



**GRAND RIVER CORRIDOR IMPROVEMENT  
AUTHORITY MEETING**

**Thursday, December 12, 2024 – 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. November 14, 2024, Minutes**
- 4. UNFINISHED BUSINESS**
  - A. Discussion of Façade Improvement Program**
  - B. Continued Discussion of Potential Financial Incentive for Fired and Fused**
- 5. NEW BUSINESS**
  - A. 2025 Meeting Calendar**
  - B. Required Informational Meeting in Compliance with Public Act 57**
- 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  
NOVEMBER 14, 2024**

**1. ROLL CALL**

The Farmington Grand River Corridor Improvement Authority meeting was called to order at 8:04 AM by Vice-Chairman Carron.

Members Present: Accettura, Carron, Graham, O'Dell, Schneemann, Thomas  
Members Absent: King  
Staff: Weber

**2. APPROVAL OF AGENDA**

Discussion to amend agenda to table Oct 10 minutes approval, table Nine Mile Pathway discussion, add discussion of Fired & Fused inquiry about facade improvement program.

**MOTION to approve the agenda, as amended** made by Graham, support by O'Dell.

**PASSED** unanimously.

**3. APPROVAL OF MINUTES**

**MOTION to approve the October 29, 2024 minutes** (Joint Council/CIA special meeting) made by Schneemann, supported by O'Dell.

**PASSED** unanimously.

**4. UNFINISHED BUSINESS**

None.

**5. NEW BUSINESS**

**A. Farmington Hills Grand River Corridor Market Study**

Discussion of Farmington Hills City Council's approval for a market study – what such a study includes, and examples of similar activities previously done in Farmington. The board also discussed the possibility of upcoming joint meetings between Farmington & Farmington Hills CIA in early 2025.

**B. Review of Joint Council Meeting Discussion**

The Board discussed the October 29 joint Council/CIA meeting. Consensus was that it was a productive conversation with good dialogue between the teams. The discussion revealed shared priorities, including facilitating the improvement of the former Winery building/site and building a relationship with Corridor area businesses. The board discussed various funding approaches and what was needed to enact the plans.

**C. Capital Improvement Program**

A CIA board member is needed to represent the Authority during the budget process.

**MOTION to nominate Randy O'Dell as representative to the Capital Improvement Program team** made by Schneemann, supported by Thomas.

**PASSED** unanimously.

**D. Fired & Fused inquiry about facade improvement program**

Fired & Fused, a business operating within the Grand River Corridor in Farmington, approached the City regarding the possibility of facade improvement grant money. The business owners were familiar with Farmington Hills offering such a program. At this time, the Farmington Grand River CIA does not have an active facade improvement program. Historical reasons for this were discussed, as well as questions surrounding the differences between Farmington and Farmington Hills CIA plans. Staff shared relevant pages from the latest Grand River CIA plan, which showed allowed uses for captured funds within the CIA. There was discussion as to the definition of a “catalytic” project. Agreement to resume discussion of this topic at the December meeting, after members and staff had the opportunity for further research.

**6. PUBLIC COMMENT**

No public in attendance.

**7. BOARD MEMBER COMMENT**

No additional board member comment.

**8. ADJOURNMENT**

**MOTION to adjourn** made by Thomas, supported by Richard  
**PASSED** unanimously.

Adjourned at 9:32 AM.

**Farmington Grand River Corridor  
Improvement Authority  
Staff Report**

**Board Meeting  
Date:** 12-12-24

**Reference  
Number**

**Submitted by:** Chris Weber, Assistant City Manager

**Agenda Topic:** Discussion of Façade Incentive Program

**Proposed Motion:**

**Discussion Only.**

**Background:**

At the November meeting, the Board discussed the possibility of creating a façade incentive program. The Board directed Administration to research whether a façade incentive program could be developed and what the cost might be. Administration discussed this issue with the consultant that put together the current TIF Plan.

Although the Plan's project list does not show a façade incentive, the Plan document does allow for "Proposed Improvements" including: "Work with property owners to identify financing/incentive opportunities". The Plan project list could be updated to allow for a façade incentive program. This would take a couple of months to do the required notifications and cost approximately \$7-8,000. Once the Plan is updated, the façade improvement program would have to be developed and then communicated to all businesses.

Attached is an example site improvement incentive program from Farmington Hills CIA

**Materials:**

FH CIA Initiatives and Projects – Grand River Corridor



## Grand River Corridor

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# CIA Initiatives and Projects

## Farmington Hills CIA Grant

### Site Improvement Grant Program

**Purpose:** The purpose of this grant program is to encourage businesses to make site improvements that will enhance the overall aesthetic value of the district and foster reinvestment obsolescence within the Grand River Corridor.

### Site Improvement Grant Guidelines

#### Maximum Grant Amount

The maximum grant to be awarded to any individual project in a fiscal year is \$30,000. Grants are reimbursable after the project is complete, and shall not exceed 50% of the total amount spent on eligible activities.

#### Eligible Applicants

Those eligible for the grant must be property owners or business owners within the geographical boundaries of the Farmington Hills Grand River Corridor Improvement Authority. If the building occupied by the business is leased, five years must be remaining on the lease from the time the project is expected to be complete. There must be written correspondence from the property owner consenting to the proposed improvements and grant application.

#### Requirements

1. The property must be located in the Farmington Hills Grand River Corridor Improvement Authority District. No projects outside of this district will be considered.
2. The property must be up to date on all taxes and governmental fees.
3. The property must not have any outstanding code enforcement violations.
4. Build-outs specific to new tenant recruitment will be given consideration. Preparation items such as electrical, plumbing, mechanical, and shell improvements related to readying the site for leasing will not be considered.
5. Highest consideration will be given to projects that support the goals and objectives of the Grand River Corridor Improvement Authority.
6. All items purchased or installed must be permanent trade fixtures. Items that can be picked up and moved such as furniture, fixtures, and inventory will not be considered under the Site Improvement Grant.
7. The improvement must be a defined project, not part of an ongoing improvement. No grant will be awarded for work already completed.
8. All plans for the improvements must comply with the City of Farmington Hills plan review process and ordinances.
9. Businesses are eligible for a grant once per fiscal year.
10. The Farmington Hills Grand River Corridor Improvement Authority reserves the right to accept or reject any application based on a review of the value, need and benefit of the project to the Corridor Improvement Authority District, and to award anywhere up to the maximum grant limits, regardless of the requested amount. Amendments and add-ons will not be considered.
11. Applicants will be required to comply with the City of Farmington Hills purchasing policies. All contracts are required to be "by and between" the contractor(s) and the business/property owner. Work must be conducted by licensed and insured workers. It is the responsibility of the applicant to provide the Corridor Improvement Authority with three verifiable quotes for all project work.

## Activities

All activities must comply with the City of Farmington Hills design standards, zoning ordinance, building regulations and fire code requirements.

**Eligible Activities:** Acquisition of adjacent property for expansion, Americans with Disabilities Act compliance items, landscaping and hardscaping, paint, building signage, exterior lighting, parking lot improvements, including resurfacing, and façade upgrades.

**Ineligible Activities:** Routine or deferred maintenance, repairs or changes mandated by code enforcement, working capital, work done prior to receiving the grant, and services paid for in trade or completed in-house.

## Grant Procedure

1. **Pre-Application Meeting:** Meet with the Economic Development Director to determine eligibility, review program requirements, and develop a customized schedule of application submission.
2. **Grant Application Submittal:** Completed applications must be submitted to the Economic Development Director. Electronic applications should be sent to [cbrockway@fhgov.com](mailto:cbrockway@fhgov.com) or mailed/delivered to City of Farmington Hills Attn: Samantha Seimer, 31555 W. Eleven Mile Road, Farmington Hills, MI 48336.
3. **Board Review:** The grant application will be placed on the agenda of the next meeting of the Grand River Corridor Improvement Authority Board. It is expected that the applicant will attend the meeting to review the project plans with the Board and answer any questions that may arise. The Board will approve or deny the application.
4. **Construction and Project Tracking:** If awarded a grant, the recipient must obtain three written quotes for all site improvement work to be funded under the grant. It is the responsibility of the recipient to track and maintain all records related to the site improvement project. After the project is complete, the applicant will submit all receipts and the appropriate certificates of completion to the Economic Development Director.
5. **Grant Payout:** City staff and the Grand River Corridor Improvement Authority Board will verify that the completed work matches or exceeds the work on the application and will then authorize payment to the recipient. As a reminder, the total dollar amount of the grant shall not exceed 50% of the total project costs, or the amount authorized by the Corridor Improvement Authority Board during review.

## [Site Improvement Grant Application](#)

### Grand River Corridor

City of Farmington and Farmington Hills, Michigan, United States

Ph: 248-871-2506

The Grand River Corridor Vision Plan lays out a broad vision for the redevelopment of the Grand River Corridor

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<b>Farmington Grand River Corridor Improvement Authority Staff Report</b>	<b>Board Meeting Date:</b> 12-12-24	<b>Reference Number</b>
<b>Submitted by:</b> Chris Weber, Assistant City Manager		
<b>Agenda Topic:</b> Discussion of Fired and Fused Financial Incentive		
<b>Proposed Motion:</b>  <b>Discussion Only.</b>		
<b>Background:</b> Fired and Fused asked Administration if there were any financial incentives available for their proposed development. This issue was discussed briefly at the November meeting, including whether they would qualify as a catalytic development or as part of implementing the rouge river trail implementation.		
<b>Materials:</b>		



**2025 GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY  
MEETING SCHEDULE  
2<sup>nd</sup> THURSDAY**

Thursday, January 9, 2025	8:00 a.m.
Thursday, February 13, 2025	8:00 a.m.
Thursday, March 13, 2025	8:00 a.m.
Thursday, April 10, 2025	8:00 a.m.
Thursday, May 8, 2025	8:00 a.m.
Thursday, June 12, 2025	8:00 a.m.
Thursday, July 10, 2025	8:00 a.m.
Thursday, August 14, 2025	8:00 a.m.
Thursday, September 11, 2025	8:00 a.m.
Thursday, October 9, 2025	8:00 a.m.
Thursday, November 13, 2025	8:00 a.m.
Thursday, December 11, 2025	8:00 a.m.

<b>CIA Staff Report</b>	<b>Board Meeting</b> <b>Date:</b> December 12, 2024	<b>Item Number</b>
<b>Submitted by:</b> Chris Weber, Assistant City Manager		
<b>Agenda Topic:</b> Informational Meeting in Compliance with Public Act 57		
<b>Proposed Motion:</b> None		
<b>Background:</b>  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.		
<b>Materials:</b>  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
<b>CORRIDOR IMPROVEMENT AUTHORITY FUND REVENUES</b>					
<b>PROPERTY TAXES</b>					
PROPERTY TAXES, TIFA, REV	(9,936)	8,197	0	0	0
PROPERTY TAXES, TIFA	44,038	50,519	63,000	65,986	79,000
<b>Total</b>	34,102	58,716	63,000	65,986	79,000
<b>FARMINGTON HILLS CONTRIBUTION</b>					
FHILLS CONTRIBUTION	8,729	0	0	0	0
<b>Total</b>	8,729	0	0	0	0
<b>OTHER REVENUE</b>					
INVESTMENT INCOME	(1,322)	6,091	4,000	10,000	8,000
<b>Total</b>	(1,322)	6,091	4,000	10,000	8,000
<b>TOTAL CORRIDOR IMPROVEMENT AUTH FUND REVENUES</b>	41,509	64,807	67,000	75,986	87,000
<b>CORRIDOR IMPROVEMENT AUTHORITY FUND EXPENDITURES</b>					
CONTRACTUAL SERVICES	13,093	0	110,000	35,000	110,000
<b>Total</b>	13,093	0	110,000	35,000	110,000
<b>TOTAL CORRIDOR IMPROVEMENT AUTH FUND EXPENDITURES</b>	13,093	0	110,000	35,000	110,000
<b>Surplus/(Deficit)</b>	<b>28,416</b>	<b>64,807</b>	<b>(43,000)</b>	<b>40,986</b>	<b>(23,000)</b>
<b>BEGINNING FUND BALANCE</b>	<b>63,037</b>	<b>91,453</b>	<b>156,260</b>	<b>156,260</b>	<b>197,246</b>
<b>ENDING FUND BALANCE</b>	<b>91,453</b>	<b>156,260</b>	<b>113,260</b>	<b>197,246</b>	<b>174,246</b>

## 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

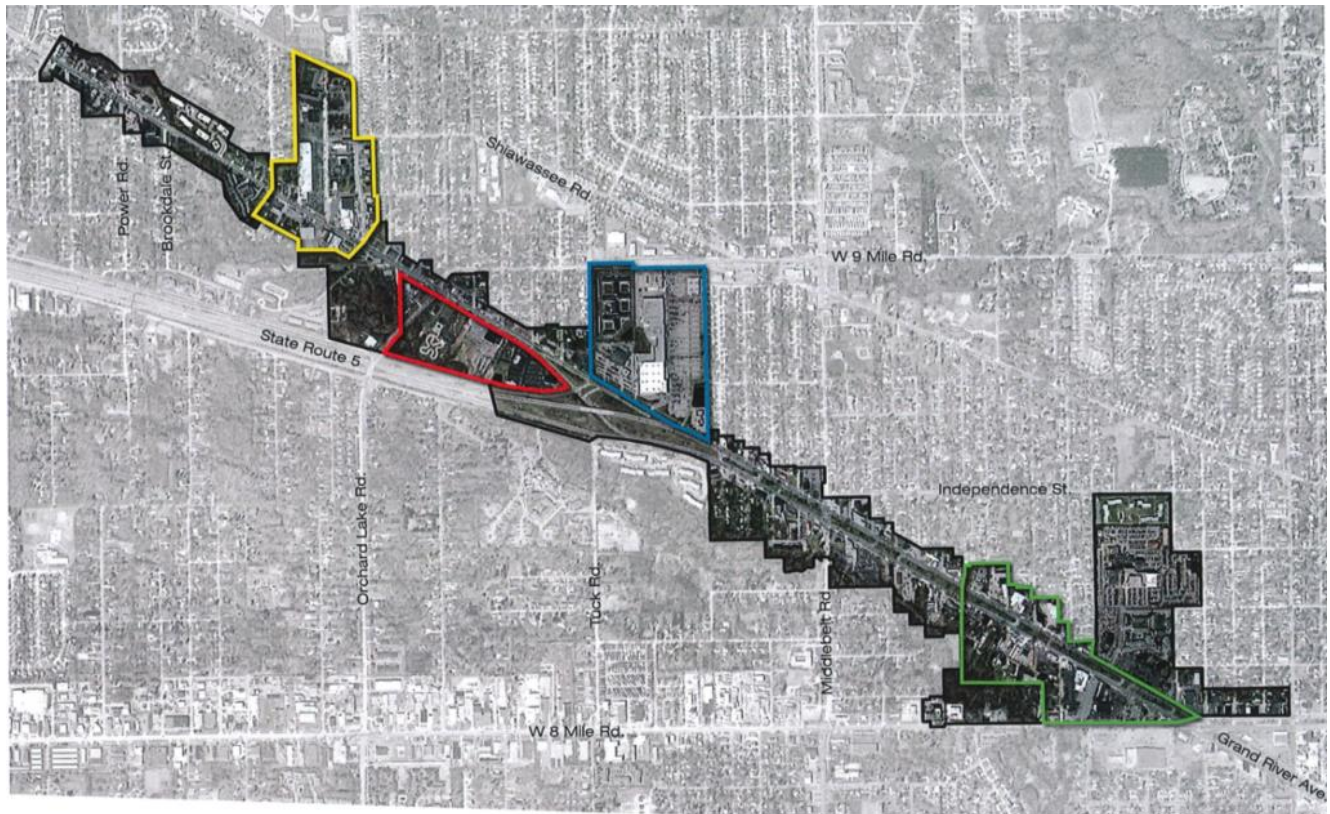
Of the four focus areas identified in the Corridor Vision Plan (below), one is located in the City of Farmington. The concept of this area, Orchard Lake Road (right), originally aimed to create a pedestrian-friendly experience that offered significant public space, a mixture of uses, and celebrated the 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
<b>Total Cost of All Projects:</b>	<b>\$196,000+</b>



## 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.

