



**GRAND RIVER CORRIDOR IMPROVEMENT
AUTHORITY MEETING**

Thursday, October 10, 2024 – 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. August 8, 2024, Minutes**
- 4. UNFINISHED BUSINESS**
 - A. Joint Meeting with City Council on October 29, 2024 at 6:30pm**
- 5. NEW BUSINESS**
 - A. Required Informational Meeting in Compliance with Public Act 57**
 - B. Redevelopment Liquor Licenses**
 - C. Grand River Corridor Improvement Authority Overlay District**
 - D. 2024/25 Budget Review**
- 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.

CIA Staff Report	Board Meeting Date: October 10, 2024	Item Number
Submitted by: Chris Weber, Assistant City Manager		
Agenda Topic: Joint Meeting with City Council		
Proposed Motion: None		
Background: A joint meeting between the CIA and City Council has been schedule for October 29, 2024 at 6:30pm. The Board should discuss any items they would like to communicate to Council.		
Materials:		

CIA Staff Report	Board Meeting Date: October 10, 2024	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 24-25 Grand River CIA – TIF Plan Executive Summary		

FUND 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND

DESCRIPTION	2021-22 Actual	2022-23 Actual	2023-24 Amended Budget	2023-24 Projected Budget	2024-25 Manager Proposed
CORRIDOR IMPROVEMENT AUTHORITY FUND REVENUES					
PROPERTY TAXES					
PROPERTY TAXES, TIFA, REV	(9,936)	8,197	0	0	0
PROPERTY TAXES, TIFA	44,038	50,519	63,000	65,986	79,000
Total	34,102	58,716	63,000	65,986	79,000
FARMINGTON HILLS CONTRIBUTION					
FHILLS CONTRIBUTION	8,729	0	0	0	0
Total	8,729	0	0	0	0
OTHER REVENUE					
INVESTMENT INCOME	(1,322)	6,091	4,000	10,000	8,000
Total	(1,322)	6,091	4,000	10,000	8,000
TOTAL CORRIDOR IMPROVEMENT AUTH FUND REVENUES	41,509	64,807	67,000	75,986	87,000
CORRIDOR IMPROVEMENT AUTHORITY FUND EXPENDITURES					
CONTRACTUAL SERVICES	13,093	0	110,000	35,000	110,000
Total	13,093	0	110,000	35,000	110,000
TOTAL CORRIDOR IMPROVEMENT AUTH FUND EXPENDITURES	13,093	0	110,000	35,000	110,000
Surplus/(Deficit)	28,416	64,807	(43,000)	40,986	(23,000)
BEGINNING FUND BALANCE	63,037	91,453	156,260	156,260	197,246
ENDING FUND BALANCE	91,453	156,260	113,260	197,246	174,246

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

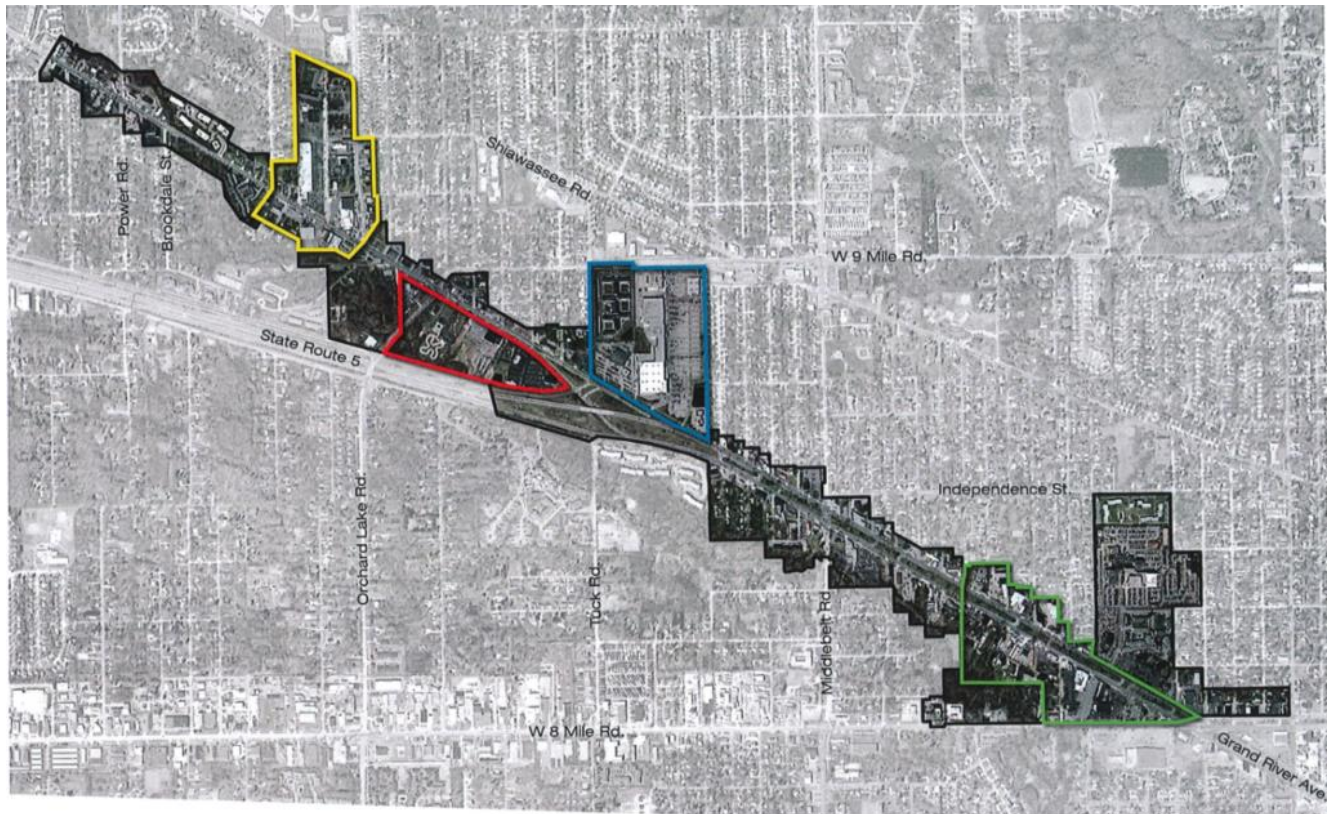
Of the four focus areas identified in the Corridor Vision Plan (below), one is located in the City of Farmington. The concept of this area, Orchard Lake Road (right), originally aimed to create a pedestrian-friendly experience that offered significant public space, a mixture of uses, and celebrated the 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



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+

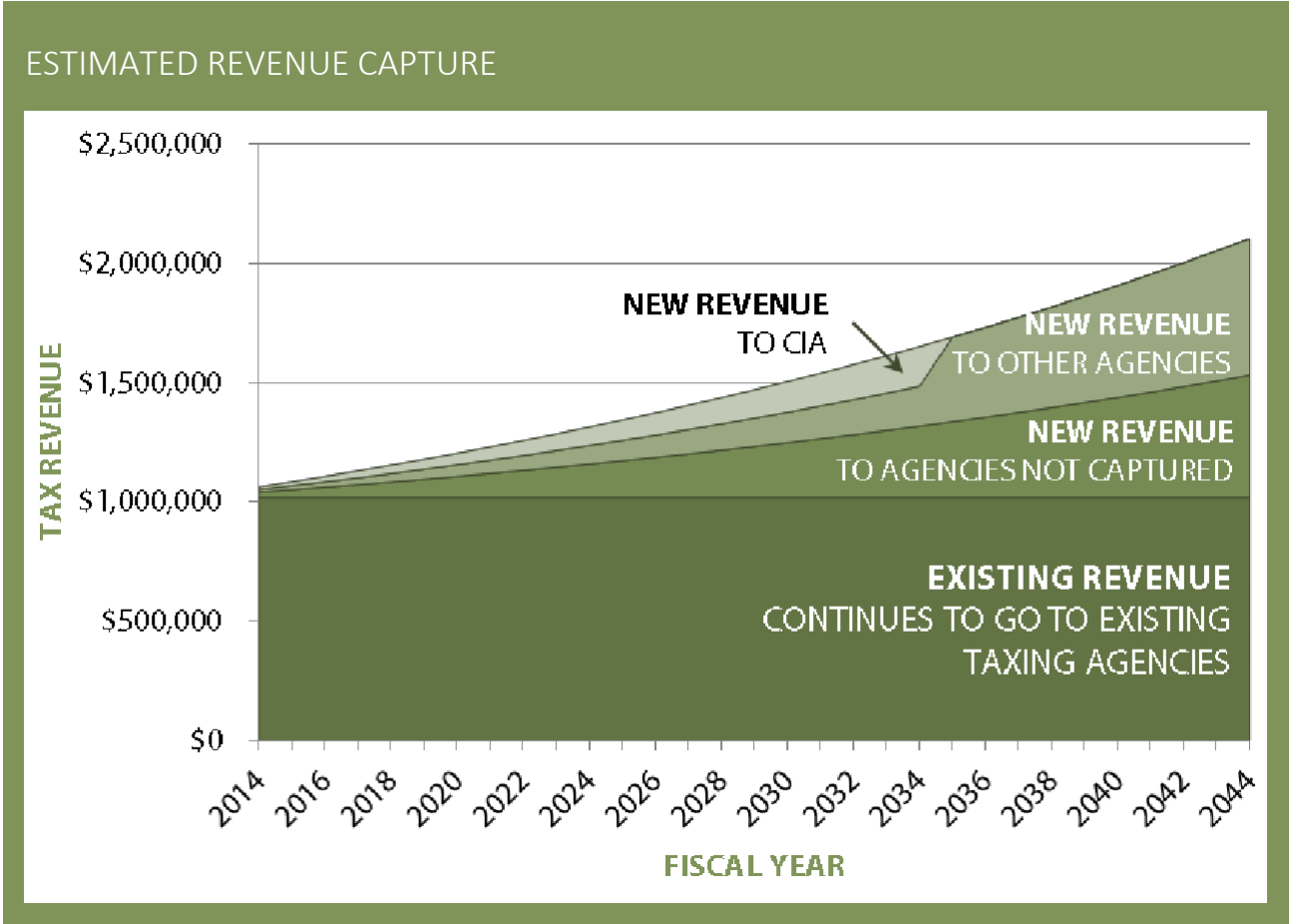
TIF PLAN SUMMARY

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.



CIA Staff Report	Board Meeting Date: October 10, 2024	Item Number
Submitted by: Chris Weber, Assistant City Manager		
Agenda Topic: Redevelopment Liquor Licenses		
Proposed Motion: None		
Background: Purchasing a liquor license can be difficult and expensive. A law exists that allows municipalities to grant redevelopment liquor licenses based on investment in Corridor Improvement Authorities. (This also applies to DDAs. The City has granted several redevelopment liquor licenses to businesses located in the DDA) For each license issued, the following applies: <ul style="list-style-type: none"> • The amount expended for new construction, or to rehabilitate or restore the building that housed the licensed premises, must be not less than \$75,000.00 over a period of the preceding 5 years or a commitment for a capital investment of at least that amount in the building that houses or will house the licensed premises, that must be expended before the issuance of the license. • The total amount of public and private investment in real and personal property within the development district or area must not be less than \$200,000.00 over a period of the preceding 5 years as verified to the commission by means of an affidavit from the assessor, as certified by the clerk of the city, village, or township. • The licensed business is engaged in dining, entertainment, or recreation, is open to the general public, and has a seating capacity of not less than 25 persons. Currently, if a business wants a redevelopment liquor license, they request approval directly from City Council. Because the number of licenses are limited to the amount of investment, the CIA Board should consider whether or not to ask City Council to consider a recommendation from the CIA, when determining whether to grant a license. Attached is an affidavit from the City's Assessor that shows how much has been invested in the CIA over the last 5 years.		
Materials: Affidavit for the Michigan Liquor Control Commission		

September 18, 2024

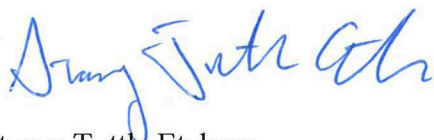
Ms. Meaghan Bachman, City Clerk
City of Farmington
23600 Liberty Street
Farmington, MI 48335

RE: Affidavit for the Michigan Liquor Control Commission (MLCC)

Dear Ms. Bachman:

In response to a request from your Assistant City Manager Christopher Weber, you will find enclosed the Affidavit of Micheal Lohmeier, Assessor for the City of Farmington and Oakland County Equalization Officer for use with applications you may present to the Michigan Liquor Control Commission (MLCC) this year regarding the liquor licenses available to your community under MCL 436.1521a (1) (b). This affidavit represents value limited to Private Investments associated with your Corridor Improvement Authority (CIA) District for tax years 2020 through 2024 and **will require Clerk Certification before advancing it to the Michigan Liquor Control Commission as part of an application packet**. Further, you will find copies of the worksheets detailing investment value on a parcel specific basis with Real Property, Personal Property, and Combined Totals for each tax year as required in support of the figures presented in the affidavit.

If you have any questions or require our further involvement in this matter, please feel free to contact me by phone at (248) 858-4994 or E-mail at etzkorns@oakgov.com.



Stacey Tuttle Etkorn
Appraiser III

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Enclosures

AFFIDAVIT OF MICHEAL LOHMEIER

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

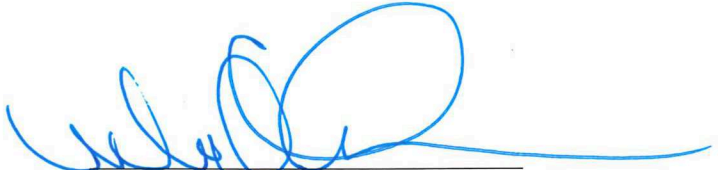
NOW COMES Micheal Lohmeier, and being first duly sworn, deposes and states as follows:

1. That I am the Assessor for the City of Farmington, Oakland County, Michigan and make this affidavit to the Michigan Liquor Control Commission as required under Section 521a (MCL 436.1521a (1) (b)) of the Michigan Liquor Control Code (PA 58 of 1998, as Amended) and in anticipation of applications for public on-premises licenses in addition to those quota licenses allowed the City of Farmington under Section 531 (1).


2. As the Assessor for the City of Farmington and after a diligent inquiry and review of the books and records of the City of Farmington, I hereby certify to the Michigan Liquor Control Commission that the total amount of Private Investment, attributable to Building Permit Activity and new Personal Property, in their Corridor Improvement Authority (CIA) District (established under PA 280 of 2005 now part of PA 57 of 2018) for the five (5) years preceding and ending December 31, 2023 is detailed as follows:

Tax Year 2020	(01/01/19 – 12/31/19)	3,444,180
Tax Year 2021	(01/01/20 – 12/31/20)	915,300
Tax Year 2022	(01/01/21 – 12/31/21)	264,080
Tax Year 2023	(01/01/22 – 12/31/22)	600,480
Tax Year 2024	(01/01/23 – 12/31/23)	240,620

Further deponent sayeth not.



Micheal Lohmeier



Subscribed and sworn to before me
this 18th day of September, 2024
Stacey Tuttle Etkorn, Notary Public
Oakland County, State of Michigan
My commission expires: 04-16-2030
Acting in Oakland County, Michigan

**City of Farmington
Private Investment - Tax Year 2020**

Private Investment - Real Property

<u>Parcel No.</u>	<u>Name</u>	<u>Address</u>	<u>TCV</u>
20-23-27-403-030	BOWMAN, JOHN V	22801 LAKE WAY ST	1,400
20-23-27-428-016	ORCHARD TRAILS MOB, LLC	23133 ORCHARD LAKE RD STE 206	2,798,460
20-23-27-476-008	DOLPHIN PLAZA, LLC	31691 GRAND RIVER AVE	111,240
Total Private Real Property:			2,911,100

Private Investment - Personal Property

<u>Parcel No.</u>	<u>Name</u>	<u>Address</u>	<u>TCV</u>
20-99-00-002-099	BELLE TIRE DISTRIBUTORS INC	22843 ORCHARD LAKE RD	3,320
20-99-00-004-000	DREAM TEAMS	32580 GRAND RIVER AVE STE 15	20
20-99-00-004-012	DANBOISE MECHANICAL INC	31625 GRAND RIVER AVE	5,020
20-99-00-005-016	KILS TAEKWONDO	32326 GRAND RIVER AVE	60
20-99-00-006-156	ZANETTI, JEFFREY L DDS PC	31904 GRAND RIVER AVE	5,660
20-99-00-009-023	RAINBOW REHABILITATION	32619 GRAND RIVER AVE	720
20-99-00-010-029	ACAFES HAIR STUDIO	23030 MOONEY ST STE B	100
20-99-00-011-014	WE BUY IT & SELL IT ALL	30930 GRAND RIVER AVE	60
20-99-00-011-145	SUNOCO	31233 GRAND RIVER AVE	640
20-99-00-016-005	STEVE'S BARBER SHOP	22832 ORCHARD LAKE RD	40
20-99-00-016-006	FARMINGTON HAIR STUDIO	30942 GRAND RIVER AVE	40
20-99-00-016-007	DMX	31691 GRAND RIVER AVE	100
20-99-00-016-200	PLAZA VETERINARY HOSPITAL P C	22820 MOONEY ST	2,180
20-99-00-017-034	JERMEDIA SPA	32580 GRAND RIVER AVE STE 3	100
20-99-00-017-035	TOASTER MEDIA	32580 GRAND RIVER AVE STE 1A	40
20-99-00-018-009	WIRELESS GURU & GAMES	30778 GRAND RIVER AVE	180
20-99-00-019-004	A1 QUALITY	22849 ORCHARD LAKE RD	1,420
20-99-00-019-028	SOUTH OAKLAND GASTROENTEROLOGY	23133 ORCHARD LAKE RD STE 200	45,540
20-99-00-020-027	PHARMA SOURCE LTC	31620 GRAND RIVER AVE	1,000
20-99-00-020-028	ASIAN THERAPY MASSAGE	31830 GRAND RIVER AVE	2,000
20-99-00-020-029	ALTERATIONS	32500 GRAND RIVER AVE STE 111	1,000
20-99-00-020-031	TAQUERIA VICTORIA	30746 GRAND RIVER AVE	30,000
20-99-00-020-032	QUALITY PLUS PHARMACY	23020 POWER RD	2,000
20-99-00-020-033	STORE HOUSE STUDIOZ	22828 ORCHARD LAKE RD	20,000
20-99-00-020-034	FARMINGTON FAMILY PHYSICIANS	23133 ORCHARD LAKE RD STE 102	44,200
20-99-00-020-041	CATARACT & EYE CONSULTANTS	23133 ORCHARD LAKE RD STE 205	174,360
20-99-00-020-062	ENVISION DIAGNOSTIC	23133 ORCHARD LAKE RD STE 102	44,020
20-99-00-890-063	VALVOLINE INSTANT OIL CHANGE	32686 GRAND RIVER AVE	134,400
20-99-00-920-073	AIRE EXCHANGE	32500 GRAND RIVER AVE STE 100	80
20-99-00-930-001	TOP DRIVER ACQUISITION LLC	31834 GRAND RIVER AVE	40
20-99-00-950-047	FIVE STAR DOOR	32620 GRAND RIVER AVE	160
20-99-00-990-005	T-MOBILE CENTRAL L L C	31515 GRAND RIVER AVE	20
20-99-00-990-008	ZAP ZONE	31506 GRAND RIVER AVE	14,560
Total Private Personal Property:			533,080

Total PRIVATE Real/Personal Property: 3,444,180

**City of Farmington
Private Investment - Tax Year 2021**

Private Investment - Real Property

<u>Parcel No.</u>	<u>Name</u>	<u>Address</u>	<u>TCV</u>
20-23-27-428-016	ORCHARD TRAILS MOB, LLC	23133 ORCHARD LAKE RD STE 206	511,260
Total Private Real Property:			511,260

Private Investment - Personal Property

<u>Parcel No.</u>	<u>Name</u>	<u>Address</u>	<u>TCV</u>
20-99-00-002-099	BELLE TIRE DISTRIBUTORS INC	22843 ORCHARD LAKE RD	7,080
20-99-00-004-000	DREAM TEAMS	32580 GRAND RIVER AVE STE 15	20
20-99-00-004-012	DANBOISE MECHANICAL INC	31625 GRAND RIVER AVE	9,500
20-99-00-005-016	KILS TAEKWONDO	32326 GRAND RIVER AVE	40
20-99-00-006-156	ZANETTI, JEFFREY L DDS PC	31904 GRAND RIVER AVE	9,840
20-99-00-006-160	FARMINGTON DERMATOLOGISTS PC	23133 ORCHARD LAKE RD STE 201	106,220
20-99-00-010-029	ACAFES HAIR STUDIO	23030 MOONEY ST STE B	80
20-99-00-011-014	WE BUY IT & SELL IT ALL	30930 GRAND RIVER AVE	40
20-99-00-011-145	DELTA INVESTMENTS	31233 GRAND RIVER AVE	640
20-99-00-016-005	STEVE'S BARBER SHOP	22832 ORCHARD LAKE RD	20
20-99-00-016-006	FARMINGTON HAIR STUDIO	30942 GRAND RIVER AVE	20
20-99-00-016-200	PLAZA VETERINARY HOSPITAL P C	22820 MOONEY ST	10,120
20-99-00-017-034	JERMEDIA SPA	32580 GRAND RIVER AVE STE 3	80
20-99-00-017-035	TOASTER MEDIA	32580 GRAND RIVER AVE STE 1A	20
20-99-00-018-009	WIRELESS GURU & GAMES	30778 GRAND RIVER AVE	140
20-99-00-019-023	SHLAFFER, ROMAN DDS	31930 GRAND RIVER AVE	92,980
20-99-00-019-028	SOUTH OAKLAND GASTROENTEROLOGY	23133 ORCHARD LAKE RD STE 200	1,380
20-99-00-020-027	PHARMA SOURCE LTC	31620 GRAND RIVER AVE	20
20-99-00-020-028	ASIAN THERAPY MASSAGE	31830 GRAND RIVER AVE	20
20-99-00-020-031	TAQUERIA VICTORIA	30746 GRAND RIVER AVE	420
20-99-00-020-032	QUALITY PLUS PHARMACY	23020 POWER RD	20
20-99-00-020-033	STORE HOUSE STUDIOZ	22828 ORCHARD LAKE RD	280
20-99-00-020-034	FARMINGTON FAMILY PHYSICIANS	23133 ORCHARD LAKE RD STE 102	7,920
20-99-00-020-041	CATARACT & EYE CONSULTANTS	23133 ORCHARD LAKE RD STE 205	25,980
20-99-00-021-022	MOORE VALUE PROS	31618 GRAND RIVER AVE	10,000
20-99-00-021-023	ORCHARD TRAILS PHARMACY	23133 ORCHARD LAKE RD STE 101	20,000
20-99-00-021-026	TOTAL CAR CARE	22849 ORCHARD LAKE RD	75,000
20-99-00-890-063	VALVOLINE INSTANT OIL CHANGE	32686 GRAND RIVER AVE	880
20-99-00-930-001	TOP DRIVER ACQUISITION LLC	31834 GRAND RIVER AVE	20
20-99-00-930-014	EGOCENTRIX SALON	22834 MOONEY ST	14,220
20-99-00-950-047	FIVE STAR DOOR	32620 GRAND RIVER AVE	120
20-99-00-990-008	ZAP ZONE	31506 GRAND RIVER AVE	10,920
Total Private Personal Property:			404,040

Total PRIVATE Real/Personal Property: 915,300

**City of Farmington
Private Investment - Tax Year 2022**

Private Investment - Real Property

<u>Parcel No.</u>	<u>Name</u>	<u>Address</u>	<u>TCV</u>
N/A	N/A	N/A	0
Total Private Real Property:			0

Private Investment - Personal Property

<u>Parcel No.</u>	<u>Name</u>	<u>Address</u>	<u>TCV</u>
20-99-00-002-099	BELLE TIRE DISTRIBUTORS INC	22843 ORCHARD LAKE RD	21,240
20-99-00-004-000	DREAM TEAMS	32580 GRAND RIVER AVE STE 15	40
20-99-00-004-012	DANBOISE MECHANICAL INC	31625 GRAND RIVER AVE	14,380
20-99-00-006-156	ZANETTI, JEFFREY L DDS PC	31904 GRAND RIVER AVE	64,940
20-99-00-006-160	FARMINGTON DERMATOLOGISTS PC	23133 ORCHARD LAKE RD STE 201	17,900
20-99-00-010-029	ACAFES HAIR STUDIO	23030 MOONEY ST STE B	200
20-99-00-011-014	WE BUY IT & SELL IT ALL	30930 GRAND RIVER AVE	100
20-99-00-011-145	SUNOCO	31233 GRAND RIVER AVE	1,140
20-99-00-016-005	STEVE'S BARBER SHOP	22832 ORCHARD LAKE RD	80
20-99-00-016-006	FARMINGTON HAIR STUDIO	30942 GRAND RIVER AVE	80
20-99-00-016-200	PLAZA VETERINARY HOSPITAL P C	22820 MOONEY ST	3,520
20-99-00-017-034	JERMECIA SPA	32580 GRAND RIVER AVE STE 3	180
20-99-00-018-009	FARMINGTON PHONE REPAIR	30778 GRAND RIVER AVE	340
20-99-00-019-023	SHLAFFER, ROMAN DDS	31930 GRAND RIVER AVE	3,060
20-99-00-019-028	SOUTH OAKLAND GASTROENTEROLOGY	23133 ORCHARD LAKE RD STE 200	3,980
20-99-00-020-027	PHARMA SOURCE LTC	31620 GRAND RIVER AVE	3,980
20-99-00-020-028	ASIAN THERAPY MASSAGE	31830 GRAND RIVER AVE	60
20-99-00-020-032	QUALITY PLUS PHARMACY	23020 POWER RD	60
20-99-00-020-033	STORE HOUSE STUDIOZ	22828 ORCHARD LAKE RD	660
20-99-00-020-034	FARMINGTON FAMILY PHYSICIANS	23133 ORCHARD LAKE RD STE 102	1,480
20-99-00-020-041	CATARACT & EYE CONSULTANTS	23133 ORCHARD LAKE RD STE 205	13,860
20-99-00-021-023	ORCHARD TRAILS PHARMACY	23133 ORCHARD LAKE RD STE 101	660
20-99-00-021-026	TOTAL CAR CARE	22849 ORCHARD LAKE RD	2,480
20-99-00-022-022	LATHAN SMOOTHIE SHOP	22836 ORCHARD LAKE RD	25,000
20-99-00-022-032	PLUSH BEAUTY BAR	31826 GRAND RIVER AVE	5,000
20-99-00-022-037	PUBLIC GYM, THE	32326 GRAND RIVER AVE	40,000
20-99-00-022-044	SHOPPE, THE	32326 GRAND RIVER AVE	10,000
20-99-00-930-001	TOP DRIVER ACQUISITION LLC	31834 GRAND RIVER AVE	60
20-99-00-930-014	EGOCENTRIX SALON	22834 MOONEY ST	2,600
20-99-00-950-047	FIVE STAR DOOR	32620 GRAND RIVER AVE	300
20-99-00-990-005	T-MOBILE CENTRAL L L C	31515 GRAND RIVER AVE	580
20-99-00-990-008	ZAP ZONE	31506 GRAND RIVER AVE	26,120
Total Private Personal Property:			264,080

Total PRIVATE Real/Personal Property: 264,080

**City of Farmington
Private Investment - Tax Year 2023**

Private Investment - Real Property

<u>Parcel No.</u>	<u>Name</u>	<u>Address</u>	<u>TCV</u>
N/A	N/A	N/A	0
Total Private Real Property:			0

Private Investment - Personal Property

<u>Parcel No.</u>	<u>Name</u>	<u>Address</u>	<u>TCV</u>
20-99-00-002-099	BELLE TIRE DISTRIBUTORS INC	22843 ORCHARD LAKE RD	100
20-99-00-004-000	DREAM TEAMS	32580 GRAND RIVER AVE STE 15	60
20-99-00-004-012	DANBOISE MECHANICAL INC	31625 GRAND RIVER AVE	25,700
20-99-00-009-023	RAINBOW REHABILITATION	32619 GRAND RIVER AVE	1,300
20-99-00-010-029	ACAFES HAIR STUDIO	23030 MOONEY ST STE B	300
20-99-00-011-014	WE BUY IT & SELL IT ALL	30930 GRAND RIVER AVE	160
20-99-00-011-145	CITGO	31233 GRAND RIVER AVE	1,800
20-99-00-016-005	STEVE'S BARBER SHOP	22832 ORCHARD LAKE RD	120
20-99-00-016-006	FARMINGTON HAIR STUDIO	30942 GRAND RIVER AVE	2,160
20-99-00-016-200	PLAZA VETERINARY HOSPITAL P C	22820 MOONEY ST	33,280
20-99-00-019-023	SHLAFFER, ROMAN DDS	31930 GRAND RIVER AVE	4,800
20-99-00-020-027	PHARMA SOURCE LTC	31620 GRAND RIVER AVE	260
20-99-00-020-032	QUALITY PLUS PHARMACY	23020 POWER RD	100
20-99-00-020-033	STORE HOUSE STUDIOZ	22828 ORCHARD LAKE RD	1,040
20-99-00-020-034	FARMINGTON FAMILY PHYSICIANS	23133 ORCHARD LAKE RD STE 102	2,320
20-99-00-020-041	CATARACT & EYE CONSULTANTS	23133 ORCHARD LAKE RD STE 205	8,380
20-99-00-021-023	ORCHARD TRAILS PHARMACY	23133 ORCHARD LAKE RD STE 101	1,040
20-99-00-021-026	TOTAL CAR CARE	22849 ORCHARD LAKE RD	3,880
20-99-00-022-022	LATHAN SMOOTHIE SHOP	22836 ORCHARD LAKE RD	1,260
20-99-00-022-037	PUBLIC GYM, THE	32326 GRAND RIVER AVE	2,000
20-99-00-023-002	DOLLED BY DANNIE	31826 GRAND RIVER AVE	5,000
20-99-00-023-009	LIGHT OF THE WAYSHOWER	23030 MOONEY ST STE C	15,000
20-99-00-023-010	TRIAD	22882 ORCHARD LAKE RD	15,000
20-99-00-023-011	LV CABINETS INC	22856 ORCHARD LAKE RD	20,000
20-99-00-023-020	MICHIGAN FIREARM CONNECT LLC	32500 GRAND RIVER AVE STE 111	1,000
20-99-00-023-021	HART MORTGAGE	32300 GRAND RIVER AVE	5,000
20-99-00-023-022	TORLEY INSURANCE GROUP	32425 GRAND RIVER AVE STE 5	2,500
20-99-00-930-001	TOP DRIVER ACQUISITION LLC	31834 GRAND RIVER AVE	100
20-99-00-930-014	EGOCENTRIX SALON	22834 MOONEY ST	440
20-99-00-950-047	FIVE STAR DOOR	32620 GRAND RIVER AVE	460
20-99-00-990-008	ZAP ZONE	31506 GRAND RIVER AVE	445,920
Total Private Personal Property:			600,480

Total PRIVATE Real/Personal Property: 600,480

**City of Farmington
Private Investment - Tax Year 2024**

Private Investment - Real Property

<u>Parcel No.</u>	<u>Name</u>	<u>Address</u>	<u>TCV</u>
N/A	N/A	N/A	0
Total Private Real Property:			0

Private Investment - Personal Property

<u>Parcel No.</u>	<u>Name</u>	<u>Address</u>	<u>TCV</u>
20-99-00-004-000	DREAM TEAMS	32580 GRAND RIVER AVE STE 15	60
20-99-00-004-012	DANBOISE MECHANICAL INC	31625 GRAND RIVER AVE	24,300
20-99-00-009-023	RAINBOW REHABILITATION	32619 GRAND RIVER AVE	1,360
20-99-00-010-029	ACAFES HAIR STUDIO	23030 MOONEY ST STE B	320
20-99-00-011-014	WE BUY IT & SELL IT ALL	30930 GRAND RIVER AVE	160
20-99-00-016-005	STEVE'S BARBER SHOP	22832 ORCHARD LAKE RD	120
20-99-00-016-006	FARMINGTON HAIR STUDIO	30942 GRAND RIVER AVE	220
20-99-00-016-200	PLAZA VETERINARY HOSPITAL P C	22820 MOONEY ST	39,660
20-99-00-019-023	SHLAFFER, ROMAN DDS	31930 GRAND RIVER AVE	5,040
20-99-00-020-032	QUALITY PLUS PHARMACY	23020 POWER RD	100
20-99-00-020-033	STORE HOUSE STUDIOZ	22828 ORCHARD LAKE RD	1,100
20-99-00-020-034	FARMINGTON FAMILY PHYSICIANS	23133 ORCHARD LAKE RD STE 102	2,440
20-99-00-020-041	CATARACT & EYE CONSULTANTS	23133 ORCHARD LAKE RD STE 205	8,800
20-99-00-021-023	ORCHARD TRAILS PHARMACY	23133 ORCHARD LAKE RD STE 101	1,080
20-99-00-023-010	TRIAD	22882 ORCHARD LAKE RD	760
20-99-00-023-020	MICHIGAN FIREARM CONNECT LLC	32500 GRAND RIVER AVE STE 111	60
20-99-00-023-021	HART MORTGAGE	32300 GRAND RIVER AVE	260
20-99-00-023-022	TORLEY INSURANCE GROUP	32425 GRAND RIVER AVE STE 5	120
20-99-00-024-009	PATHWAYS	32316 GRAND RIVER AVE STE 101	2,500
20-99-00-024-015	POUND CAKE STATION	22836 ORCHARD LAKE RD	40,000
20-99-00-024-016	STAR SOUL HEALING	22512 ORCHARD LAKE RD	5,000
20-99-00-024-052	LOVE "S"PLENDOR	31822 GRAND RIVER AVE	30,000
20-99-00-930-001	ALL STAR DRIVER EDUCATION	31834 GRAND RIVER AVE	100
20-99-00-930-014	EGOCENTRIX SALON	22834 MOONEY ST	460
20-99-00-950-047	FIVE STAR DOOR	32620 GRAND RIVER AVE	480
20-99-00-990-005	T-MOBILE CENTRAL L L C	31515 GRAND RIVER AVE	12,960
20-99-00-990-008	ZAP ZONE	31506 GRAND RIVER AVE	63,160
Total Private Personal Property:			240,620

Total PRIVATE Real/Personal Property: **240,620**

CIA Staff Report	Board Meeting Date: October 10, 2024	Item Number
Submitted by: Chris Weber, Assistant City Manager		
Agenda Topic: Grand River Corridor Improvement Authority Overlay District		
Proposed Motion: None		
Background: The City’s zoning ordinances determine and limit the type of buildings and activities that can occur in a particular area. In addition, in the CIA, there is an overlay district that expands what is allowed. City Administration has had several inquiries from business interested in locating in the CIA and none of them were aware of the overlay district. Additionally, at the joint CIA meeting between Farmington and Farmington Hills, Farmington Hills Administration mentioned that out of the 30 businesses that contacted their City over the past year, only 1 was aware of the overlay district. The CIA Board should consider eliminating the overlay district and incorporating it directly into the zoning of the district.		
Materials: None		

PERIOD ENDING 09/30/2024

PRELIMINARY

GL NUMBER	DESCRIPTION	BALANCE 09/30/2023	ORIGINAL BUDGET	2024-25 AMENDED BUDGET	END BALANCE 09/30/2024	AVAILABLE BALANCE	% BGD USED
Fund 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND							
Assets							
Function: Unclassified							
Dept 000.00							
Unclassified							
244-000.00-001.000	CASH-GENERAL RECEIVING	209,616.13			279,892.00		
244-000.00-025.219	TAXES REC, DELINQUENT PERSONAL	603.73			603.73		
244-000.00-025.220	TAXES REC, DELINQUENT PERSONAL	724.08			724.08		
244-000.00-025.221	TAXES REC, DELINQUENT PERSONAL	753.62			753.62		
244-000.00-025.222	TAXES REC, DELINQUENT PERSONAL	1,188.44			1,158.32		
244-000.00-025.223	TAXES REC, DELINQUENT PERSONAL	0.00			766.09		
244-000.00-026.000	ALLOWANCE FOR UNCOLLECTIBLE TAXES	(3,306.22)			(4,106.14)		
244-000.00-027.000	TAXES REFUNDABLE	0.00			(6,341.28)		
244-000.00-072.000	DUE FROM OAKLAND COUNTY	36.35			0.00		
	Unclassified	209,616.13			273,450.42		
Total Dept 000.00		209,616.13			273,450.42		
Total - Function Unclassified		209,616.13			273,450.42		
TOTAL ASSETS		209,616.13			273,450.42		
Fund Equity							
Function: Unclassified							
Dept 000.00							
Unclassified							
244-000.00-390.000	FUND BALANCE	156,258.44			156,258.44		
	Unclassified	156,258.44			156,258.44		
Total Dept 000.00		156,258.44			156,258.44		
Total - Function Unclassified		156,258.44			156,258.44		
TOTAL FUND EQUITY		156,258.44			156,258.44		
Revenues							
Function: Unclassified							
Dept 000.00							
PROPERTY TAXES							
244-000.00-403.007	PROPERTY TAXES, TIFA	51,487.58	79,000.00	79,000.00	63,540.77	15,459.23	80.43
	PROPERTY TAXES	51,487.58	79,000.00	79,000.00	63,540.77	15,459.23	80.43
OTHER REVENUE							
244-000.00-664.000	INVESTMENT INCOME	1,870.11	8,000.00	8,000.00	1,822.05	6,177.95	22.78
	OTHER REVENUE	1,870.11	8,000.00	8,000.00	1,822.05	6,177.95	22.78

PERIOD ENDING 09/30/2024

PRELIMINARY

GL NUMBER	DESCRIPTION	BALANCE 09/30/2023	ORIGINAL BUDGET	2024-25 AMENDED BUDGET	END BALANCE 09/30/2024	AVAILABLE BALANCE	% BDGT USED
Fund 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND							
Revenues							
Total Dept 000.00		53,357.69	87,000.00	87,000.00	65,362.82	21,637.18	75.13
Total - Function Unclassified		53,357.69	87,000.00	87,000.00	65,362.82	21,637.18	75.13
TOTAL REVENUES		53,357.69	87,000.00	87,000.00	65,362.82	21,637.18	75.13
Expenditures							
Function: Unclassified							
Dept 000.00							
Unclassified							
244-000.00-818.000	CONTRACTUAL SERVICES	0.00	110,000.00	110,000.00	0.00	110,000.00	0.00
	Unclassified	0.00	110,000.00	110,000.00	0.00	110,000.00	0.00
Total Dept 000.00		0.00	110,000.00	110,000.00	0.00	110,000.00	0.00
Total - Function Unclassified		0.00	110,000.00	110,000.00	0.00	110,000.00	0.00
TOTAL EXPENDITURES		0.00	110,000.00	110,000.00	0.00	110,000.00	0.00
Total Fund 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND							
TOTAL ASSETS		209,616.13			273,450.42		
BEG. FUND BALANCE - 2023-24		156,258.44			156,258.44		
+ NET OF REVENUES/EXPENDITURES - 2023-24					51,829.16	51,829.16	
+ NET OF REVENUES & EXPENDITURES		53,357.69	(23,000.00)	(23,000.00)	65,362.82	(88,362.82)	284.19
= ENDING FUND BALANCE		209,616.13			273,450.42		
+ LIABILITIES		0.00			0.00		
= TOTAL LIABILITIES AND FUND BALANCE		209,616.13			273,450.42		