



**GRAND RIVER CORRIDOR IMPROVEMENT
AUTHORITY MEETING**

Thursday, June 13, 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. May 9, 2024 Minutes**

- 4. UNFINISHED BUSINESS**

- 5. NEW BUSINESS**
 - a. Consideration to Amend 2023/24 Budget**
 - b. Consideration to Adopt 2024/25 Budget**
 - c. Discussion of Joint Meeting with City Council**
 - d. Discussion of Development Opportunities**

- 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
March 14, 2024**

CALL TO ORDER

The Farmington Grand River Corridor Improvement Authority meeting was called to order at 8:02 a.m. by Chairman Paul King.

Members Present: Mark Accettura, Dr. David Carron, Richard Graham, Paul King, Councilmember Steve Schneemann
Members Absent: Patrick Thomas and Randy O'Dell
Staff: City Manager David Murphy & Director of Finance and Administration Chris Weber
Other:

APPROVAL OF AGENDA

Motion by Graham, supported by Dr. Carron to approve the agenda. Motion approved unanimously.

APPROVAL OF MINUTES

Motion by Graham, supported by Dr. Carron to approve the March 14, 2024 minutes. Motion approved unanimously.

REVIEW OF PROJECTED 23/24 BUDGET

Director of Finance and Administration Chris Weber reviewed the 23/24 projected budget with the Board.

- Councilmember Schneemann asked the status of the city entry signs. Chairman King explained the large gateway sign they wanted was priced out of the budget. They plan to continue the sign discussion.
- Dr. Carron asked about TIF plan; City Manager Murphy said he'd send a copy of the TIF plan to the Board members.
- No motion needed for this topic.

REVIEW OF PROPOSED 24/25 BUDGET PRIOR TO SUBMITTAL TO COUNCIL

Director of Finance and Administration Chris Weber reviewed the 24/25 projected budget.

- Chairman King asked if adjustments to the budget could be made during the year needed; Director Weber said yes.
- Director Weber asked if there were any other projects to add to the budget. King mentioned the Board would like to see movement on the properties on the north side of Grand River including and near Radio Shack. These businesses have been unoccupied for years, but there has been no movement.
- King also mentioned that the closed service station on the corner of Grand River and Power was starting to have cars parked at it.
- Accettura asked what was going on at the Haddad property (32580 Grand River Avenue), that there are blocks out front. City Manager Murphy said that he believes that building is being rehabilitated.
- Dr. Carron asked about the Winery. Director Weber explained that the owner asked for a delay in the foreclosure due to past legal issues; a 1-year delay was granted. Director Weber explained that if the property goes into foreclosure, it is offered to the state, then the county, then the city, then would be up for public auction if none of the other entities purchased it. The city would have to pay two times the assessed value to purchase it; if it goes to public auction, the bidding would start at the level of the owed taxes.
- Dr. Carron asked about the status of the former American Legion Building. City Manager Murphy said he'd call to find out.
- No motion needed for this topic.

DISCUSSION OF PROPOSED JOINT MEETING WITH CITY COUNCIL

The board agreed to meet with council in the near future. Chairperson King can only meet on Tuesday and Wednesday evenings. City Manager Murphy will check Council availability.

PUBLIC COMMENT

None.

BOARD COMMENT

Schneemann suggested that perhaps there is another project similar to repairing the crumbling sidewalk the Board could work on.

ADJOURNMENT AT 8:55 am Motion by Councilmember Schneeman, supported by Accettura. Motion approved unanimously.

CIA Staff Report	Board Meeting Date: June 13, 2024	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 23/24 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 May 9, 2024 meeting. The proposed budget amendment was approved by City Council at their June 3, 2024 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 23/24 fiscal year. Significant changes include reallocating funds for property acquisition (\$40,000) and corridor entry signage (\$50,000) from the 23/24 fiscal year to the 24/25 fiscal year and adding funding for the TIF Plan Update (\$15,000) to the 23/24 fiscal year.		
Materials: Resolution - CIA Budget Amendment 1, FY 2023-24 CIA Proposed Budget 24-25		

RESOLUTION

A RESOLUTION OF THE FARMINGTON CITY COUNCIL AMENDING THE FISCAL YEAR 2023-24 BUDGET FOR THE CORRIDOR IMPROVEMENT AUTHORITY

WHEREAS, City Council adopted a Fiscal Year 2023-24 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 2023-24 budget for the Corridor Improvement Authority to reduce appropriations from \$110,000 to \$35,000 as shown in the 2023-24 Projected Budget column of the 2024-25 Proposed Budget.

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

CIA Staff Report	Board Meeting Date: June 13, 2024	Item Number
Submitted by: Chris Weber, Director of Finance and Administration		
Agenda Topic: Consideration to Adopt Proposed 24/25 Budget		
Proposed Motion: Move to Adopt Fiscal Year 24/25 Budget as shown in the Proposed Column of the Budget Report		
Background: The CIA Bylaws require the Board to review the Proposed 24/25 Budget prior to submittal to Council. This review occurred at the May 9, 2024 meeting. The proposed budget was approved by City Council at their June 3, 2024 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 property acquisition (\$40,000) corridor entry signage (\$50,000) and environmental studies (\$20,000).		
Materials: Resolution – Joint Agency Budgets, FY 2024-25 CIA Proposed Budget 24-25		

RESOLUTION

A RESOLUTION OF THE FARMINGTON CITY COUNCIL ADOPTING THE FISCAL YEAR 2024-25 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 2024-25 Budget for the Brownfield Redevelopment Fund in the amount of \$34,900; and

WHEREAS, City Administration recommends a Fiscal Year 2024-25 appropriation of \$110,000 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 2024-25 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	\$ 150
Commission on Aging	\$ 165
Citizens Corp for Emergency Preparedness	\$ 300
Multicultural/Multiracial Council	\$ 0
Commission on Community Health	\$ 175

2. Farmington Brownfield Redevelopment Authority \$34,900

3. Grand River Corridor Improvement Authority \$110,000

4. 47th District Court

Total Appropriation	\$4,076,228
City of Farmington Hills Contribution	\$3,302,995
City of Farmington Contribution	517,705
Other Revenues	202,679
Appropriation (To) From Fund Balance	<u>52,849</u>
	\$4,076,228

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.

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