



**GRAND RIVER CORRIDOR IMPROVEMENT  
AUTHORITY MEETING**

**Thursday, June 5, 2025 – 8:00 a.m.**

**Conference Room A – City Hall**

**23600 Liberty Street**

**Farmington, MI 48335**

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**AGENDA**

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
  - A. January 9, 2025 Minutes**
  - B. March 14, 2025 Minutes**
- 4. UNFINISHED BUSINESS**
- 5. NEW BUSINESS**
  - A. Agreement to Share Tax Increment Financing Revenue from the Farmington Community Library Millage**
  - B. Farmington Hills CIA Activities**
  - C. Master Plan Steering Committee Update**
  - D. Development 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  
JANURARY 9, 2025

1. ROLL CALL

The meeting was called to order at 8:04 by Vice Chairperson Carron at 9:05

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

Members Absent: Graham, King

Staff Present: Weber

2. APPROVAL OF AGENDA

Motion made by Accettura, support by Schneemann. Motion Passed unanimously.

3. APPROVAL OF MINUTES

A. October 10, 2024 Minutes

B. November 14, 2024 Minutes

Motion by O'Dell, support by Schneemann to accept both sets of minutes. Motion Passed unanimously.

4. ELECTION OF OFFICERS

A. Accept nominations for Chairperson

Thomas nominated for Chairperson by Schneemann, support by Accettura. Motion Passed unanimously.

B. Accept nominations for Vice Chairperson

O'Dell nominated for Vice Chairperson by Schneemann, support by Thomas. Motion Passed unanimously.

C. Accept nominations for Secretary

Carron nominated by Schneemann, support by Accettura  
Motion Passed unanimously.

5. 2025 MEETING CALENDAR

2025 Meeting dates posted.

Motion to accept by O'Dell, support by Accettura.

Motion Passed unanimously.

6. UNFINISHED BUSINESS

- A. Discussion of Façade Improvement Program
- B. Continued Discussion of Potential Financial Incentive for Fired and Fused.

Both A. and B. were indefinitely tabled due to lack of a motion.

7. NEW BUSINESS

- A. Farmington Hills CIA Budget  
For information only, no motion needed

8. OTHER BUSINESS – NONE

9. PUBLIC COMMENT – NONE

10. BOARD MEMBER COMMENT – Winery Closing on 1/10/25

11. ADJOURNMENT

Motion to adjourn at 9:00 AM by Patrick, second by O'Dell

Motion Passed unanimously.

CITY OF FARMINGTON  
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY  
MINUTES  
MARCH 14, 2025

1. ROLL CALL

Members Present: Accentura, Carron, O'Dell, Schneemann, Thomas

Members Absent: King, Graham

Staff: Weber

2. APPROVAL OF AGENDA

MOTION to approve the agenda made by O'Dell, support by Accentura.

Motion passed unanimously.

3. APPROVAL OF MINUTES

MOTION to approve the January minutes.

Moved to Unfinished business.

4. UNFINISHED BUSINESS

A. Discussion of January 9, 2025 Minutes

January minutes were lost due to computer glitch. Minutes were recreated and will be published for approval next meeting.

5. NEW BUSINESS

A. Fiscal Year 2024-25 Budget Review.

Budget was reviewed. Motion to approve by Schneemann, support by O'Dell. Motion passed unanimously.

B. Fiscal Year 2025-26 Work Plan and Budget Discussion

Work Plan and Budget were reviewed. Motion to approve by Schneemann, second by O'Dell. Motion passed unanimously.

6. UPDATE – CURRENT DEVELOPMENT ACTIVITY

A. Winery sold January 2025.

B. New tenants at Farmington Shopping Center

7. PUBLIC COMMENT

None

8. BOARD MEMBER COMMENT

City of Farmington Master plan review is underway involving City of Farmington, DDA, CIA, Parks and recreation.

Thomas represent CIA and Schneemann present.

9. ADJOURNMENT

Meeting adjourned at 9:05AM. Motion made by O'Dell, support by Accentura. Motion approved unanimously.

<b>CIA Staff Report</b>	<b>Board Meeting Date:</b> June 5, 2025	<b>Item Number</b>
<b>Submitted by:</b> Chris Weber, Assistant City Manager		
<b>Agenda Topic:</b> Agreement to Share Tax Increment Financing Revenue From the Farmington Community Library Millage		
<b>Proposed Motion:</b> Move to Approve an Agreement to Share Tax Increment Financing Revenue From the Farmington Community Library Millage and Authorize the Board Chairperson to sign the agreement.		
<b>Background:</b>  Public Act 57 of 2018 states that millages for a public library approved after December 31, 2016 are automatically exempt from capture by entities including CIA's. In 2024, the Library renewed their operating millage, which is considered a new millage for this purpose.  The law provides that the CIA and the Library can enter into an agreement to allow all or a portion of the Library taxes to be captured. Attached is a proposed agreement created by the Library. It allows for capture during the 2025 and 2026 tax seasons. A new agreement would be required to capture the Library's operating millage after 2026.  The agreement has been reviewed by the City's legal council.		
<b>Materials:</b>  Agreement to Share Tax Increment Financing Revenue From the Farmington Community Library Millage		

## **AGREEMENT TO SHARE TAX INCREMENT FINANCING REVENUE FROM THE FARMINGTON COMMUNITY LIBRARY MILLAGE**

This Agreement is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2025 by and between the City of Farmington's Grand River Corridor Improvement Authority ("CIA") and the Farmington Community Library ("Library"). The CIA and the Library are sometimes hereinafter referred to collectively as the "Parties."

### **RECITALS**

**WHEREAS**, the CIA was established by the City of Farmington pursuant to 2005 PA 280, the Corridor Improvement Authority Act, which has since been repealed and recodified in the Recodified Tax Increment Financing Act, 2018 PA 57 (the "Act"); and

**WHEREAS**, the CIA had approved a Development Plan and Tax Increment Financing Plan and currently captures Tax Increment Financing ("TIF") revenues from various taxing jurisdictions; and

**WHEREAS**, the Library is a taxing jurisdiction and levies a district wide millage for library purposes approved by voters on November 5, 2024 ("Library Millage"); and

**WHEREAS**, pursuant Section 618(5) of the Act, taxes levied for a separate millage for public library purposes approved by the electors after December 31, 2016 are automatically exempt from capture by the CIA; however, a library board or commission may allow all or a portion of its taxes levied to be included as tax increment revenues and subject to capture under this part under the terms of a written agreement between the library board and the CIA.

**WHEREAS**, Section 618(5) of the Act authorizes the CIA and the Library to enter into an agreement to allow all or a portion of the Library taxes levied to be included as tax increment revenues and subject to capture; and

**WHEREAS**, pursuant to Section 618(5) of the Act, the Library desires to enter into an agreement with the CIA to allow the Library Millage to be included as tax increment revenues and subject to capture subject to the terms of this Agreement.

**NOW THEREFORE**, in order to carry out the intent of the Parties and all Parties providing valuable consideration, the receipt of which is acknowledged, the Parties agree as follows:

1. **Agreement to Share the Library Taxes.** The Library, pursuant to Section 618(5) of the Act, agrees to allow a portion of the Library Millage to be included as tax increment revenues and subject to capture. The amount of Library Millage that the Library is sharing with the CIA shall be equal to the amount that the CIA would have received from the Library Millage levy if the CIA was capturing tax increment financing revenue pursuant to the CIA's approved Plan (hereinafter referred to as "Amount of Shared

Capture"). The Library authorizes the City of Farmington and the CIA to capture the Amount of Shared Capture from the Library's Library Millage for only the 2025 and 2026 millage levies and disburse the Amount of Shared Capture to the CIA pursuant to the terms of this Agreement.

2. **Use of Amount of Shared Capture.** As a condition of receiving the Amount of Shared Capture identified in paragraph 1 above, the CIA shall provide the Library with a description of the intended uses of the Amount of Shared Capture.
3. **Term.** The term of this Agreement shall begin on January 1, 2025, and end on December 31, 2026. The only tax levies of the Library Millage that the Library agrees to share pursuant to paragraph 1 are the 2025 and 2026 tax levies.
4. **Integration.** The Agreement sets forth the entire agreement and understanding between the Parties as to the subject matter hereof, and supersedes all prior and/or contemporaneous discussions, representations, amendments, or understandings of every kind and nature between them.
5. **Waiver.** No waiver of any of the obligations contained herein shall be effective for any purpose unless the same shall be in writing signed by a representative of the Library upon its Library Board's approval and signed by the CIA's Chairman or Director upon its Authority Board approval.
6. **Applicable Law.** This Agreement shall be interpreted in accordance with the laws of the State of Michigan.
7. **Severability.** If any provision of this Agreement is found to be invalid or unenforceable, it shall not affect the validity of the balance of this Agreement, which shall remain valid and enforceable according to its terms.
8. **Construction.** This Agreement has been prepared, and negotiations have occurred in connection with said preparation pursuant to the joint efforts of the Parties. This Agreement therefore shall not be construed against any Party to this Agreement.
9. **No Third-Party Beneficiaries.** This Agreement is not intended to confer upon any person or entity, other than the Parties hereto, any rights or remedies of any kind or nature whatsoever.
10. **Amendment.** This Agreement may not be amended or modified except by written agreement signed by both Parties.
11. **Counterparts.** This Agreement may be executed in several counterparts each of which shall be deemed one and the same Agreement. It shall be binding upon and inure to the benefit of the Parties to it and their respective successors and assigns.



12. **Filing with Clerk.** As required by Section 3(3) of the Act, this Agreement shall be filed with the City of Farmington Clerk after it is executed.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement as of the Effective Date.

**CITY OF FARMINGTON GRAND RIVER  
CORRIDOR IMPROVEMENT AUTHORITY**

By\_\_\_\_\_

Its: Chairman

Date:\_\_\_\_\_

**FARMINGTON COMMUNITY LIBRARY**

By\_\_\_\_\_

Its: President

Date:\_\_\_\_\_

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<b>CIA Staff Report</b>	<b>Board Meeting Date:</b> June 5, 2025	<b>Item Number</b>
<b>Submitted by:</b> Chris Weber, Assistant City Manager		
<b>Agenda Topic:</b> Master Plan Steering Committee Update		
<b>Proposed Motion:</b> None. Discussion Only		
<b>Background:</b>  On May 20, the Master Plan Steering Committee met to discuss community feedback and potential priority items, including; <ul style="list-style-type: none"> <li>○ Talk of expanding the downtown area, density, use of the overlay district</li> <li>○ Discussion of "events only being held downtown"</li> <li>○ Feedback from the public outreach including the considerable feedback about the east area buildings</li> </ul> We will discuss some of the viewpoints expressed. The presentation can be found at: <a href="https://www.farmingtonforward2025.com/resources">https://www.farmingtonforward2025.com/resources</a>		
<b>Materials:</b>  None		