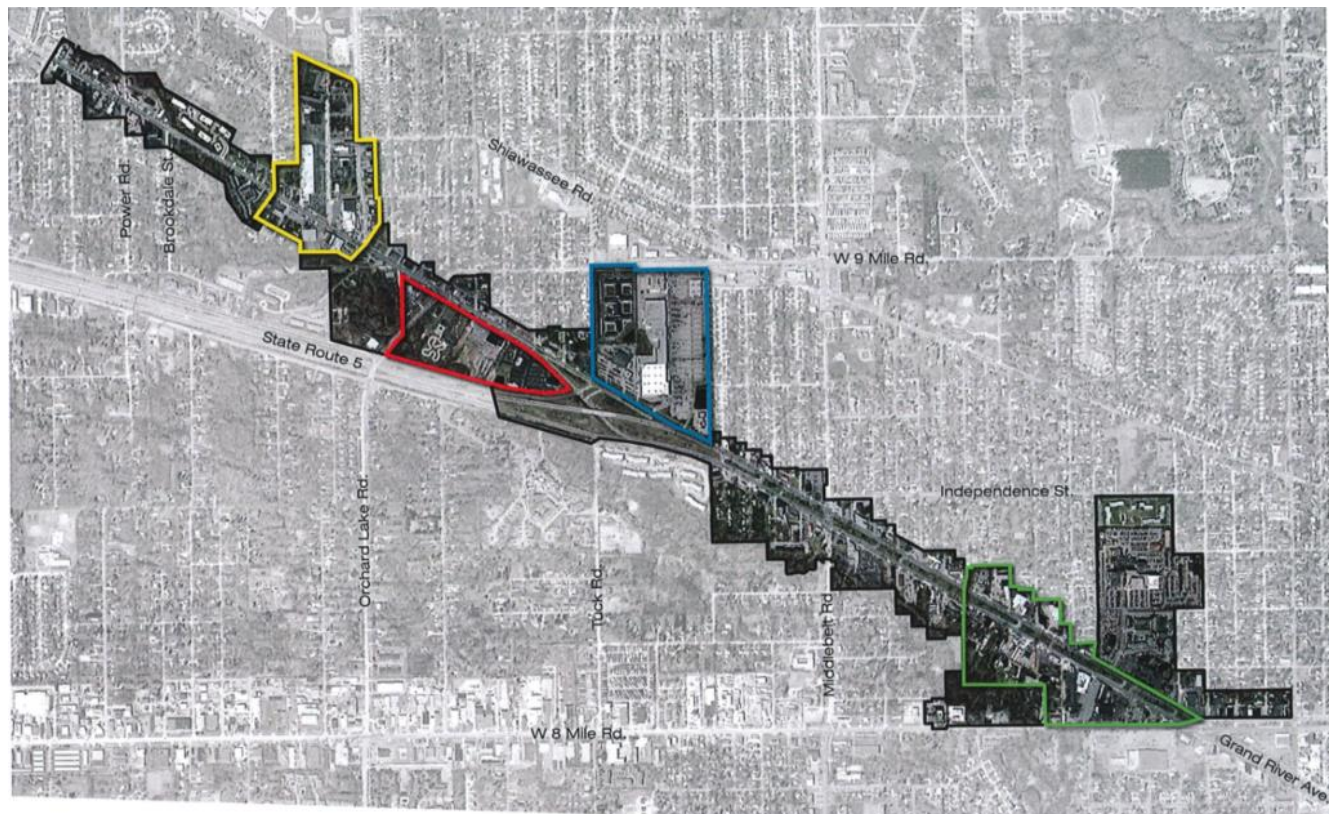
Of the four focus areas identified in the Corridor Vision Plan (below), one is located in the City of Farmington. The concept of this area, Orchard Lake Road (right), originally aimed to create a pedestrian-friendly experience that offered significant public space, a mixture of uses, and celebrated the historic winery. While the intent remains valid today, a slight reconfiguration of the proposed uses was deemed necessary. The road layout shown in the original concept has also been eliminated, reverting to the existing layout (right).



Mixed Use 

Residential: Townhouse 

Residential: Multi Family 

Open/Green Space 



 Botsford Focus Area
 Orchard Lake Focus Area

 Grand River North Focus Area
 Grand River South Focus Area

0 0.125 0.25 0.5 Miles



DEVELOPMENT PLAN SUMMARY

Development Plan Overview

The City of Farmington plans to use the Grand River Corridor CIA to revitalize the existing business district and create an inviting place for residents, visitors and shoppers in the area. The CIA has established the district and developed a Vision Plan that identifies public and private improvements necessary to prevent or correct deterioration in the corridor and encourage new private investment.

The efforts of the plan will eventually lead to improved economic viability and increased property values throughout the district. This increase in value, and associated tax revenues, will eventually benefit all taxing agencies, including those for which tax increment revenues are planned to be captured through the duration of the TIF Plan. It should be noted that, without the CIA tax capture and resulting reinvestment in the district, the corridor is likely to continue to suffer from economic and property value decline, which can lead to diminishing property value and tax revenues. The efforts of the CIA is therefore intended to reverse this trend and work toward a more stable long-term tax base for all agencies.

Proposed Improvements

During development of the original Grand River Corridor Vision Plan, a variety of strategies were developed to encapsulate the necessary changes and initiatives that need to be made in order to see the Plan to fruition. While the following list does not include every project that may be needed to achieve success, the updated list summarizes the key aspects under review at the time this addendum was developed. From the following list, the prioritized project list, included in the next section, was updated:

- Redesign the Grand River split to M-5
- Create a streetscape design that complements that of Farmington Road, including landscaped gateways
- Explore Grand River Road Diet
- Develop a detailed transportation plan
- Improve pedestrian road crossings at key locations
- Improve the environment for transit
- Develop a nature trail or multi-use pathway along the river, acknowledging that it will require a multi-phased approach
- Develop public gathering areas, including recreational facilities and parks
- Build on existing sites like the winery site along with those with river views
- Allow mixed use buildings along the Grand River road frontage
- Encourage green design principles via a green development incentive program
- Work with property owners to identify financing/incentive opportunities
- Evaluate, update, and implement the previously created a logo, branding, and marketing package
- Bury utility lines, whenever deemed viable

Final Project List

As noted above, the list of projects in this Plan was based on the work completed and subsequently updated during the Grand River Corridor Vision Plan development. It is expected that this list will continue to evolve as experience of the CIA grows, conditions change within the development area, and additional opportunities arise.

The estimated costs listed are not based on actual cost proposals, rather are provided to give a general estimate of the costs that may be incurred. Actual costs will be determined by a number of factors including formal consultant proposals, detailed engineering studies, and additional project planning that is part of the list of initial projects. However, a basic estimate of cost is provided so the CIA can effectively budget for these projects in the future.

PROJECT	ESTIMATED COST
Logo & Branding (Evaluate, Update, and Implement the Marketing Package – excludes production)	\$6,000
Catalytic projects (Land acquisition, partnerships, marketing)	TBD
Transportation Study	\$100,000
Streetscape Plan	\$30,000
Pedestrian Crossings (At a minimum Power and Orchard Lake)	TBD
Park Assessment Plan (Updated Orchard Lake Focus Area Open Space)	\$20,000
Gateway Enhancement	\$40,000
Nature Trail	TBD
Total Cost of All Projects:	\$196,000+

TIF PLAN SUMMARY

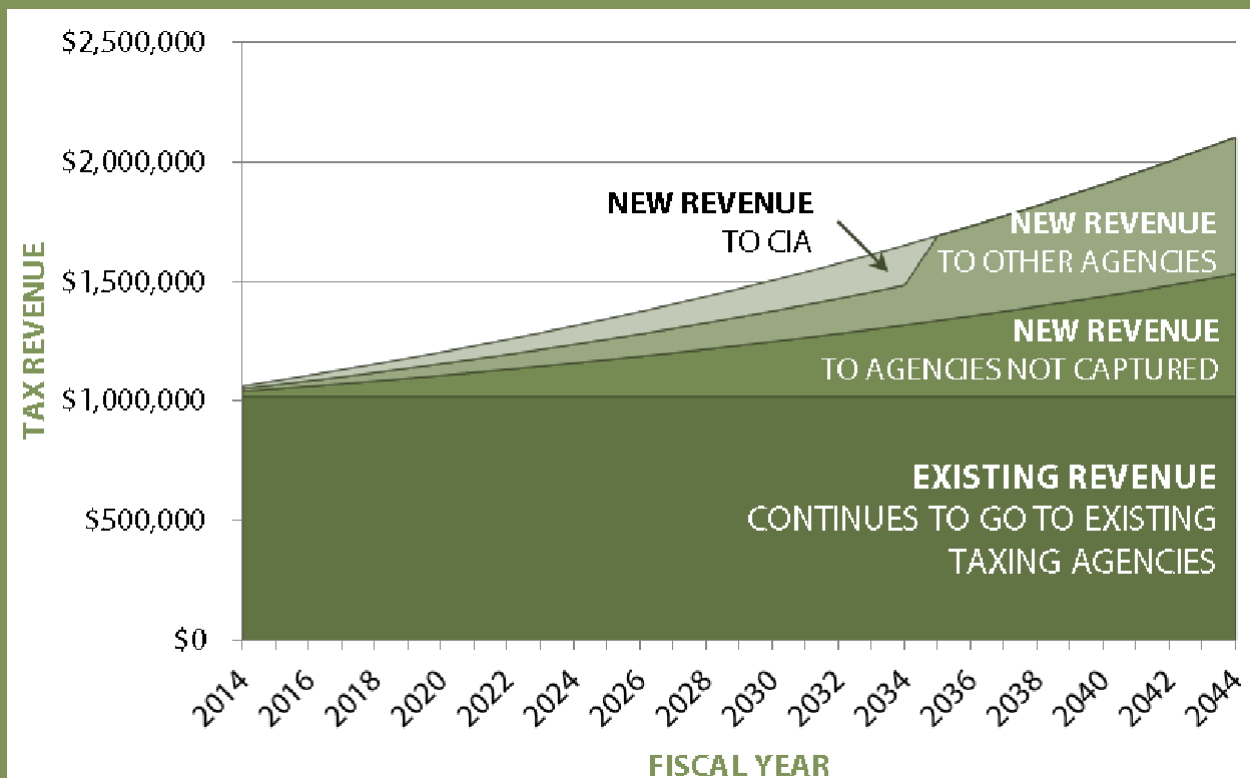
The Farmington TIF Plan estimates the revenue that it can expect to receive from tax capture. The City of Farmington plans to leverage tax increment revenue through use of an array of other redevelopment incentives.

- Special assessment districts
- Grants
- Commercial rehabilitation districts
- City staff assistance
- Redevelopment readiness
- Expedited review

2023 TIF SUMMARY	
Base Value (2013)	\$15,803,050
Millage Captured	24.9701
Millage Not Captured	34.1225
2023 CIA Revenue	\$66,000

In addition, recognizing that most taxing agencies are budget-conscious today, the City plans to capture only 50% of potential tax increment revenue. This will allow taxing agencies to reap some increased tax revenue as property values increase, but still provide for meaningful capture that will allow the CIA to accomplish some of the projects in the Development Plan.

ESTIMATED REVENUE CAPTURE



CIA Staff Report	Board Meeting Date: September 11, 2025	Item Number
Submitted by: Chris Weber, Director of Finance and Administration		
Agenda Topic: Consideration to Amend 23/24 Budget		
Proposed Motion: Move to Amend Fiscal Year 24/25 Budget as shown in the Projected Column of the Budget Report		
Background: The CIA Bylaws require the Board to review proposed budget amendments prior to submittal to Council. This review occurred at the March 13, 2025 meeting. The proposed budget amendment was approved by City Council at their June 16, 2025 council meeting. The CIA Board is now being asked to approve the amendment. There are no changes from the prior board meeting. Attached is the proposed budget amendment for the 24/25 fiscal year. Significant changes include removing funds for property acquisition (\$40,000), corridor entry signage (\$50,000), and professional studies (\$20,000) from the 24/25 fiscal year budget and adding funds for the master plan (\$24,000) and various studies (\$5,000). Funds added for the master plan will be partially offset by grants (\$15,000).		
Materials: Resolution - CIA Budget Amendment 1, FY 2024-25 CIA Proposed Budget 25-26		

FUND 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND

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GRANTS, OTHER					
GRANTS, OTHER	0	0	0	15,000	5,000
Total	0	0	0	15,000	5,000
FARMINGTON HILLS CONTRIBUTION					
FHILLS CONTRIBUTION	0	0	0	0	0
Total	0	0	0	0	0
OTHER REVENUE					
INVESTMENT INCOME	6,091	9,766	8,000	9,000	11,200
Total	6,091	9,766	8,000	9,000	11,200
TOTAL CORRIDOR IMPROVEMENT AUTH FUND REVENUES	64,807	68,611	87,000	101,000	99,200
CORRIDOR IMPROVEMENT AUTHORITY FUND EXPENDITURES					
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CIA Staff Report	Board Meeting Date: September 11, 2025	Item Number
Submitted by: Chris Weber, Director of Finance and Administration		
Agenda Topic: Consideration to Adopt Proposed 25/26 Budget		
Proposed Motion: Move to Adopt Fiscal Year 25/26 Budget as shown in the Proposed Column of the Budget Report		
Background: The CIA Bylaws require the Board to review the Proposed 25/26 Budget prior to submittal to Council. This review occurred at the March 13, 2025 meeting. The proposed budget was approved by City Council at their June 16, 2025 council meeting. The CIA Board is now being asked to adopt the budget. There are no changes from the prior board meeting. Attached is the proposed budget. Significant projects include funds for the Master Plan Update (\$13,000).		
Materials: Resolution – Joint Agency Budgets, FY 25/26 CIA Proposed Budget 25/26		

RESOLUTION

A RESOLUTION OF THE FARMINGTON CITY COUNCIL AMENDING THE FISCAL YEAR 2024-25 BUDGET FOR THE CORRIDOR IMPROVEMENT AUTHORITY

WHEREAS, City Council adopted a Fiscal Year 2024-25 appropriation of \$110,000 for the Grand River Corridor Improvement Authority; and

WHEREAS, the Corridor Improvement Authority Board has revised estimates on the amount and timing of projects; and

NOW, THEREFORE BE IT RESOLVED that the Farmington City Council hereby amends the Fiscal Year 2024-25 budget for the Corridor Improvement Authority to reduce appropriations from \$110,000 to \$29,000 as shown in the 2024-25 Projected Budget column of the 2025-26 Proposed Budget.

FUND 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND

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RESOLUTION

A RESOLUTION OF THE FARMINGTON CITY COUNCIL ADOPTING THE FISCAL YEAR 2025-26 BUDGETS FOR THE 47th DISTRICT COURT, BROWNFIELD REDEVELOPMENT AUTHORITY, CORRIDOR IMPROVEMENT AUTHORITY, AND JOINT AGENCY BUDGETS.

WHEREAS, the City of Farmington provides funding to agencies shared with the City of Farmington Hills; and

WHEREAS, the City Manager presented a Farmington Brownfield Redevelopment Authority Fiscal Year 2025-26 Budget for the Brownfield Redevelopment Fund in the amount of \$73,992; and

WHEREAS, City Administration recommends a Fiscal Year 2025-26 appropriation of \$15,100 for the Grand River Corridor Improvement Authority; and

WHEREAS, the City of Farmington shares district control unit responsibility for the 47th District Court and as a district control unit is responsible for approving the Court's annual budget and appropriating Farmington's share of funding required to fund the Court budget, and

WHEREAS, the City Councils for the City of Farmington and Farmington Hills reviewed and agreed on the requested budget from the 47th District Court; and

NOW, THEREFORE BE IT RESOLVED that the Farmington City Council hereby adopts the Fiscal Year 2025-26 budgets and approves Farmington's share of funding for the following City authorities and joint agencies:

1. Joint Agencies

Children, Youth and Families	\$ 600
Farmington Area Arts Commission	\$ 750
Farmington Youth Assistance	\$ 5,000
Mayor's Youth Council	\$ 500
Commission on Aging	\$ 165
Citizens Corp for Emergency Preparedness	\$ 300
Commission on Community Health	\$ 175

2. Farmington Brownfield Redevelopment Authority \$73,992

3. Grand River Corridor Improvement Authority \$15,100

4. 47th District Court

Total Appropriation	\$4,369,781
City of Farmington Hills Contribution	\$3,537,966
City of Farmington Contribution	533,810
Other Revenues	224,167
Appropriation (To) From Fund Balance	<u>73,838</u>
	\$4,369,781

BE IT FURTHER RESOLVED that the City Treasurer is directed to collect incremental taxes eligible for capture under an incremental financing plan established by the Farmington Brownfield Redevelopment Authority and disburse the captured tax revenues to the Authority.

BE IT FURTHER RESOLVED that the City Treasurer is directed to collect incremental taxes eligible for capture under an incremental financing plan established by the Corridor Improvement Authority and disburse the captured tax revenues to the Authority.

CIA Staff Report	Board Meeting Date: September 11, 2025	Item Number
Submitted by: Chris Weber, Assistant City Manager		
Agenda Topic: Master Plan Steering Committee Update		
Proposed Motion: None. Discussion Only		
Background: The Master Plan Steering Committee has met several times to discuss community feedback and to develop the Master Plan, Downtown Master Plan, and Parks and Recreation Master Plan. Some items discussed that relate to the CIA include: <ul style="list-style-type: none"> ○ Talk of expanding the downtown area, density, use of the overlay district ○ Discussion of "events only being held downtown" ○ Feedback from the public outreach including the considerable feedback about the east area buildings We will discuss some of the viewpoints expressed. The presentations made so far can be found at: https://www.farmingtonforward2025.com/resources		
Materials: None		