



**GRAND RIVER CORRIDOR IMPROVEMENT
AUTHORITY MEETING**

Thursday, March 13, 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**
- 4. UNFINISHED BUSINESS**
 - A. Discussion of January 9, 2025 Minutes**
- 5. NEW BUSINESS**
 - A. Fiscal Year 2024-25 Budget Review**
 - B. Fiscal Year 2025-26 Work Plan and Budget Discussion**
- 6. UPDATE – CURRENT DEVELOPMENT ACTIVITY**
- 7. PUBLIC COMMENT**
- 8. BOARD MEMBER COMMENT**
- 9. 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: March 13, 2025	Item Number
Submitted by: Chris Weber, Assistant City Manager		
Agenda Topic: Fiscal Year 2024-25 Budget Review		
Proposed Motion: None. This is a discussion only item		
Background: Each quarter, the CIA Board reviews budget to actual activity for the budget year.		
Materials: Budget for the quarter ending 12-31-24		

PERIOD ENDING 12/31/2024

GL NUMBER	DESCRIPTION	2024-25	BEG. BALANCE	ACTIVITY FOR		END BALANCE	AVAILABLE	% BGD
		AMENDED BUDGET	07/01/2024	MONTH	YEAR-TO-DATE	12/31/2024	BALANCE	USED
				12/31/24	THRU 12/31/24			
Fund 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND								
Assets								
Dept 000.00								
244-000.00-001.000	CASH-GENERAL RECEIVING		213,330.37	2,465.50	73,848.54	287,178.91		
244-000.00-025.219	TAXES REC, DELINQUENT PERSONAL		603.73	0.00	0.00	603.73		
244-000.00-025.220	TAXES REC, DELINQUENT PERSONAL		724.08	0.00	0.00	724.08		
244-000.00-025.221	TAXES REC, DELINQUENT PERSONAL		753.62	0.00	0.00	753.62		
244-000.00-025.222	TAXES REC, DELINQUENT PERSONAL		1,158.32	0.00	0.00	1,158.32		
244-000.00-025.223	TAXES REC, DELINQUENT PERSONAL		866.39	(10.20)	(110.50)	755.89		
244-000.00-026.000	ALLOWANCE FOR UNCOLLECTIBLE TA		(4,106.14)	0.00	0.00	(4,106.14)		
244-000.00-027.000	TAXES REFUNDABLE		(6,341.28)	0.00	0.00	(6,341.28)		
244-000.00-072.000	DUE FROM OAKLAND COUNTY		1,098.51	10.20	(1,088.31)	10.20		
Total Dept 000.00			208,087.60	2,465.50	72,649.73	280,737.33		
TOTAL ASSETS			208,087.60	2,465.50	72,649.73	280,737.33		
Fund Equity								
Dept 000.00								
244-000.00-390.000	FUND BALANCE		208,087.60	0.00	0.00	208,087.60		
Total Dept 000.00			208,087.60	0.00	0.00	208,087.60		
TOTAL FUND EQUITY			208,087.60	0.00	0.00	208,087.60		
Revenues								
Dept 000.00								
244-000.00-403.007	PROPERTY TAXES, TIFA	79,000.00		1,468.21	66,722.96	66,722.96	12,277.04	84.46
244-000.00-664.000	INVESTMENT INCOME	8,000.00		997.29	5,926.77	5,926.77	2,073.23	74.08
Total Dept 000.00		87,000.00		2,465.50	72,649.73	72,649.73	14,350.27	83.51
TOTAL REVENUES		87,000.00		2,465.50	72,649.73	72,649.73	14,350.27	83.51
Expenditures								
Dept 000.00								
244-000.00-818.000	CONTRACTUAL SERVICES	110,000.00		0.00	0.00	0.00	110,000.00	0.00
Total Dept 000.00		110,000.00		0.00	0.00	0.00	110,000.00	0.00
TOTAL EXPENDITURES		110,000.00		0.00	0.00	0.00	110,000.00	0.00
Total Fund 244 - CORRIDOR IMPROVEMENT AUTHORITY F								
TOTAL ASSETS			208,087.60	2,465.50	72,649.73	280,737.33		
BEG. FUND BALANCE			208,087.60			208,087.60		

User: LRasico

DB: Farmington

PERIOD ENDING 12/31/2024

GL NUMBER	DESCRIPTION	2024-25	BEG. BALANCE	ACTIVITY FOR		END BALANCE	AVAILABLE	% BGD
		AMENDED BUDGET	07/01/2024	MONTH	YEAR-TO-DATE	12/31/2024	BALANCE	USED
				12/31/24	THRU 12/31/24			
Fund 244 -	CORRIDOR IMPROVEMENT AUTHORITY FUND							
+	NET OF REVENUES & EXPENDITURES	(23,000.00)		2,465.50	72,649.73	72,649.73	(95,649.73)	315.87
=	ENDING FUND BALANCE		208,087.60	2,465.50	72,649.73	280,737.33		
+	LIABILITIES		0.00	0.00	0.00	0.00		
=	TOTAL LIABILITIES AND FUND BALANCE		208,087.60	2,465.50	72,649.73	280,737.33		

CIA Staff Report	Board Meeting Date: March 13, 2025	Item Number
Submitted by: Chris Weber, Director of Finance and Administration		
Agenda Topic: Fiscal Year 2025-26 Work Plan and Budget Discussion		
Proposed Motion: Discussion Only		
Background: The CIA Bylaws require the Board to review the Proposed 25-26 Budget prior to submittal to Council. We will discuss the Work Plan and Budget at this meeting. The budget will be presented to Council on April 21, 2025 and is typically approved at the June 16, 2025 council meeting. Attached is a draft budget document showing anticipated revenue as well as a few suggested expenditures to serve as a starting point. Also attached is the Grand River CIA – TIF Plan Executive Summary, which lists all of the projects in the CIA TIF Plan.		
Materials: CIA Draft Budget 25-26 with Budget Detail Grand River CIA – TIF Plan Executive Summary		

BUDGET REPORT FOR CITY OF FARMINGTON
Fund: 244 CORRIDOR IMPROVEMENT AUTHORITY FUND

Calculations as of 02/28/2025

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ACTIVITY	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 02/28/25	2024-25 PROJECTED ACTIVITY	2025-26 MGR REQ BUDGET
ESTIMATED REVENUES							
Function: Unclassified							
Dept 000.00							
244-000.00-403.001	PROPERTY TAXES, TIFA, REV	8,197	(7,141)	0	0	0	0
244-000.00-403.007	PROPERTY TAXES, TIFA	50,519	65,986	79,000	72,095	77,000	79,000
244-000.00-539.000	GRANTS, OTHER	0	0	0	0	15,000	5,000
244-000.00-664.000	INVESTMENT INCOME	6,091	9,766	8,000	6,905	9,000	11,200
Totals for dept 000.00 -		64,807	68,611	87,000	79,000	101,000	95,200
Total - Function Unclassified		64,807	68,611	87,000	79,000	101,000	95,200
TOTAL ESTIMATED REVENUES		64,807	68,611	87,000	79,000	101,000	95,200
APPROPRIATIONS							
Function: Unclassified							
Dept 000.00							
244-000.00-801.000	PROFESSIONAL SERVICES	0	0	0	1,600	29,000	13,000
244-000.00-818.000	CONTRACTUAL SERVICES	0	16,782	110,000	0	0	0
Totals for dept 000.00 -		0	16,782	110,000	1,600	29,000	13,000
Total - Function Unclassified		0	16,782	110,000	1,600	29,000	13,000
TOTAL APPROPRIATIONS		0	16,782	110,000	1,600	29,000	13,000
NET OF REVENUES/APPROPRIATIONS - FUND 244		64,807	51,829	(23,000)	77,400	72,000	82,200
BEGINNING FUND BALANCE		91,453	156,258	208,088	208,088	208,088	280,088
ENDING FUND BALANCE		156,260	208,087	185,088	285,488	280,088	362,288

FOOTNOTES REPORT FOR CITY OF FARMINGTON
 Fund: 244 CORRIDOR IMPROVEMENT AUTHORITY FUND

NOTE	2024-25 PROJECTED ACTIVITY	2025-26 MGR REQ BUDGET
ESTIMATED REVENUES		
244-000.00-539.000 GRANTS, OTHER		
MSHDA AND MEDC GRANTS FOR MASTER PLAN	15,000.00	5,000.00
Totals for GL# 244-000.00-539.000-GRANTS, OTHER	15,000.00	5,000.00
244-000.00-664.000 INVESTMENT INCOME		
INVESTMENT INCOME	9,000.00	11,200.00
Totals for GL# 244-000.00-664.000-INVESTMENT INC	9,000.00	11,200.00
TOTAL ESTIMATED REVENUES	24,000.00	16,200.00

FOOTNOTES REPORT FOR CITY OF FARMINGTON
Fund: 244 CORRIDOR IMPROVEMENT AUTHORITY FUND

NOTE	2024-25 PROJECTED ACTIVITY	2025-26 MGR REQ BUDGET
APPROPRIATIONS		
244-000.00-801.000 PROFESSIONAL SERVICES		
AKT	5,000.00	5,000.00
MASTER PLAN, DOWNTOWN PLAN, PARKS AND REC PLAN (20% OF COST)	24,000.00	8,000.00
Totals for GL# 244-000.00-801.000-PROFESSIONAL S	<hr/> 29,000.00	<hr/> 13,000.00
TOTAL APPROPRIATIONS	<hr/> 29,000.00 <hr/>	<hr/> 13,000.00 <hr/>

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

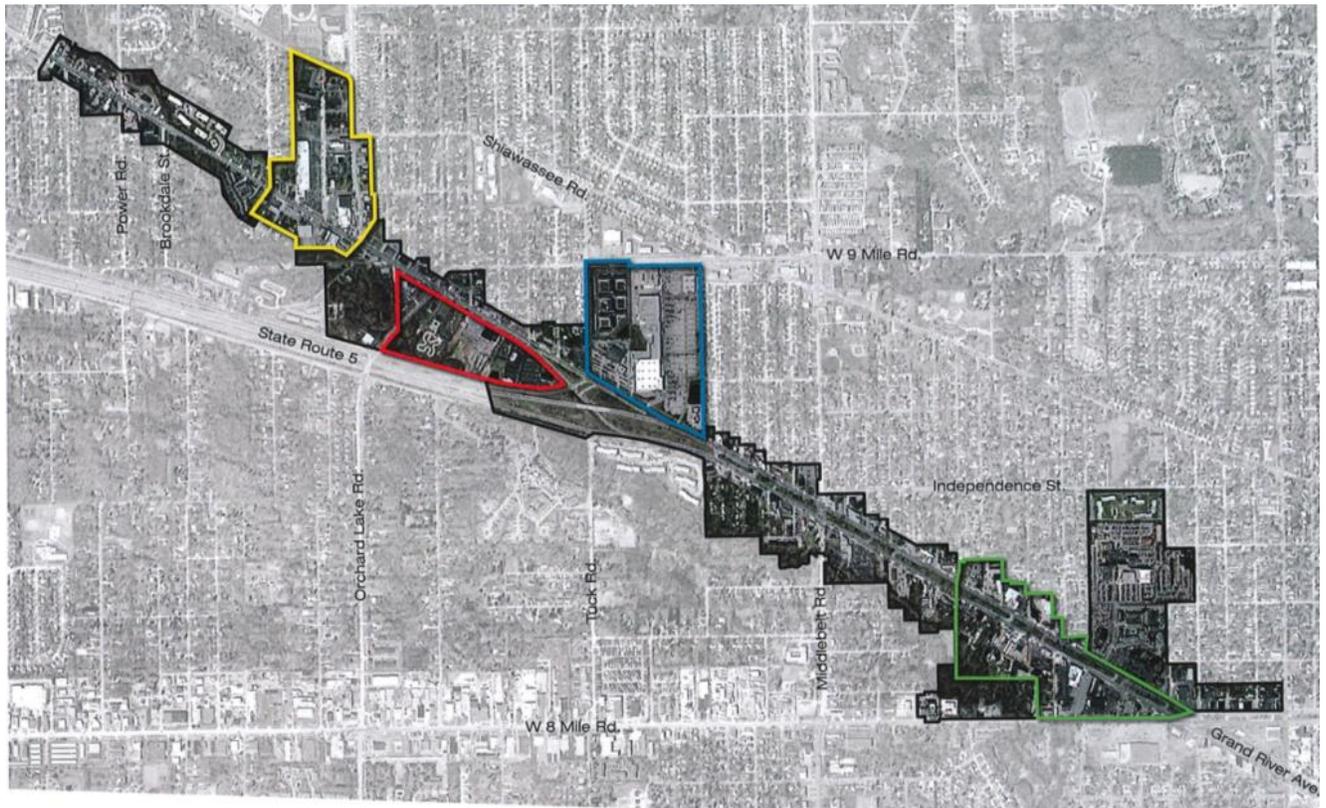
Of the four focus areas identified in the Corridor Vision Plan (below), one is located in the City of Farmington. The concept of this area, Orchard Lake Road (right), originally aimed to create a pedestrian-friendly experience that offered significant public space, a mixture of uses, and celebrated the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

