



**Special Joint Meeting
City Council &
Corridor Improvement Authority
6:30 p.m., Monday, Oct. 29, 2024
Farmington City Hall
23600 Liberty Street
Farmington, MI 48335**

SPECIAL MEETING AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Introductions**
- 4. Corridor Improvement Authority Overview**
- 5. Joint Priorities Discussion**
- 6. Other Business**
- 7. Public Comment**
- 7. CIA Board Comment**
- 8. Council 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: October 29, 2024	Item Number 4
Submitted by: Chris Weber, Assistant City Manager		
Agenda Topic: Grand River Corridor Improvement Authority Overview		
Proposed Motion: None		
Background: Administration will give an overview of the following: CIA Formation – which taxing entities are in, which are out, and which are in but limited CIA Development and Tax Increment Finance Plan CIA 2024/25 Budget		
Materials: Farmington GRCIA Oakland County Tax Sharing Agreement Farmington GRCIA Development and Tax Increment Finance Plan Farmington GRCIA TIF Plan Executive Summary GRCIA Boundary Map GRCIA Future Land Use Map Farmington GRCIA 2024/25 Budget		

**TAX SHARING AGREEMENT BETWEEN THE
COUNTY OF OAKLAND, CITY OF FARMINGTON, AND THE GRAND RIVER
CORRIDOR IMPROVEMENT AUTHORITY**

THIS TAX SHARING AGREEMENT ("Agreement") is entered into this 16 day of July 2015 between the COUNTY OF OAKLAND ("County"), 1200 North Telegraph Road, Pontiac, Michigan 48341, the CITY OF FARMINGTON ("Farmington"), 23600 Liberty Street, Farmington, MI 48335, and the FARMINGTON GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY ("C.I.A.") 23600 Liberty Street, Farmington, MI 48335. In this Agreement, the County, Farmington, and the C.I.A. may also be referred to as "Parties."

RECITALS:

Public Act 280 of 2005, as amended, a/k/a the Corridor Improvement Authority Act ("Act 280"), authorizes a municipality to establish a Corridor Improvement Authority when the municipality determines that it is necessary for the best interests of the public to redevelop its commercial corridors and to promote economic growth. One of the purposes for creating a C.I.A. is to permit a municipality to finance corridor improvements in a designated area by capturing the property taxes levied on any incremental increase in property values within the development area; this is commonly referred to as tax increment financing.

Section 18(5) of Act 280 provides that a governing body of a taxing jurisdiction whose ad valorem taxes would otherwise be subject to capture may exempt its taxes from capture by adopting a resolution to that effect. Furthermore, Section 18(3) of Act 280 also provides that a C.I.A. may enter into agreements with

taxing jurisdictions and the municipality establishing the C.I.A. to share a portion of the captured assessed taxable value of the development area.

On March 21, 2011, per Resolution 3-11-047, Farmington passed a resolution of intent to establish a Corridor Improvement Authority for Grand River Road; on May 16, 2011, Farmington held a public hearing regarding its intent to establish the C.I.A. and the proposed boundaries of the development area; on December 19, 2011, per Resolution 12-11-212, Farmington established the C.I.A.

The Grand River Corridor east of downtown Farmington, located in both the Cities of Farmington and Farmington Hills, has been fully developed for decades with many buildings and infrastructure that are aging and deteriorating. It is recognized by the Parties as an area that is ripe for and will significantly benefit from the type of redevelopment and economic revitalization investment by the public that is contemplated under Act 280.

Acknowledging the above, concurrent with the creation of the C.I.A. in Farmington, a corridor improvement authority was also established along Grand River in the City of Farmington Hills to link with and adjoin the Farmington Grand River C.I.A. The two communities and their respective C.I.A.s entered into an agreement for jointly and cooperatively meeting and working together toward the revitalization and redevelopment of the entire corridor and seed money was contributed by the cities to fund the joint efforts and assist in the preparation of coordinated planning for the entire corridor.

The above conditions in the two cities along Grand River, and their joint efforts to address them and make an initial general fund investment, establish a unique

circumstance and model of intergovernmental cooperation in the County. Accordingly, the Grand River Corridor is poised for the type of investment into redevelopment, improvement and revitalization projects contemplated by Act 280 and by the County in its consideration of its participation and intergovernmental cooperation in such efforts under Act 280.

Shortly after the establishment of the C.I.A. in December 2011 and continuing through 2014, representatives of the two cities and their two C.I.A.s initiated a series of meetings with and presentations to representatives of County's Planning and Economic Development Services Division and County's Executive Office Staff in order to communicate and receive input regarding the cities' and the C.I.A.s' ongoing activities, efforts and undertakings toward initially preparing and approving a Vision Plan for the corridor, then preparing and approving zoning amendments in the corridor to facilitate redevelopment and revitalization, and finally preparing a development plan and TIF plan for the development area within the C.I.A. The cities also worked with the County representatives toward achieving compliance with established County guidelines and criteria in the preparation of their C.I.A. TIF and Development Plans.

After several years of study, preparations, planning, and intergovernmental communication and cooperation, the C.I.A. Board approved and submitted to the Farmington City Council Development and TIF Plans (the "Plans") for the development area consisting of the parcels listed on Exhibit A. After satisfying all public notice requirements under Act 280, including notice to the County, City Council held a public hearing on October 21, 2014, regarding the Plans.

Pursuant to Miscellaneous Resolution #14247, on October 23, 2014, the Oakland County Board of Commissioners determined to exempt County ad valorem property taxes from capture by the C.I.A. and referred this matter to the County's Tax Increment Financing District Review Policy Ad Hoc Committee ("Review Committee") for preparation of this Agreement. The Review Committee is charged with evaluating and recommending to the Board of Commissioners as to the County's participation and possible tax sharing arrangement in proposed C.I.A.s.

Representatives from Farmington and the C.I.A. had appeared before the Review Committee on May 8, 2014, and again appeared on March 25, 2015 to present this Agreement for the C.I.A. As a result of the numerous meetings over several years with representatives of County's Planning and Economic Development Services Division and Executive's Office and appearances before the Review Committee, the County Board of Commissioners ultimately determined that the C.I.A. had successfully demonstrated its plan meets the County's performance standards and criteria for review of proposed C.I.A. districts. Accordingly, pursuant to Miscellaneous Resolution #1508, on ~~April~~^{April}, 2015, the Board of Commissioners stated that the Farmington C.I.A. supports job creation and retention and met the criteria for the County's participation in a CIA.

Miscellaneous Resolution #1508~~6~~ also limited the County's tax capture and participation in the TIF plan to the parcels listed in Exhibit A, or any future divisions of such parcels, and further to an amount not to exceed \$284,015 or, beginning with the tax capture for 2015, for a period of 20 years, whichever occurs first.

Accordingly, under the terms of this Agreement made pursuant to Act 280, the County agrees to participate with Farmington and the C.I.A. by means of sharing with the C.I.A. a portion of the revenue derived from certain County ad valorem property taxes levied on properties located within the development area upon the terms and conditions described in this Agreement.

NOW, THEREFORE, pursuant to Miscellaneous Resolution #15082 and in consideration of the mutual promises, representations, and agreements set forth in this Agreement, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. In accordance with the following conditions, the County agrees to allow the tax increment revenue generated by its millage rate to be captured and retained by the from the properties listed in Exhibit A or any future divisions of such properties for the limited purpose of paying the County's Pro-rata Share of the funding required for the Grand River C.I.A. at the rate and for the duration as set forth in the Development Plan and Tax Increment Financing Plan ("Plan") dated August 13, 2014, attached as Exhibit B and referenced in Miscellaneous Resolution #15082

(a) "County's Pro-rata Share" is defined as the County's proportionate share of the combined millage funds captured by the C.I.A. from all participating taxing jurisdictions, which include: County of Oakland (for general operating and Parks & Recreation), City of Farmington, Farmington Public Library, and Oakland County Public Transit Authority and any future taxing jurisdictions that opt in after the date of this Agreement. With respect to the levy of any new additional millage by the County, either to restore

amounts reduced by the Headlee Amendment, or new additional millage approved by County electors after the date of this Agreement, such millages shall be exempt from this Agreement unless the County Board of Commissioners, in its sole discretion, adopts a resolution submitting such additional millages to this Agreement and capture by the Authority.

(b) The corridor improvement project ("Project") includes the following and is further described in the Plan documents, dated August 13, 2014 and attached as Exhibit B:

- (i) Zoning update;
- (ii) Logos and branding;
- (iii) Transportation study;
- (iv) Streetscape plan;
- (v) Park assessment plan;
- (vi) Nature trail;
- (vii) Catalytic projects.

These improvements are projected to cost *approximately* \$1,588,389.

(c) Farmington, the County, and the C.I.A. acknowledge that the total anticipated expenditure is an approximation only. The Project shall be subject to applicable Farmington public bid procedures and the final cost will be adjusted accordingly. However, notwithstanding the above acknowledgments, Farmington and the C.I.A. agree that the County's participation shall not exceed from the Oakland County General Operating Millage and the Oakland County Parks and Recreation Millage a total of

\$284,015 or, beginning with the tax capture for 2015, a period of 20 years (through 2035), whichever occurs first, subject to Section 5 below.

- (d) The capture and retainage of the County's millage will be based upon the 2014 taxable value of the properties as set forth in Exhibit A and will not exceed \$284,015 or 20 years with tax capture beginning with the 2015 collection. Thereafter, unless otherwise agreed, the County's participation in the C.I.A. will cease and its portion of ad valorem property taxes that would otherwise be subject to capture will be exempt from further capture by the C.I.A.
- (e) In no event shall capture from the County's millage be used to bury utility lines, for land acquisition, municipal facilities used to house Farmington's departments or operations, or for event and marketing materials not directly related to the implementation of projects approved within the TIF plan.

2. Farmington and the C.I.A. hereby warrant and agree that the portion of the captured County ad valorem property taxes ("tax increment revenue") shall be applied to and limited to the County's Pro-rata Share of the funding necessary for the listed Project. Unless otherwise agreed, once the County's total share of the tax increment revenue for the Project is captured at a maximum of \$284,015 or for 20 years (through 2035), whichever occurs first, the County's participation in the C.I.A. will terminate and its portion of ad valorem property taxes that would otherwise be subject to capture will be exempt from further capture by the C.I.A. Farmington and the C.I.A. understand and agree that under no circumstances shall the tax increment revenue

generated by the County's millage rate and retained by the C.I.A. be used to pay the full amount of the Project costs.

3. The C.I.A. and Farmington agree to the following:
 - (a) The C.I.A. shall within three (3) months after the end of the Authority's fiscal year, copies of the annual financial report shall be sent to the Oakland County Treasurer, the Economic Development and Community Affairs Department and the Board of Commissioners. The report shall include:
 - i. The amount of taxes captured by the Authority.
 - ii. The amount spent on each project in the TIF Plan.
 - iii. The amount of private sector investment received.
 - iv. The number of buildings rehabilitated the square footage per building rehabilitated and the amount spent per building.
 - v. The amount of new construction including the dollar amount spent and the square footage added.
 - vi. The number of new businesses locating in the District.
 - vii. The amount of new jobs created, and
 - viii. The increase/decrease in the taxable value.
 - ix. Any financial information that the County is required to report in its financial statements or to the Michigan Department of Treasury.
 - (b) The C.I.A. appear before the TIF Review Committee, at the Committee's request, within the first five (5) years of the Contract execution date, and

each five (5) years thereafter, to present the District's current return on investment and discuss the financial information required in 3a and 3b above.

(c) The C.I.A. will promote the services available from the Oakland County Economic Development Community Affairs Department including the One Stop Shop Business Center and the Oakland County Economic Development Corporation and the Oakland County Business Finance Corporation.

(d) Farmington will adopt/amend its community master plan to accurately incorporate the TIF Plan with its next scheduled community master plan review.

4. Any other C.I.A. project other than those specifically listed in the Plans attached as Exhibit B may be considered by the County upon proper application by the C.I.A. at the appropriate time in the future. Any proposed modification or amendments to the C.I.A. Development Plan and Tax Increment Financing Plan that is required under Act 280 to be submitted to the County shall be directed to the County's Review Committee for review and approval.

5. Farmington agrees that in the event tax increment revenue is retained by the C.I.A. in excess of the County's Pro-rata Share of the funding for the Project, and if upon written notice from the County the C.I.A. and Farmington fail to tender over to the County the excess retained tax increment revenue, then without waiving any legal claims under this Agreement, the County shall be entitled to reduce, set-off, and permanently retain any amount due to Farmington from the County's Delinquent Tax Revolving Fund ("DTRF") by any such amount then still due and owing the County pursuant to this

Agreement at the time the County distributes funds to Farmington from the Delinquent Tax Revolving Fund ("DTRF").

6. This Agreement sets forth the entire agreement between the County, the C.I.A. and Farmington and fully supersedes any and all prior agreements or understandings between them in any way related to this subject matter. It is further understood and agreed that the terms and conditions herein are contractual and are not a mere recital and that there are no other agreements, understandings, contracts, or representations between the Parties in any way related to the subject matter hereof, except as expressly stated herein. This Agreement shall not be changed or supplemented orally and may be amended only in writing and signed by the Parties.

7. The County, Farmington and the C.I.A. warrant that they each have the appropriate authority to enter into this Agreement and that each of them are bound by the respective signatures below.

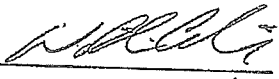
FOR AND IN CONSIDERATION of the mutual assurances, promises, acknowledgments, warrants, representations, and agreements set forth in this Agreement, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged the undersigned hereby execute this Agreement on behalf of the Parties, and by doing so legally obligate and bind the Parties to the terms and conditions of this Agreement.

THE GRAND RIVER
CORRIDOR IMPROVEMENT
AUTHORITY

By: 
Name PAUL KING

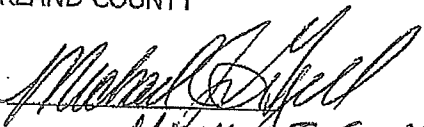
Date: May 28, 2015

THE CITY OF
FARMINGTON

By: 
Name William E. Gavin

Date: May 28, 2015

OAKLAND COUNTY

By: 
Name MICHAEL J. GINGELL

Date: 7-16-15

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON

RESOLUTION NO. 03-11-047

RESOLUTION OF INTENT TO CREATE A JOINT CORRIDOR IMPROVEMENT
AUTHORITY FOR GRAND RIVER AVENUE

At a regular meeting of the City Council of the City of Farmington held on the
21st day of March, 2011 at 7:00 o'clock p.m.

The following resolution was offered by Councilperson Knol and seconded by
Councilmember Wiggins:

WHEREAS, the City of Farmington has determined that it is in the best interest of the
public to redevelop its commercial corridors to promote economic growth,
mixed uses, well-designed and environmentally responsible development,
historic preservation, attractive streetscapes and landscapes and new
opportunities for pedestrian access, consistent with the City Master Plan;
and

WHEREAS, the City of Farmington recommends the implementation of a strategy that
includes the creation of a Corridor Improvement Authority, which would
support community goals, encourage consistent investment in public
infrastructure across jurisdictions, attract private investment and make
available a number of additional financing tools; and

WHEREAS, the City of Farmington has facilitated, with the City of Farmington Hills, a
series of meetings and discussions about the Corridor Improvement
Authority with business owners, key stakeholders and interested citizens
along the corridor throughout both communities; and

WHEREAS, the City of Farmington recognizes that a Joint Corridor Improvement
authority, in accordance with the provisions of the Corridor Improvement
Act Public Act 280 of 2005 (the Act) as amended, is one appropriate way
to redevelop the Grand River commercial corridor and desires to work with
the City of Farmington Hills to explore the merit of this tool for inter-
jurisdictional cooperation; and

WHEREAS, the City of Farmington's portion of the proposed development are includes
primarily commercial uses on either side of Grand River, from Mayfield
Street to Cora Avenue, as shown on the attached map; and

Joint Corridor Authority Resolution

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WHEREAS, the City of Farmington staff has determined that the proposed development area as identified on the attached map meets the following criteria in Section 5 of the Act for the establishment of development area:

1. Is adjacent to or is within 500 feet of a road classified as an arterial or collector according to the "Federal Highway Administration Manual, Highway Functional Classification - Concepts Criteria and Procedures."
2. Contains at least 10 contiguous parcels or at least 5 contiguous acres.
3. More than 1/2 of the existing ground floor square footage in the development area is classified as commercial real property under section 34c of the general property tax act, 1893 PA 206, MCL 211.34c.
4. Residential use, commercial use or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire development area for the immediately preceding 30 year.
5. Is presently served by municipal water and sewer.
6. The municipality agrees to all of the following:
 - a. To expedite the local permitting and inspection and process in the development area.
 - b. To modify its master plan to provide for walkable non-motorized interconnections, including sidewalks and streetscapes throughout the development area.

WHEREAS, the Act requires that before creation of the Authority, City Council hold a public hearing in order to provide an opportunity for those living in and around the boundaries of the authority, the City Assessor, representatives of the affected taxing units, the residents, and other taxpayers of the City's general public appear and be heard regarding the creation of the authority;

NOW, THEREFORE, BE IT RESOLVED, the City of Farmington City Council hereby declares its intent to work together with the City of Farmington Hills to explore the creation and operation of a Corridor Improvement Authority as enabled by and pursuant to the Act;

BE IT FURTHER RESOLVED that the City of Farmington City Council hereby declares its intent to work together with the City of Farmington Hills to explore the adoption of a Joint Agreement to operate this Corridor Improvement Authority;

Joint Corridor Authority Resolution

-3-

BE IT FURTHER RESOLVED that the Farmington City Council hereby schedules a public hearing for Monday, May 16 at 7:00 p.m. regarding the adoption of a proposed resolution creating the City of Farmington Grand River Corridor Improvement Authority and designating the boundaries of the authority.

ROLL CALL

Ayes: McShane, Wiggins, Wright, Buck, Khol.

Nays: None.

Absent: None.

RESOLUTION DECLARED ADOPTED.

I, Susan K. Halberstadt, duly authorized Clerk for the City of Farmington, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Farmington City Council at a regular meeting held on Monday, March 21, 2011 in the City of Farmington, Oakland County, Michigan.


SUSAN K. HALBERSTADT, City Clerk



Regular City Council Meeting
7:00 PM, MONDAY, APRIL 20, 2015
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

FINAL

REGULAR MEETING MINUTES

A Regular meeting of the Farmington City Council was held on April 20, 2015, in City Council Chambers, 23600 Liberty Street, Farmington, MI. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 7:00 PM by Mayor William Galvin.

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Greg Cowley	Councilmember	Present	
William Galvin	Mayor	Present	
JoAnne McShane	Councilmember	Present	
Steve Schneemann	Mayor Pro Tem	Present	
Jeff Scott	Councilmember	Present	

City Administration Present

Director Christiansen
Director Demers
Superintendent Eudy
City Clerk Halberstadt
City Manager Pastue
Attorney Schultz
Treasurer Weber

2. PLEDGE OF ALLEGIANCE

Mayor Galvin invited Jason Hendricks and Gary Schlaff, co-owners of the Farmington Brewing Company, to lead the Pledge of Allegiance.

3. PUBLIC COMMENT

Galvin identified upgrade in technology relative to meeting live cast.

Gary Hershoren, 22634 Brookdale, expressed his opposition to the installation of parking meters and pointed out the lack of signage for parking.

Richard Graham, 30966 Grand River, advised he has submitted his name to serve on the Corridor Improvement Authority Committee.

4. APPROVAL OF ITEMS ON CONSENT AGENDA

Motion to authorize a special event request from Farmington Brewing Company to hold a "Pig and Brew" event on Saturday, July 11, 2015, from noon until close of business (approximately midnight).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Steve Schneemann, Mayor Pro Tem
AYES:	Cowley, Galvin, McShane, Schneemann, Scott

D. Proclamation in Recognition of Farmington Masonic Lodge's 150Th Anniversary

City Administration read a proclamation in recognition of the 150th Anniversary of the Mason Lodge.

E. City Manager Search Update

Galvin reviewed the process for the recruitment of a new City Manager including a "Meet and Greet" with community stakeholders and the interview process. He announced the candidate finalists as follows:

Mike Rogers
Bryce Kelly
Michael Burns
David Murphy
David Mackie
Mark Kibby

Galvin indicated the candidate resumes will be available on the City's website.

Galvin discussed the interviewing process scheduled for Saturday, May 9th, beginning at 9:00 a.m. He stated a meeting may be scheduled for Monday, May 11th, for deliberations and appointment of a new City Manager.

Galvin discussed the benefits of being the City Manager of Farmington.

McShane pointed out there were 40 applicants for the City Manager position which demonstrated the desire to be part of this city. She stated change can be good and there is no expectation that the new City Manager will be like Pastue.

7. UNFINISHED BUSINESS

No unfinished business was heard.

8. NEW BUSINESS

A. Consideration to Approve Tax Sharing Agreement with Oakland County & End DDA Capture

City Administration recommended approval of two agreements with Oakland County regarding the tax increment finance capture for the Grand River Corridor Improvement Authority.

Responding to a question from Cowley, Pastue stated at the end of the 23 years the City can still continue Tax Increment Financing (TIF) without Oakland County participation. He stated any negotiations would need to recognize Oakland County may withdraw from participation.

Galvin pointed out the DDA Board discussed these agreements at a recent meeting and agreed they will benefit all of Farmington.

Responding to a question from Schneemann, Pastue stated each City, Farmington and Farmington Hills, spend their own TIF funds.

Responding to a further question from Schneeman, Pastue advised an account has already been set up for the CIA Funds and would be administered by the Treasurer's office.

Motion to approve Tax Sharing Agreement with Oakland County to allow tax increment capture of County taxes for the Grand River Corridor Improvement Authority, and also to approve the agreement to end DDA Tax Capture of County Taxes, and to authorize the Mayor and Clerk to sign both agreements on behalf of the City.

The votes were taken in the following order: McShane, Schneemann, Scott, Cowley, Galvin.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Scott, Councilmember
SECONDER:	JoAnne McShane, Councilmember
AYES:	Cowley, Galvin, McShane, Schneemann, Scott

B. Capital Improvement Bond to Finance Sewer Improvement Projects

City Administration recommended City Council adopt a resolution which provides notice of intent to issue bonds for three sewer improvement projects.

Responding to a question from Schneemann, Pastue advised each project will be bid on separately.

Schneemann pointed out the \$50K bond estimated cost seems high. Pastue advised the fee is competitive.

Responding to a question from Cowley, Pastue advised a contingency amount would be included in each of the projects. He stated the first two projects, reconstruction of Twin Valley Sewage Lift Station and bank stabilization of the Sewer Interceptor Main, should be completed later this year and the sewer lining

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON

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AUTHORITY FOR GRAND RIVER AVENUE

At a regular meeting of the City Council of the City of Farmington held on the
21st day of March, 2011 at 7:00 o'clock p.m.

The following resolution was offered by Councilperson Knol and seconded by
Councilmember Wiggins:

WHEREAS, the City of Farmington has determined that it is in the best interest of the
public to redevelop its commercial corridors to promote economic growth,
mixed uses, well-designed and environmentally responsible development,
historic preservation, attractive streetscapes and landscapes and new
opportunities for pedestrian access, consistent with the City Master Plan;
and

WHEREAS, the City of Farmington recommends the implementation of a strategy that
includes the creation of a Corridor Improvement Authority, which would
support community goals, encourage consistent investment in public
infrastructure across jurisdictions, attract private investment and make
available a number of additional financing tools; and

WHEREAS, the City of Farmington has facilitated, with the City of Farmington Hills, a
series of meetings and discussions about the Corridor Improvement
Authority with business owners, key stakeholders and interested citizens
along the corridor throughout both communities; and

WHEREAS, the City of Farmington recognizes that a Joint Corridor Improvement
authority, in accordance with the provisions of the Corridor Improvement
Act Public Act 280 of 2005 (the Act) as amended, is one appropriate way
to redevelop the Grand River commercial corridor and desires to work with
the City of Farmington Hills to explore the merit of this tool for inter-
jurisdictional cooperation; and

WHEREAS, the City of Farmington's portion of the proposed development area includes
primarily commercial uses on either side of Grand River, from Mayfield
Street to Cora Avenue, as shown on the attached map; and

Joint Corridor Authority Resolution

-2-

WHEREAS, the City of Farmington staff has determined that the proposed development area as identified on the attached map meets the following criteria in Section 5 of the Act for the establishment of development area:

1. Is adjacent to or is within 500 feet of a road classified as an arterial or collector according to the "Federal Highway Administration Manual, Highway Functional Classification - Concepts Criteria and Procedures."
2. Contains at least 10 contiguous parcels or at least 5 contiguous acres.
3. More than 1/2 of the existing ground floor square footage in the development area is classified as commercial real property under section 34c of the general property tax act, 1893 PA 206, MCL 211.34c.
4. Residential use, commercial use or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire development area for the immediately preceding 30 year.
5. Is presently served by municipal water and sewer.
6. The municipality agrees to all of the following:
 - a. To expedite the local permitting and inspection and process in the development area.
 - b. To modify its master plan to provide for walkable non-motorized interconnections, including sidewalks and streetscapes throughout the development area.

WHEREAS, the Act requires that before creation of the Authority, City Council hold a public hearing in order to provide an opportunity for those living in and around the boundaries of the authority; the City Assessor, representatives of the affected taxing units, the residents, and other taxpayers of the City's general public appear and be heard regarding the creation of the authority;

NOW, THEREFORE, BE IT RESOLVED, the City of Farmington City Council hereby declares its intent to work together with the City of Farmington Hills to explore the creation and operation of a Corridor Improvement Authority as enabled by and pursuant to the Act;

BE IT FURTHER RESOLVED that the City of Farmington City Council hereby declares its intent to work together with the City of Farmington Hills to explore the adoption of a Joint Agreement to operate this Corridor Improvement Authority;

Joint Corridor Authority Resolution

-3-

BE IT FURTHER RESOLVED that the Farmington City Council hereby schedules a public hearing for Monday, May 16 at 7:00 p.m. regarding the adoption of a proposed resolution creating the City of Farmington Grand River Corridor Improvement Authority and designating the boundaries of the authority.

ROLL CALL

Ayes: McShane, Wiggins, Wright, Buck, Knol.

Nays: None.

Absent: None.

RESOLUTION DECLARED ADOPTED.

I, Susan K. Halberstadt, duly authorized Clerk for the City of Farmington, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Farmington City Council at a regular meeting held on Monday, March 21, 2011 in the City of Farmington, Oakland County, Michigan.


SUSAN K. HALBERSTADT, City Clerk


Resolution #15086

April 2, 2015

Moved by Spisz supported by Gershenson the resolutions (with fiscal notes attached) on the amended Consent Agenda be adopted (with accompanying reports being accepted).

AYES: Fleming, Gershenson, Gingell, Gosselin, Hoffman, Jackson, Long, Matis, McGillivray, Middleton, Quarles, Scott, Spisz, Taub, Welpert, Woodward, Zack, Bowman, Crawford. (19)
NAYES: None. (0)

A sufficient majority having voted in favor, the resolutions (with fiscal notes attached) on the amended Consent Agenda were adopted (with accompanying reports being accepted).


I HEREBY APPROVE THIS RESOLUTION
CHIEF DEPUTY COUNTY EXECUTIVE
ACTING PURSUANT TO MCL 45.559A (7)

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, Lisa Brown, Clerk of the County of Oakland, do hereby certify that the foregoing resolution is a true and accurate copy of a resolution adopted by the Oakland County Board of Commissioners on April 2, 2015, with the original record thereof now remaining in my office.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of the County of Oakland at Pontiac, Michigan this 2nd day of April 2015.


Lisa Brown, Oakland County

Memorandum

To: Thomas R. Schultz, Attorney, Johnson, Rosati, Schultz & Joppich, P.C.

CC:

From: Ida Herron – Oakland County Clerk/Register of Deeds – Elections Division

Date: 7/23/2015

Re: MR #15088

On April 2, 2015 the Oakland County Board of Commissioners adopted Resolution #15088 – Board of Commissioners – Establish an End Date for County Participation in the City of Farmington Downtown Development Authority. A copy of the agreement is enclosed. They have been filed with the Office of the Great Seal.

If you have any questions, please call 248-858-9454.



Memorandum

To: Thomas R. Schultz, Attorney, Johnson, Rosati, Schultz & Joppich, P.C.

CC:

From: Ida Herron -- Oakland County Clerk/Register of Deeds -- Elections Division

Date: 7/23/2015

Re: MR #15088

On April 2, 2015 the Oakland County Board of Commissioners adopted Resolution #15088 -- Board of Commissioners -- Establish an End Date for County Participation in the City of Farmington Downtown Development Authority. A copy of the agreement is enclosed. They have been filed with the Office of the Great Seal.

If you have any questions, please call 248-858-9454.



Grand River Corridor Improvement Authority

Development and Tax Increment Financing Plan

Addendum | March 2024



Acknowledgements

The Grand River Corridor Improvement Authority was established in 2013, pursuant to the Corridor Improvement Authority Act (Act 280 of 2005). The purpose of the Authority is to develop a strategy for revitalization of the Grand River Avenue Corridor in the City of Farmington. For their vision and development of this plan, the following community leaders are recognized:

The projects in this plan are based on the findings and recommendations from the Grand River Corridor Vision Plan. For their leadership in developing that document, the City of Farmington wishes to acknowledge OHM Engineering Advisors:



City of Farmington

Kevin Christiansen, AICP, PCP
Planning and Building Director

CIA City of Farmington

Mark Accettura
Dr. David Carron
Richard Graham
Paul King
Patrick Thomas
Randy O'Dell
Joe LaRussa, Mayor

ADOPTED BY :

CORRIDOR IMPROVEMENT AUTHORITY BOARD: _____

FARMINGTON CITY COUNCIL: _____



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DEVELOPMENT PLAN

The physical corridor conditions remain principally unchanged since 2014 and the community sentiment still reflects the updated needs and desires referenced in the 2022 Vision Plan. The same is true for several key sections of the Development Plan (i.e. goals and objectives, emerging ideas, and most of the proposed improvements); however, due to the completion of a few projects along with the identified need to refine improvements and project list, the following shall be deemed a more appropriate list.

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

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.

TABLE 1: PROJECT LIST

PROJECT LIST	ESTIMATED COST
Logo and Branding <i>Evaluate, Update, and Implement (excluding production) the Marketing Package</i>	\$6,000
Catalytic projects <i>Land acquisition, partnerships, marketing</i>	TBD
Transportation Study	\$100,000
Streetscape Plan	\$30,000
Pedestrian Crossings <i>At a minimum Power and Orchard Lake</i>	TBD
Park Assessment Plan <i>Updated Orchard Lake Focus Area Open Space</i>	\$20,000
Gateway Enhancement	\$40,000
Nature Trail	TBD
Total Cost of All Projects:	\$196,000 +

A detailed description of the projects is provided in Table 1. While there are limited changes from the original version, with the exception of the removal of the zoning update, the descriptions have still be included for ease of reference.

CATALYTIC PROJECTS

Land acquisition, partnerships, marketing

As part of its ongoing economic development efforts, the City is actively involved in facilitating redevelopment. Using the tools identified in the Introduction of the original Plan, the City has worked successfully to improve private property, and plans to continue these efforts within the Grand River CIA development area. These projects are expected to facilitate implementation of the Grand River Corridor Vision Plan, attract initial reinvestment that will improve the overall tax base, and build community support. While specific details of these projects were not known at the time this Plan was developed, the City expects that it will continue to use Special Assessment Districts, Commercial Rehabilitation Districts, public-private partnerships, and other avenues to create redevelopment momentum. The City expects to incur costs associated with real estate broker services, legal assistance, planning and zoning support, and other soft costs needed to implement catalytic projects. Other hard costs for land acquisition and development may also be incurred, but as noted, the City plans to use capital financing resources only as needed.

LOGO AND BRANDING

Evaluate, Update, and Implement the Marketing Package

The cities of Farmington and Farmington Hills worked jointly to develop a cohesive brand theme for the corridor. As part of the original project, the base marketing materials were developed to incorporate an unifying logo and layout. It also included corridor signage and gateway identification enhancements. The costs associated with this project include the cost to evaluate, update (if applicable) and implement of the previously recommended logo, signs, and supporting print materials, but not actual creation of these items. The latter costs will depend on the final updated recommendations as well as other projects discussed below, including the Transportation Study and Streetscape Plan.

TRANSPORTATION STUDY

One of the barriers to reversing economic decline along some portions of the corridor is the existing transportation system. Grand River Avenue carries traffic from the City of Detroit through Farmington and on to cities to its northwest. In the 1950s, as part of the I-96 freeway system, the M-5 bypass was constructed that diverted traffic at the City's east end onto the freeway that extends northwest and connects with I-96/I-275 and the M-5/Haggerty Connector near the City of Novi. This construction caused a reduction in traffic volumes along the local portion of Grand River Avenue, which also led to reduced economic viability for some businesses. The complicated and sometimes confusing routes created by the new freeway construction compounded the issue. At the same time, the reduced traffic volumes have resulted in a physical road profile that exceeds Grand River Avenue's functional needs. This presents an opportunity to reclaim unnecessary traffic lanes for use by other modes of traffic like non-motorized to transit, or for other public purposes. The City plans to further study the dynamics of transportation throughout the district to determine which will best serve businesses and residents in the area. The Grand River Corridor Vision Plan revealed the need to study a potential road diet for all or portions of Grand River Avenue, improve southeast bound access to the median portions of Grand River in the City of Farmington Hills, and evaluate potential intersection and other improvements at both Orchard Lake Road intersections, including possible roundabouts or road realignments.

STREETScape PLAN

Once expected transportation changes are known, and after branding materials are updated and implemented, the City will combine the ideas presented into a plan for streets that will help associate them to the corridor. The streetscape plan may include concepts and designs for roads planned to be re-aligned, re-located or redesigned.

PARK ASSESSMENT PLAN

Updated Orchard Lake Focus Area Open Space

The updated Grand River Corridor Vision Plan revealed various open space and public area opportunities within the development area. These opportunities were associated with potential redevelopment projects associated with the Winery, but there may be additional opportunity to provide public parks within the development area. Comparing existing recreational facilities to current and expected demand will reveal if and where additional parkland and public areas may be needed. One specifically designated in the Vision Plan included a community open space as part of the Orchard Lake Road Focus Area. This project will require public/private partnerships since the land is privately-owned. However, it is expected that the various implementation tools described in the original plan can be used to accomplish viable redevelopment and inclusion of public open spaces. The City expects that it may be involved in initial development of the public plaza, management of events and maintenance in the future. The costs associated with this project will include development of a park plan for the district, which is expected to include a detailed plan for the Orchard Lake Road Focus Area open space.

PEDESTRIAN CROSSINGS

No less than Power and Orchard Lake Roads

It is expected that changes will be needed to various intersections along the corridor. In particular, the intersections at Orchard Lake Road create potential pedestrian barriers, especially given the traffic volumes and narrow road-right-of-way in this area of the corridor. Some improvements will be needed to enhance safety and comfort for non-motorized traffic. The extent of these changes will depend on the results of the Transportation Study; therefore, the final costs of this project are not currently known. The purpose of this project is to implement the recommended intersection improvements that may be needed to facilitate non-motorized movements along the corridor. Additional prioritization of sub-projects will likely be needed, but the initial focus will be to ensure safety at the key intersections at Power Road and Orchard Lake Road.

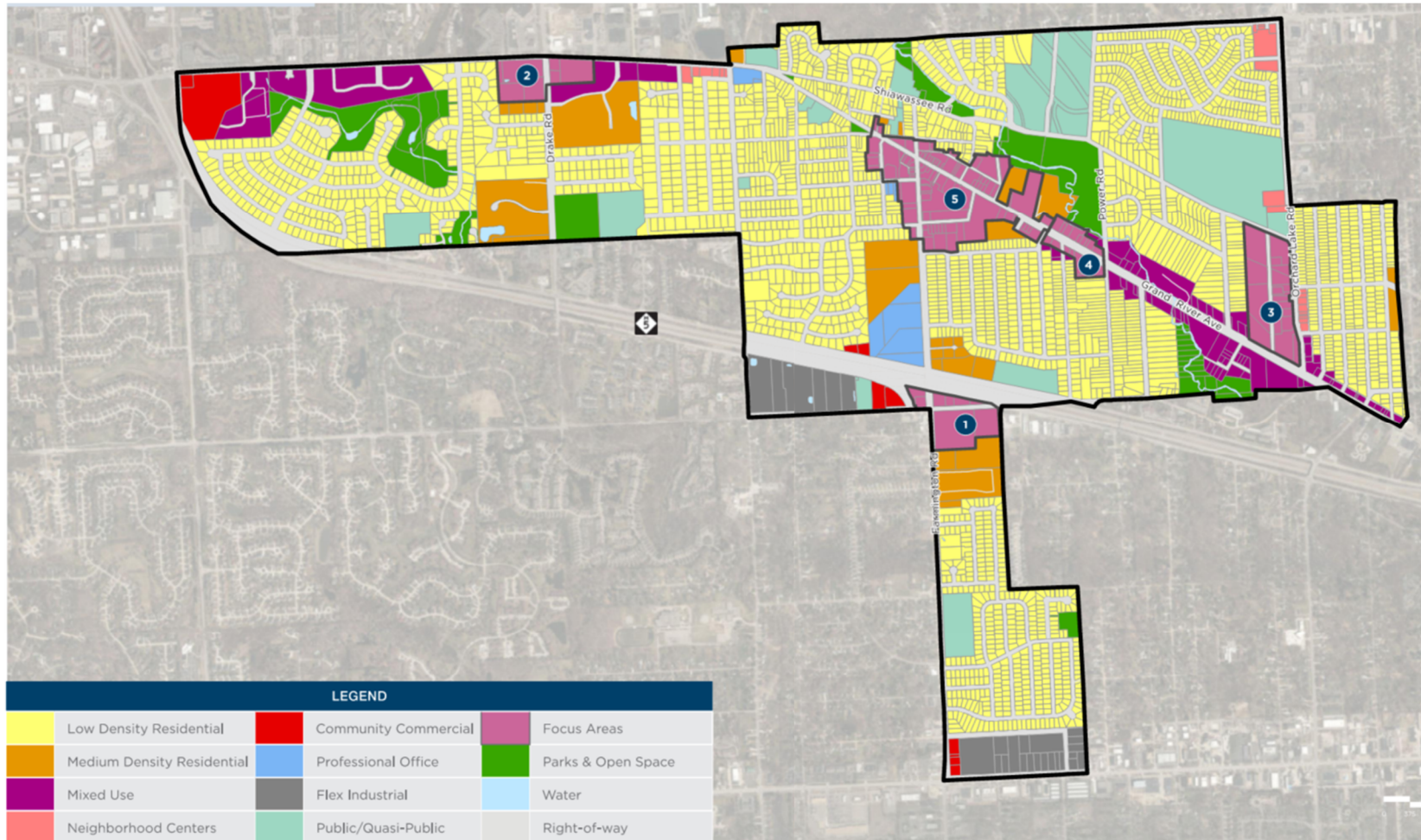
GATEWAY ENHANCEMENTS

As part of the Grand River Corridor Vision Plan, gateways are envisioned at the entry points to the corridor and the City. They serve to welcome visitors, workers, and residents, and orients visitors to the corridor. They provide opportunities to frame perceptions of the community and can reinforce a larger marketing effort aimed at branding the corridor. Gateways can also be effective at calming traffic and improving safety. Gateway designs will be developed jointly with the City of Farmington Hills' CIA Board and will likely relate to the initial Logo and Branding concepts that were developed in the original Development Plan. The cost assigned to this project represents an estimate to generally improve entry points into the City and corridor using signage and landscaping.

NATURE TRAIL

A somewhat unknown resource within the development area is the Rouge River. The River presents development opportunities that have not yet been utilized. The City envisions that future developments will embrace the river corridor, and eventually the river will be improved with a passive trail system that will provide residents with access to the river.

IMPLEMENTATION



FUTURE LAND USE

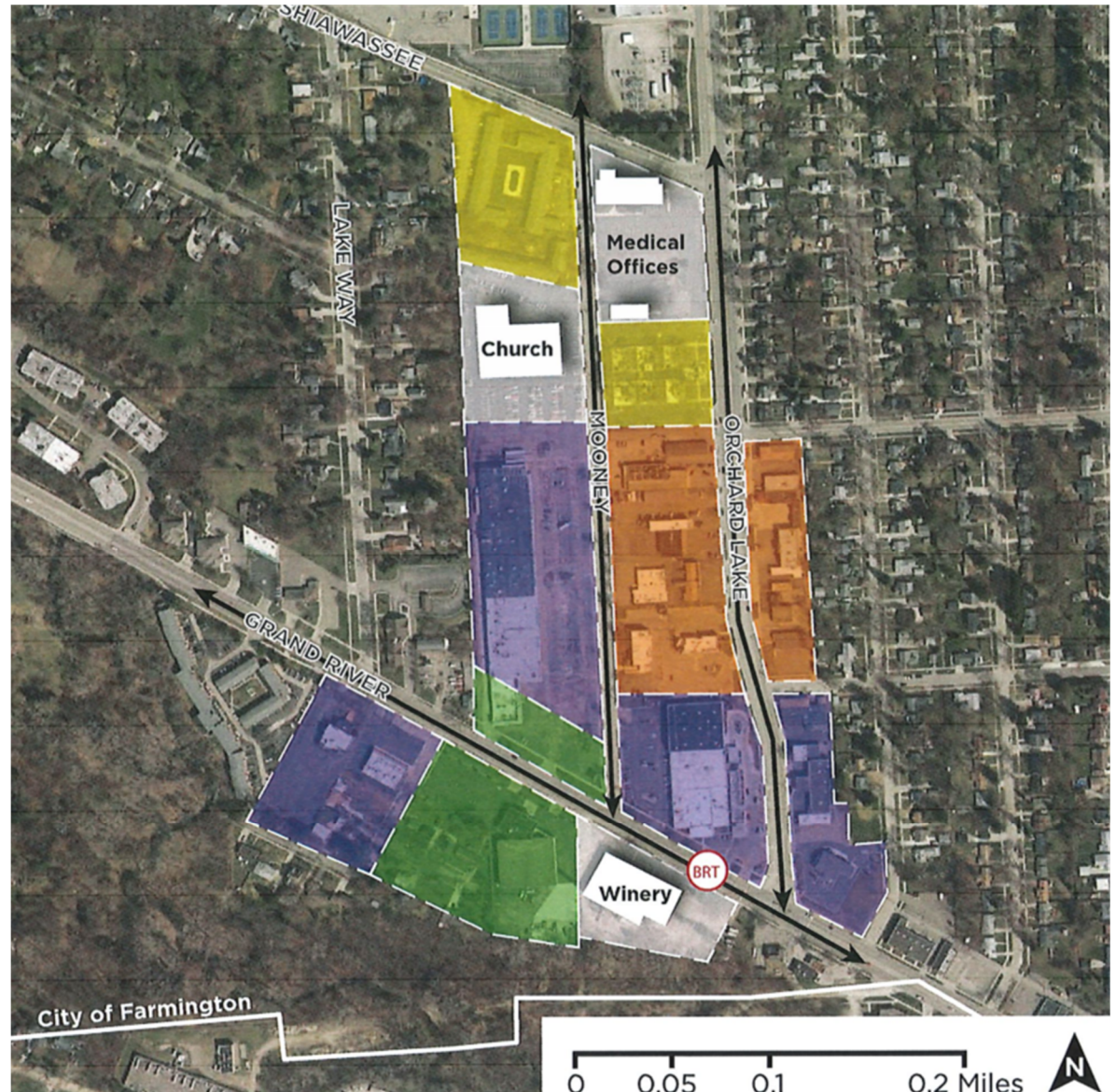
The Future Land Use Map outlines the preferred uses throughout the Corridor and is a product of the existing conditions analysis and stakeholder and public input. This Plan offers a certain amount of flexibility so businesses and governments can react to specific market demands that may occur. However, it does provide a broad outline of where certain uses would be best utilized. Refer to the original Development Plan for the details associated with this section.

ORCHARD LAKE ROAD FOCUS AREA

The original focus area concept for Orchard Lake 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, as shown in Figure 1.

The winery remains the catalyst for the area and is slated for mixed use development. The area surrounding the winery should offer public space for gathering and both community-wide and winery-related events and activities. The buildings shown in white are to remain, as they are also anchors to the development area.

FIGURE 1: ORCHARD LAKE ROAD



Mixed Use Residential: Townhouse Residential: Multi Family Open/Green Space

DEVELOPMENT PLAN

CORRIDOR DESIGN GUIDELINES

The following was included in the original Development Plan and should still be incorporated into development along the corridor:

Setbacks

- ◆ Match residential areas to current residential districts
- ◆ No minimum front setback for Commercial/Mixed Use
- ◆ Consider a build-to requirement or a build-to “zone”

Transitions

- ◆ Require rear buffers/walls/landscaping between single family residential and other uses
- ◆ Encourage building step-backs to transition from larger scale buildings to adjacent neighborhoods

Lot size and coverage

- ◆ Match residential areas to current residential districts
- ◆ No minimum or maximum for Commercial/Mixed Use

Signs

- ◆ Maintain visibility for commercial signage
- ◆ Match sign size and height to speed limit on Grand River
- ◆ Consider visibility across median

Building Design

- ◆ Regulate quality, not architecture
- ◆ Require min. storefront height and min. window area for first floor
- ◆ Allow colors that are consistent with established Grand River theme
- ◆ Establish lighting standards that consider modern, sustainable lighting options.

Parking

- ◆ Refer to each city’s current parking standards, but consider flexibility for other available shared, structured, or municipal parking
- ◆ Allow parking study to determine when less or more should be required

Streetscaping

- ◆ Front yards should maintain visibility of entrances and present high-quality building fronts
- ◆ Require sidewalks along all street frontages, with wider paths along Grand River
- ◆ Establish a street tree policy that is unique for the corridor
- ◆ Consider uniform streetlights

TAX INCREMENT FINANCING PLAN

EXPLANATION OF TAX INCREMENT FINANCING

Tax Increment Financing (TIF) is a method of funding public investments in an area slated for (re)development by capturing, for a time, all or a portion of the increased tax revenue that may result from increases in property values, either because of (re)development or general market inflation.

Once the TIF expires (scheduled for 2034), the CIA will cease its revenue capture and 100% of taxes collected from future property values will be distributed to the appropriate taxing agencies in place at that time. To use TIF financing, the CIA must prepare a **Development Plan** and a **TIF Plan**. Both plans were submitted to the City Council, who must approve the plans. While the original plans were approved as required, the duration of time since adoption necessitates this update to verify the validity of the original assumptions and update accordingly.

EXPLANATION OF THE TAX INCREMENT PROCEEDURE

EXPLANATION OF TAX INCREMENT FINANCING

Tax Increment Financing (TIF financing) is a method of funding public investments in an area slated for (re)development by capturing, for a time, all or a portion of the increased tax revenue that may result from increases in property values, either because of (re) development or general market inflation. Once the TIF expires (scheduled for 2034), the CIA will cease its revenue capture and 100% of taxes collected from future property values will be distributed to the appropriate taxing agencies in place at that time. To utilize TIF financing, the CIA must prepare a Development Plan and a TIF Plan. Both plans were submitted to the City Council, who must approve the plans. While the original plans were approved as required, the duration of time since adoption necessitates this update to verify the validity of the original assumptions and update accordingly.

TIF REVENUE

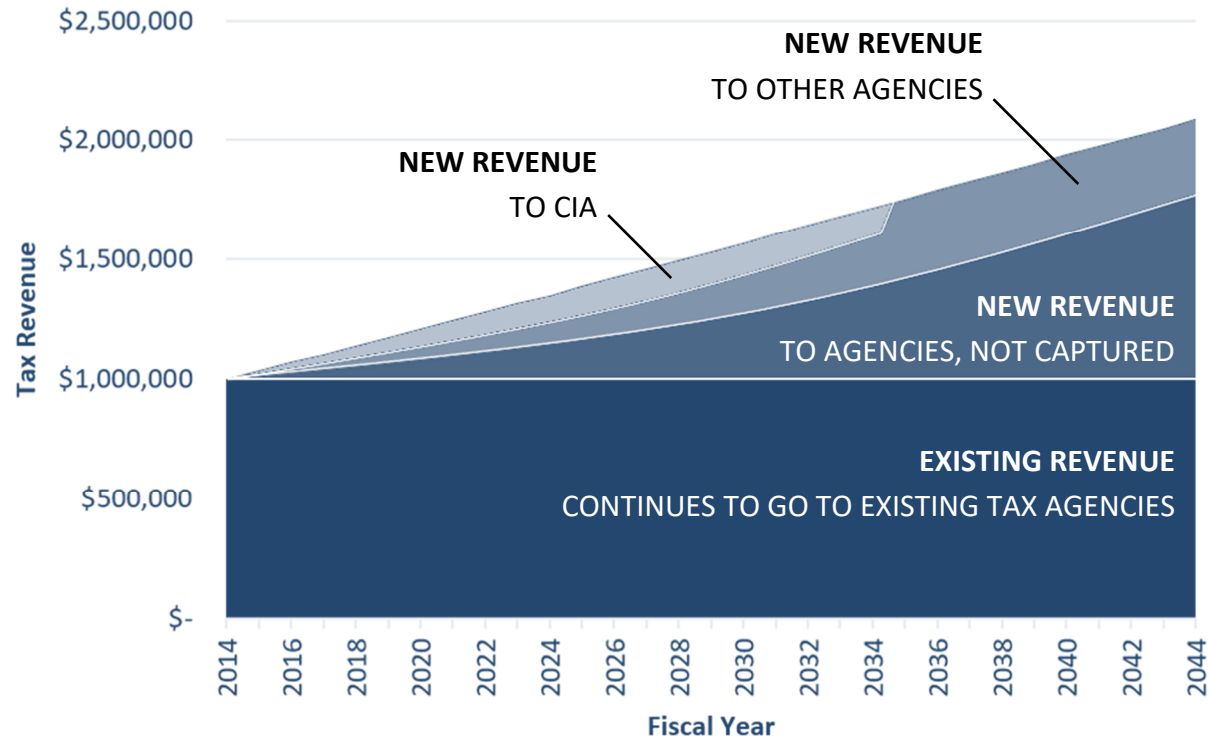
TIF Revenue represents the value of new taxes that may be received because of new property value increases. Figure 2 is an illustrative example of how existing taxes collected from property within the district will continue to go to the agencies who currently receive them. Future increases in tax revenue will be split as follows:

To Agencies Not Captured - 100% of new taxes collected for School agencies (including the Community College), the Downtown Development Authority, the Huron-Clinton Metroparks Association, the Detroit Zoo, and Detroit Institute of Arts will continue to go to those authorities.

To Other Agencies - 50% of new taxes collected for County Operating, County Parks, Oakland Transit, City Operating and Capital Improvements, City Streets, 2018 Voted CAP and OP, and Library will be distributed to those agencies.

To CIA - 50% of new taxes collected will be captured by the CIA for reinvestment within the district through 2034.

FIGURE 2 – ILLUSTRATIVE EXAMPLE OF CIA REVENUE



The Base Value for this plan is the taxable value of all real and applicable personal property in the development area as determined on December 31, 2013, and finally equalized by the state in May 2014. The Base Value of the district is \$15,803,050 (previous plan denoted a value of \$15,936,450 but since 2015 the lower amount has remained the base value).

TIF REVENUE ASSUMPTIONS

The purpose of the Tax Increment Financing Plan is to evaluate potential revenues from tax increment capture and ensure it will be sufficient to cover anticipated costs. Therefore, some assumptions are involved in the calculations to project property values into the future and determine anticipated revenues. The figures in the TIF Plan included known revenues and tax capture; however, after 2023 the Plan includes estimates of revenue that apply the best available data and most reasonable assumptions.

This TIF Plan is based on 2023 assessments and millage data provided by Oakland County, and the following assumptions:

- ◆ A limit to the amount of TIF capture was included. The CIA captures only 50% of the Captured Value.
- ◆ A modest increase in property values was assumed. A conservative growth rate of 3.0% was used in the projections for future TIF revenue. However, values should increase more rapidly as redevelopment occurs within the district.
- ◆ Various millage levies have been excluded from capture. Table 2 shows only the captured millage levies for this TIF Plan, each of which are assumed to remain in place for the duration of the plan.

TABLE 2 – 2023 CAPTURED MILLAGE LEVIES

Taxing Jurisdiction	Combined Levy
County Operating	3.9686
County Parks	0.3431
Oakland Transit (started in 2022)	0.9500
City Operating and Capital Improvements	14.0000
City Streets	1.4040
2018 Voted CAP	2.0000
2018 Voted OP	0.8302
Library	1.4742
Total Capture	24.9701

PROJECTED TIF REVENUE

Table 3 shows the projected revenues expected for the district. It represents the amount the CIA has and can anticipate in TIF Revenue, based on the assumptions given above. The increases in property values are based on a modest inflation rate. However, property values, and resulting TIF capture should exceed these figures as redevelopment increases property values at a more rapid rate. The duration of the TIF plan is twenty (20) years, commencing upon approval by the City Council in 2014 and will cease with tax collections due in December 2034, unless this plan is amended to extend or shorten its duration.

2014 TIF SUMMARY	
Base Value (2013)*	\$15,803,050
Millage Captured*	21.6071
Millage Not Captured	40.684
2014 CIA Revenue	\$0

*Corrected from 2014 plan

2023 TIF SUMMARY	
Base Value (2013)	\$15,803,050
Millage Captured	24.9701
Millage Not Captured	34.1225
2023 CIA Revenue	\$66,000

TABLE 3 – ACTUAL AND ESTIMATED TIF REVENUES

	Fiscal Year	Base Value	% Value Increase	Value Capture Increase (50%)	Annual TIF Revenue	Compounded TIF Revenue (excludes startup capital and expenditures)
ACTUAL	2013	\$15,803,050	0.0%	\$0	\$0	\$0
	2014	\$15,803,050	0.0%	\$0	\$0	\$0
	2015	\$15,803,050	0.0%	\$0	\$0	\$0
	2016	\$15,803,050	0.0%	\$0	\$0	\$0
	2017	\$15,803,050	0.0%	\$0	\$0	\$0
	2018	\$15,803,050	0.0%	\$0	\$0	\$0
	2019	\$15,803,050	100.0%	\$896,210	\$9,981	\$9,981
	2020	\$15,803,050	69.7%	\$2,957,320	\$37,309	\$47,291
	2021	\$15,803,050	15.5%	\$3,501,520	\$44,038	\$91,328
	2022	\$15,803,050	13.5%	\$4,046,320	\$50,519	\$141,847
ESTIMATE	2023	\$15,803,050	23.4%	\$5,285,240	\$66,000	\$207,847
	2024	\$15,803,050	3.0%	\$5,443,797	\$67,980	\$275,827
	2025	\$15,803,050	3.0%	\$5,607,111	\$70,019	\$345,846
	2026	\$15,803,050	3.0%	\$5,775,324	\$72,119	\$417,966
	2027	\$15,803,050	3.0%	\$5,948,584	\$74,282	\$492,248
	2028	\$15,803,050	3.0%	\$6,127,042	\$76,510	\$568,758
	2029	\$15,803,050	3.0%	\$6,310,853	\$78,805	\$647,564
	2030	\$15,803,050	3.0%	\$6,500,179	\$81,169	\$728,733
	2031	\$15,803,050	3.0%	\$6,695,184	\$74,127	\$802,860
	2032	\$15,803,050	3.0%	\$6,896,039	\$76,351	\$879,211
	2033	\$15,803,050	3.0%	\$7,102,921	\$78,641	\$957,852
	2034	\$15,803,050	3.0%	\$7,316,008	\$81,000	\$1,038,852

PROJECTED TIF REVENUE

Table 3 depicts the actual value increase, captured value, and TIF revenue from the adoption of the 2014 Plan through present. Where it differs from the original Plan is that through 2023 the values are no longer estimates but audited amounts. However, from 2024 through 2034, the remainder of the TIF Plan, the values are estimates based upon an assumed 3% annual increase. Key factors are as follows:

- ◆ Up until 2019, the CIA district experienced a negative capture thus all rows between 2013-2018 represent the zero-sum gain.
- ◆ A 3% estimated increase in value is relatively low when compared to the past few years but is close to average when considering a 20-year timeframe.
- ◆ As noted previously, the value capture is 50% of the total value within the CIA.
- ◆ The compounded TIF revenue does not factor in interest rates or expenses both of which are calculated separately.

As noted above, the CIA did not start capturing tax increments until 2019, but to ensure that the appropriate documents were in place following creation of the authority, the general fund covered the cost to prepare the joint CIA Vision Plan, the Downtown Area Plan, the Grand River Corridor Overlay District, Grand River Road Diet, and the retail study. Subsequently the Board authorized utilization of funds in FY 20/21 and FY 21/22 for contractual services to repair the sidewalks at Grand River and Violet and then completion of a joint Grand River Vision Plan update. Factoring in these expenditures with the captured tax increments, the CIA closed out FY 22/23 with a balance of \$247,755.14.

ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON TAXING JURISDICTIONS

The CIA is eligible to capture tax increment revenues from the State local school district, and intermediate school district to the extent necessary to pay the debt service on the outstanding bonds that represent “eligible obligations.” However, at the present time there is no outstanding debt.

The most important impact on the affected taxing jurisdictions is that the amount of revenue they received from the property within the district as of December 31, 2013, will remain unchanged during the life of the Plan. Thus, between January 2014 through December 31, 2034, the CIA will capture the revenue from any increase in property value, but at the agreed upon 50% of the captured value (see Table 4). The base amount would still flow to the appropriate taxing jurisdictions. In other words, the revenue to each taxing jurisdiction is effectively frozen at the base value for the entire term of the CIA Plan.

TABLE 4 – COMBINED TIF REVENUE

	Millage Rate		3.9686	0.3431	0.9500	14.0000	1.4040	2.8302	1.4742	TIF Revenue
	Fiscal Year	Capture Amount	County Operating	County Parks	County Transit (previously SMART/OCPTA)	City Operating	City Streets	Voted CAP & OP (previously capital improvement)	Library	
ACTUAL	2013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2019	\$896,210	\$1,810	\$104	\$445	\$6,273	\$659	\$0	\$690	\$9,981
	2020	\$2,957,320	\$5,944	\$518	\$1,457	\$20,701	\$2,136	\$4,305	\$2,249	\$37,309
	2021	\$3,501,520	\$7,026	\$608	\$1,710	\$24,511	\$2,502	\$5,044	\$2,637	\$44,038
	2022	\$4,046,320	\$8,029	\$694	\$1,922	\$28,324	\$2,841	\$5,726	\$2,983	\$50,519
	2023	\$5,285,240	\$10,490	\$909	\$2,512	\$36,999	\$3,712	\$7,481	\$3,898	\$66,000
ESTIMATE	2024	\$5,443,797	\$10,804	\$936	\$2,588	\$38,109	\$3,824	\$7,706	\$4,015	\$67,980
	2025	\$5,607,111	\$11,128	\$964	\$2,665	\$39,252	\$3,938	\$7,937	\$4,135	\$70,019
	2026	\$5,775,324	\$11,462	\$993	\$2,745	\$40,429	\$4,056	\$8,175	\$4,259	\$72,119
	2027	\$5,948,584	\$11,806	\$1,022	\$2,828	\$41,642	\$4,178	\$8,420	\$4,387	\$74,282
	2028	\$6,127,042	\$12,160	\$1,053	\$2,912	\$42,891	\$4,303	\$8,672	\$4,518	\$76,510
	2029	\$6,310,853	\$12,525	\$1,085	\$3,000	\$44,178	\$4,432	\$8,932	\$4,654	\$78,805
	2030	\$6,500,179	\$12,900	\$1,117	\$3,090	\$45,503	\$4,565	\$9,200	\$4,793	\$81,169
	2031	\$6,695,184	\$13,287	\$1,151	\$3,182	\$46,868	\$4,702	\$0	\$4,937	\$74,127
	2032	\$6,896,039	\$13,686	\$1,185	\$3,278	\$48,274	\$4,843	\$0	\$5,085	\$76,351
	2033	\$7,102,921	\$14,096	\$1,221	\$3,376	\$49,722	\$4,988	\$0	\$5,238	\$78,641
	2034	\$7,316,008	\$14,519	\$1,257	\$3,477	\$51,214	\$5,138	\$0	\$5,395	\$81,000

APPENDIX: BASE AND CURRENT PARCEL DATA

	Personal Property	Note: Not all personal property is valued at \$0. Personal Property is still taxed and captured unless they are eligible, have applied, and are approved for an exemption.
	Within Downtown Development Authority	
	Nontaxable	

<u>Parcel</u>	<u>Owner</u>	<u>Property Address</u>	2014 <u>Base Value</u>	2023 <u>Taxable Value</u>	2023 <u>Captured Value</u>
20-23-26-351-001	J & P LEASING, LLC	22882 ORCHARD LAKE RD	\$108,160	\$157,630	\$49,470
20-23-26-351-002	LV CABINETS INC.	22856 ORCHARD LAKE RD	\$84,910	\$117,340	\$32,430
20-23-26-351-005	YONO PROPERTY INVESTMENTS, LLC	22804 ORCHARD LAKE RD	\$154,910	\$186,590	\$31,680
20-23-26-351-006	MNM PROPERTY GROUP LLC	22784 ORCHARD LAKE RD	\$51,900	\$88,510	\$36,610
20-23-26-351-007	MNM PROPERTY GROUP LLC	22772 ORCHARD LAKE RD	\$34,300	\$56,820	\$22,520
20-23-26-351-008	BEALE, PAUL W	22770 ORCHARD LAKE RD	\$33,200	\$39,950	\$6,750
20-23-26-351-009	LEROUX, MARY A	22748 ORCHARD LAKE RD	\$53,480	\$64,380	\$10,900
20-23-26-351-024	HERITAGE 2000 LLC	22840 ORCHARD LAKE RD	\$132,030	\$159,030	\$27,000
20-23-26-351-025	MAREK HOLDINGS, LLC	22730 ORCHARD LAKE RD	\$153,630	\$196,470	\$42,840
20-23-26-355-001	GRIPPO, DANIEL	22512 ORCHARD LAKE RD	\$98,420	\$118,510	\$20,090
20-23-26-355-002	K & D PAUL ENTERPRISES, LLC	22500 ORCHARD LAKE RD	\$151,450	\$187,610	\$36,160
20-23-26-355-005	GRANDORCH LLC	22424 ORCHARD LAKE RD	\$67,770	\$101,290	\$33,520
20-23-26-355-020	KAJY AND ASSOCIATES, INC.	31200 GRAND RIVER AVE	\$34,030	\$39,840	\$5,810
20-23-26-355-022	PINEHILL ORCHARD LAKE, L.L.C.	22456 ORCHARD LAKE RD	\$258,180	\$366,360	\$108,180
20-23-26-355-023	GRANDORCH LLC	22434 VIOLET ST	\$10,450	\$13,060	\$2,610
20-23-26-355-025	FLAGSTAR BANK, FSB	31230 GRAND RIVER AVE	\$312,890	\$322,200	\$9,310
20-23-26-356-002	F & L GRAND, LLC	31235 GRAND RIVER AVE	\$72,680	\$98,110	\$25,430
20-23-26-356-003	F & L GRAND, LLC	31233 GRAND RIVER AVE	\$104,300	\$192,320	\$88,020
20-23-26-357-010	CITY OF FARMINGTON	22402 VIOLET ST	\$0	\$0	\$0
20-23-26-357-023	DEDVUKAJ, TOM	31036 GRAND RIVER AVE	\$44,020	\$71,460	\$27,440
20-23-26-357-029	COMMUNITY PROPERTY LLC	31030 GRAND RIVER AVE	\$51,240	\$52,460	\$1,220
20-23-26-358-013	SMS PROPERTY DEVELOPMENT, LLC	22400 LILAC ST	\$17,580	\$19,720	\$2,140
20-23-27-326-004	GTY AUTO SERVICE, LLC	32686 GRAND RIVER AVE	\$131,910	\$199,520	\$67,610
20-23-27-326-005	32620 GRAND RIVER, LLC	32620 GRAND RIVER AVE	\$66,210	\$93,590	\$27,380
20-23-27-326-006	EDMONDS, ANNE H	32604 GRAND RIVER AVE	\$88,740	\$106,870	\$18,130
20-23-27-326-009	MCGILL, JEROME F	23107 POWER RD	\$5,070	\$5,920	\$850
20-23-27-326-010	SIX SUITES, LLC	32500 GRAND RIVER AVE STE 203	\$80,360	\$96,770	\$16,410
20-23-27-326-013	TAGHAVI, NASSER	32434 GRAND RIVER AVE	\$104,510	\$125,860	\$21,350
20-23-27-326-014	CAMPBELL, BRUCE	23105 POWER RD	\$37,030	\$44,560	\$7,530
20-23-27-326-015	32410 GRAND RIVER, LLC	32410 GRAND RIVER AVE	\$138,550	\$182,600	\$44,050
20-23-27-326-017	32580 GRAND RIVER, LLC	32580 GRAND RIVER AVE	\$132,150	\$159,160	\$27,010
20-23-27-326-018	SHIAWASSEE PARK VIEW APTS, LLC	32450 GRAND RIVER AVE	\$114,580	\$149,230	\$34,650

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20-23-27-326-019	TAGHAVI, NASSER	32440 GRAND RIVER AVE	\$63,050	\$82,300	\$19,250
20-23-27-329-020	CAPGROW HOLDINGS JV	32617 GRAND RIVER AVE	\$163,400	\$253,340	\$89,940
20-23-27-329-046	LAWLEY HOLDINGS, LLC	32663 GRAND RIVER AVE	\$195,130	\$235,050	\$39,920
20-23-27-329-047	CAPGROW HOLDINGS JV	32715 GRAND RIVER AVE	\$23,640	\$42,370	\$18,730
20-23-27-330-001	FOXWORTHY, G BRUCE	32595 GRAND RIVER AVE	\$105,900	\$127,550	\$21,650
20-23-27-330-002	HARRY L LAPHAM JR TRUST	32523 GRAND RIVER AVE	\$113,600	\$136,820	\$23,220
20-23-27-330-058	YONO ENTERPRISES, LLC	32411 GRAND RIVER AVE	\$214,630	\$258,540	\$43,910
20-23-27-330-059	DOMPIERRE LAND COMPANY, LLC	32423 GRAND RIVER AVE	\$103,340	\$124,460	\$21,120
20-23-27-330-062	RAMSAY FAMILY TRUST NO. 1	32435 GRAND RIVER AVE	\$220,790	\$222,290	\$1,500
20-23-27-330-063	Z COMMERCIAL, LLC	32425 GRAND RIVER AVE	\$85,420	\$121,000	\$35,580
20-23-27-403-030	BOWMAN, JOHN V	22801 LAKE WAY ST	\$76,970	\$93,120	\$16,150
20-23-27-403-040	CITY OF FARMINGTON	31801 GRAND RIVER AVE	\$0	\$0	\$0
20-23-27-403-046	WILKIE, MARIE E	32000 GRAND RIVER AVE APT 1	\$17,220	\$20,710	\$3,490
20-23-27-403-135	SHEMSAN INVESTMENTS, LLC	31822 GRAND RIVER AVE	\$139,630	\$229,630	\$90,000
20-23-27-403-137	SHLAFFER, ROMAN	31930 GRAND RIVER AVE	\$169,550	\$204,230	\$34,680
20-23-27-403-138	ZANETTI, JEFFREY L	31904 GRAND RIVER AVE	\$266,640	\$321,190	\$54,550
20-23-27-403-139	BOWMAN, JOHN V	VACANT	\$1,454	\$4,280	\$2,826
20-23-27-403-140	VETTRAINO, MR DANIEL	31806 GRAND RIVER AVE	\$17,916	\$52,780	\$34,864
20-23-27-403-141	OM REAL ESTATE LLC	31806 GRAND RIVER AVE	\$64,450	\$134,790	\$70,340
20-23-27-404-002	J & B PROPERTY MANAGEMENT, LLC	32340 GRAND RIVER AVE	\$353,120	\$425,380	\$72,260
20-23-27-404-006	HART MORTGAGE, LLC	32300 GRAND RIVER AVE	\$57,900	\$102,270	\$44,370
20-23-27-404-007	GLUCK, MICHAEL	32330 GRAND RIVER AVE	\$79,720	\$96,010	\$16,290
20-23-27-404-012	23020 POWER ROAD, LLC	23020 POWER RD	\$197,700	\$263,840	\$66,140
20-23-27-404-013	THE HOLDING CO, LLC	23010 POWER RD	\$13,930	\$28,870	\$14,940
20-23-27-404-014	THE HOLDING CO, LLC	32326 GRAND RIVER AVE	\$75,420	\$110,920	\$35,500
20-23-27-404-015	JSA PROPERTIES LLC	32316 GRAND RIVER AVE	\$264,320	\$318,390	\$54,070
20-23-27-427-022	CITY OF FARMINGTON	31731 GRAND RIVER AVE	\$0	\$0	\$0
20-23-27-427-025	SOUL INVESTMENTS LLC	31632 GRAND RIVER AVE	\$53,130	\$63,960	\$10,830
20-23-27-427-026	SAM CASSAR & CO	31625 SHIAWASSEE RD	\$932,210	\$1,123,050	\$190,840
20-23-27-427-032	KING, PAUL	31690 GRAND RIVER AVE	\$81,920	\$98,650	\$16,730
20-23-27-427-034	RESTORATION CHRISTIAN FELLOWSHIP	31590 GRAND RIVER AVE	\$0	\$0	\$0
20-23-27-427-035	FARMINGTON PLAZA LLC	31530 GRAND RIVER AVE	\$1,151,200	\$1,007,910	-\$143,290

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20-23-27-427-036	CREDIT UNION ONE	31716 GRAND RIVER AVE	\$312,110	\$375,980	\$63,870
20-23-27-428-004	HICKS, ERNEST R	22883 ORCHARD LAKE RD	\$86,930	\$119,950	\$33,020
20-23-27-428-006	ODEH, AHMAD K	22855 ORCHARD LAKE RD	\$86,560	\$105,280	\$18,720
20-23-27-428-007	ODEH, AHMAD KAYED	22849 ORCHARD LAKE RD	\$104,450	\$125,800	\$21,350
20-23-27-428-008	BARNES REAL ESTATE HOLDING CO., LLC	22843 ORCHARD LAKE RD	\$220,300	\$265,370	\$45,070
20-23-27-428-009	CARRON HOLDINGS LLC	22820 MOONEY ST	\$152,560	\$183,760	\$31,200
20-23-27-428-010	SHEIKH, KAMRAN	22821 ORCHARD LAKE RD	\$136,060	\$163,860	\$27,800
20-23-27-428-013	MEINKE, CHRISTINE	22906 MOONEY ST	\$114,500	\$126,760	\$12,260
20-23-27-428-014	SOURCE OF UNIVERSAL LOVE FNDTN LLC	23030 MOONEY ST	\$186,970	\$279,820	\$92,850
20-23-27-428-016	ORCHARD TRAILS MOB, LLC	23133 ORCHARD LAKE RD STE 206	\$572,210	\$2,603,160	\$2,030,950
20-23-27-428-020	GB INVESTMENTS LLC	23017 ORCHARD LAKE RD STE 1	\$36,340	\$43,750	\$7,410
20-23-27-428-033	HIND PROPERTIES, LLC	31506 GRAND RIVER AVE	\$716,450	\$863,140	\$146,690
20-23-27-428-035	U-WASH DEVELOPMENT CO., LLC	31500 GRAND RIVER AVE	\$221,200	\$266,440	\$45,240
20-23-27-428-036	ORCHARD LAKE ROAD L L C	22725 ORCHARD LAKE RD	\$314,810	\$379,210	\$64,400
20-23-27-428-037	NIMROD CORP C/O CHERRY CRK 101 INC	22757 ORCHARD LAKE RD	\$275,980	\$332,460	\$56,480
20-23-27-451-005	ACCETTURA PROPERTIES II, LLC	32305 GRAND RIVER AVE	\$145,440	\$190,450	\$45,010
20-23-27-451-006	CITY OF FARMINGTON	32301 GRAND RIVER AVE	\$0	\$0	\$0
20-23-27-451-036	ACCETTURA PROPERTIES II, LLC	22823 BROOKDALE ST	\$21,230	\$26,040	\$4,810
20-23-27-451-065	HAJAL, JANET	32323 GRAND RIVER AVE	\$42,800	\$51,520	\$8,720
20-23-27-451-066	AMERITECH	32335 GRAND RIVER AVE	\$0	\$0	\$0
20-23-27-451-067	PRI LLC	32315 GRAND RIVER AVE	\$226,530	\$272,880	\$46,350
20-23-27-452-001	CITY OF FARMINGTON	32081 GRAND RIVER AVE	\$0	\$0	\$0
20-23-27-452-002	YO, UN DAE	32065 GRAND RIVER AVE	\$119,080	\$143,440	\$24,360
20-23-27-452-030	LEO SOAVE BUILDING, INC	32057 GRAND RIVER AVE	\$3,540	\$4,120	\$580
20-23-27-452-031	CITY OF FARMINGTON	32035 GRAND RIVER AVE	\$0	\$0	\$0
20-23-27-452-032	CITY OF FARMINGTON	32023 GRAND RIVER AVE	\$0	\$0	\$0
20-23-27-452-033	LOVERNICH, RANDY JAMES	32011 GRAND RIVER AVE	\$680	\$760	\$80
20-23-27-453-001	AMHAZ, BILAL	31831 GRAND RIVER AVE APT 1	\$9,580	\$28,460	\$18,880
20-23-27-476-007	GROVES-WALKER POST 346	31775 GRAND RIVER AVE	\$0	\$0	\$0
20-23-27-476-008	DOLPHIN PLAZA, LLC	31691 GRAND RIVER AVE	\$206,660	\$303,500	\$96,840
20-23-27-476-009	STANTON, DOUGLAS	22409 SHERWOOD AVE	\$22,060	\$26,530	\$4,470
20-23-27-476-010	ROYSE, DOUGLAS P	22405 SHERWOOD AVE	\$39,170	\$76,470	\$37,300

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20-23-27-478-001	MUIR, JOHN	31370 SHAW AVE	\$54,350	\$65,420	\$11,070
20-23-27-478-002	PETTY, ELIZABETH A	31360 SHAW AVE	\$56,700	\$68,250	\$11,550
20-23-27-478-003	CAMPBELL, KIMBERLY	31622 SHAW AVE	\$51,880	\$84,580	\$32,700
20-23-27-478-004	SCHIFFMAN, AMY L	31610 SHAW AVE	\$62,250	\$90,760	\$28,510
20-23-27-478-005	GORDAM, LLC	31625 GRAND RIVER AVE	\$604,560	\$728,330	\$123,770
20-23-27-478-006	JOHN STIRLING WHITE LLC	31505 GRAND RIVER AVE	\$238,430	\$287,190	\$48,760
20-23-35-102-004	30924 COMMUNITY PROPERTY, LLC	30948 GRAND RIVER AVE	\$15,930	\$19,150	\$3,220
20-23-35-102-005	30924 COMMUNITY PROPERTY, LLC	30942 GRAND RIVER AVE	\$26,090	\$26,000	-\$90
20-23-35-102-013	SMS PROPERTY DEVELOPMENT, LLC	30966 GRAND RIVER AVE	\$100,750	\$121,330	\$20,580
20-23-35-102-015	30924 COMMUNITY PROPERTY, LLC	30924 GRAND RIVER AVE	\$62,150	\$64,540	\$2,390
20-23-35-103-001	BROWN, VANESSA	30875 W 9 MILE RD	\$64,350	\$98,100	\$33,750
20-23-35-103-002	GARRITY, GEORGE A	30815 W 9 MILE RD	\$42,270	\$50,870	\$8,600
20-23-35-103-003	YAZ GROUP, LLC	22129 HAWTHORNE ST	\$34,390	\$44,830	\$10,440
20-23-35-103-004	WEAVER, JUSTIN	22109 HAWTHORNE ST	\$30,100	\$44,270	\$14,170
20-23-35-103-012	GRAND RIVER ACQUISITIONS, LLC	30752 GRAND RIVER AVE	\$53,480	\$35,530	-\$17,950
20-23-35-103-015	LOPEZ, GERMAN	30746 GRAND RIVER AVE	\$39,130	\$58,740	\$19,610
20-23-35-103-018	FARMINGTON RETAIL MANAGEMENT, LLC	30790 GRAND RIVER AVE	\$72,190	\$86,920	\$14,730
20-23-35-103-019	GRAND RIVER ACQUISITIONS, LLC	30748 GRAND RIVER AVE	\$20,590	\$7,840	-\$12,750
20-23-35-103-021	PAUL NICHOLAS HOLDINGS LLC	30760 GRAND RIVER AVE	\$107,500	\$103,030	-\$4,470
20-23-35-126-001	METRO DEVELOPERS, LLC	22146 HAWTHORNE ST	\$35,650	\$42,690	\$7,040
20-23-35-126-002	WEST, DAWN MARY	22120 HAWTHORNE ST	\$48,670	\$50,960	\$2,290
20-23-35-126-003	WILCOX, SARAH	22116 HAWTHORNE ST	\$34,310	\$41,090	\$6,780
20-23-35-126-004	GCR INVESTMENT GROUP, LLC	22100 HAWTHORNE ST	\$42,840	\$102,550	\$59,710
20-23-35-126-010	NAK HOLDINGS, LLC	30732 GRAND RIVER AVE	\$56,250	\$86,310	\$30,060
20-99-00-000-028	SOLEIL FURNITURE	32315 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-000-030	ANCHOR CHIROPRACTIC	32595 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-001-058	\$3 SOFT CLOTH CAR WASH	31500 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-001-092	SCOTT,JEFFERY A	32316 GRAND RIVER AVE STE 200	\$27,480	\$0	-\$27,480
20-99-00-002-023	BELLACINOS PIZZA & GRINDERS	22424 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-002-062	SALON NIA	31616 GRAND RIVER AVE	\$4,170	\$0	-\$4,170
20-99-00-002-099	BELLE TIRE DISTRIBUTORS INC	22843 ORCHARD LAKE RD	\$65,370	\$107,600	\$42,230
20-99-00-002-310	STONEBROOK DENTAL	23020 POWER RD	\$92,600	\$0	-\$92,600

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20-99-00-003-014	STARLITE CELEBRATIONS	32305 GRAND RIVER AVE	\$15,020	\$0	-\$15,020
20-99-00-003-030	KAMRAN F SHEIKH MD PC	22821 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-003-031	AKT PEERLESS ENVIRONMENTAL	22725 ORCHARD LAKE RD	\$53,810	\$0	-\$53,810
20-99-00-003-200	KUGHN ENTERPRISES	22482 ORCHARD LAKE RD	\$38,810	\$0	-\$38,810
20-99-00-004-000	DREAM TEAMS	32580 GRAND RIVER AVE STE 15	\$0	\$640	\$640
20-99-00-004-004	ANTONIO'S LIQUOR	22804 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-004-005	COURTLAND ASSOCIATES INC	22500 ORCHARD LAKE RD	\$9,100	\$0	-\$9,100
20-99-00-004-012	DANBOISE MECHANICAL INC	31625 GRAND RIVER AVE	\$70,000	\$63,670	-\$6,330
20-99-00-004-018	TOO CUTE BEADS LLC	31711 GRAND RIVER AVE	\$3,220	\$0	-\$3,220
20-99-00-005-001	BIG LOTS #1811	31550 GRAND RIVER AVE	\$45,470	\$0	-\$45,470
20-99-00-005-003	CHICKEN KING	32663 GRAND RIVER AVE	\$65,710	\$0	-\$65,710
20-99-00-005-027	WENDYS	22757 ORCHARD LAKE RD	\$64,190	\$0	-\$64,190
20-99-00-005-050	EMMITT SERVICES INC	31036 GRAND RIVER AVE	\$3,010	\$0	-\$3,010
20-99-00-006-022	THE GETAWAY	31822 GRAND RIVER AVE	\$5,550	\$0	-\$5,550
20-99-00-006-026	L A INSURANCE	30776 GRAND RIVER AVE	\$770	\$0	-\$770
20-99-00-006-031	PRO NAILS	30766 GRAND RIVER AVE	\$2,500	\$0	-\$2,500
20-99-00-006-050	FARMINGTON AUTO WASH	22883 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-006-057	TIMS TREE & SHRUB LLC	31505 GRAND RIVER AVE # 9-207	\$900	\$0	-\$900
20-99-00-006-071	HBW PROPERTIES LLC	32686 GRAND RIVER AVE	\$16,030	\$0	-\$16,030
20-99-00-006-156	ZANETTI, JEFFREY L DDS PC	31904 GRAND RIVER AVE	\$52,730	\$0	-\$52,730
20-99-00-006-160	FARMINGTON DERMATOLOGISTS PC	23133 ORCHARD LAKE RD STE 201	\$0	\$0	\$0
20-99-00-006-333	FARMINGTON VACUUM	30948 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-009-012	GENE HARRIS AGENCY	31711 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-009-023	RAINBOW REHABILITATION	32619 GRAND RIVER AVE	\$5,690	\$13,570	\$7,880
20-99-00-010-011	METRO BY T-MOBILE	31624 GRAND RIVER AVE	\$2,670	\$0	-\$2,670
20-99-00-010-012	LIBERTY TAX SERVICE	31628 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-010-014	PARAMOUNT HOME CARE INC	31806 GRAND RIVER AVE	\$2,120	\$0	-\$2,120
20-99-00-010-029	ACAFES HAIR STUDIO	23030 MOONEY ST STE B	\$2,670	\$3,210	\$540
20-99-00-010-038	FIFTH POSITION DANCE CENTER	31830 GRAND RIVER AVE	\$2,420	\$0	-\$2,420
20-99-00-010-100	KANTOLA, CHARLES INSURANCE	32500 GRAND RIVER AVE STE 203	\$1,850	\$0	-\$1,850
20-99-00-010-120	JUST JEWELERS	23105 POWER RD	\$3,600	\$0	-\$3,600
20-99-00-011-004	BIO BALANCE THERAPY	23030 MOONEY ST STE C	\$530	\$0	-\$530

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20-99-00-011-007	DING MASTERS	22855 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-011-014	WE BUY IT & SELL IT ALL	30930 GRAND RIVER AVE	\$1,330	\$1,600	\$270
20-99-00-011-100	KINGS GARAGE	31690 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-011-145	CITGO	31233 GRAND RIVER AVE	\$20,510	\$18,850	-\$1,660
20-99-00-012-006	RITE CARE PHARMACY	23133 ORCHARD LAKE RD STE 102	\$3,640	\$0	-\$3,640
20-99-00-012-007	MARATHON	32340 GRAND RIVER AVE	\$27,280	\$0	-\$27,280
20-99-00-012-035	LAPHAM & DOYLE ATTORNEYS	32523 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-013-003	SCHOOL OF ROCK	22730 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-013-012	COMIC-CARDS GAME CENTER	31620 GRAND RIVER AVE	\$2,540	\$0	-\$2,540
20-99-00-013-027	GREAT LAKES VAPOR	30752 GRAND RIVER AVE	\$25,400	\$0	-\$25,400
20-99-00-013-360	MORRELL ELECTRONICS SERVICE	22770 ORCHARD LAKE RD	\$600	\$0	-\$600
20-99-00-014-009	PERSONALIZED NURSING	23133 ORCHARD LAKE RD STE 203	\$500	\$0	-\$500
20-99-00-014-014	Z PAINTING & REMODELING	32425 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-014-016	CLARITY LIFE DESIGN	32580 GRAND RIVER AVE	\$500	\$0	-\$500
20-99-00-014-025	BEIJING GARDEN	22840 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-014-038	INSIGHT MULTI-MEDIA	32423 GRAND RIVER AVE STE 200	\$0	\$0	\$0
20-99-00-015-005	R. GRAHAM CONSTRUCTION	30966 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-016-005	STEVE'S BARBER SHOP	22832 ORCHARD LAKE RD	\$0	\$1,170	\$1,170
20-99-00-016-006	FARMINGTON HAIR STUDIO	30942 GRAND RIVER AVE	\$0	\$2,200	\$2,200
20-99-00-016-007	DMX	31691 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-016-013	OVERSTOCK OUTLET LLC	31550 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-016-019	VAPE SHOP	31632 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-016-043	HERITAGE 2000. LLC	22840 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-016-070	BEAUMONT PEDIATRIC ASSOC	23133 ORCHARD LAKE RD STE 100	\$0	\$0	\$0
20-99-00-016-200	PLAZA VETERINARY HOSPITAL P C	22820 MOONEY ST	\$79,640	\$52,780	-\$26,860
20-99-00-017-001	SALON MESHACH	31705 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-017-002	FARMINGTON FINEST	32411 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-017-013	PNLH	23133 ORCHARD LAKE RD STE 203	\$0	\$0	\$0
20-99-00-017-016	HANDYPRO	22500 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-017-034	JERMEDIA SPA	32580 GRAND RIVER AVE STE 3	\$0	\$360	\$360
20-99-00-017-035	TOASTER MEDIA	32580 GRAND RIVER AVE STE 1A	\$0	\$0	\$0
20-99-00-018-035	RAMS HORN OF FARMINGTON	32435 GRAND RIVER AVE	\$42,530	\$0	-\$42,530

	Personal Property	Note: Not all personal property is valued at \$0. Personal Property is still taxed and captured unless they are eligible, have applied, and are approved for an exemption.
	Within Downtown Development Authority	
	Nontaxable	

<u>Parcel</u>	<u>Owner</u>	<u>Property Address</u>	<u>2014 Base Value</u>	<u>2023 Taxable Value</u>	<u>2023 Captured Value</u>
20-99-00-018-170	RUSTIC PUB	31030 GRAND RIVER AVE	\$9,610	\$0	-\$9,610
20-99-00-019-005	NANCY & FRIENDS	32500 GRAND RIVER AVE STE 200	\$0	\$0	\$0
20-99-00-019-022	ACCETTURA & HURWITZ	32305 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-019-023	SHLAFER, ROMAN DDS	31930 GRAND RIVER AVE	\$42,830	\$50,420	\$7,590
20-99-00-019-027	BEST CHOICE	22748 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-019-028	SOUTH OAKLAND GASTROENTEROLOGY	23133 ORCHARD LAKE RD STE 200	\$0	\$0	\$0
20-99-00-019-069	OAKLAND REAL ESTATE GROUP	30936 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-019-235	SILVER DAIRY	32323 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-020-027	PHARMA SOURCE LTC	31620 GRAND RIVER AVE	\$0	\$2,630	\$2,630
20-99-00-020-028	ASIAN THERAPY MASSAGE	31830 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-020-030	TAYLER PRESCRIPTIONS	32316 GRAND RIVER AVE STE 100	\$0	\$0	\$0
20-99-00-020-031	TAQUERIA VICTORIA	30746 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-020-032	QUALITY PLUS PHARMACY	23020 POWER RD	\$0	\$1,090	\$1,090
20-99-00-020-033	STORE HOUSE STUDIOZ	22828 ORCHARD LAKE RD	\$0	\$10,990	\$10,990
20-99-00-020-034	FARMINGTON FAMILY PHYSICIANS	23133 ORCHARD LAKE RD STE 102	\$0	\$24,360	\$24,360
20-99-00-020-041	CATARACT & EYE CONSULTANTS	23133 ORCHARD LAKE RD STE 205	\$0	\$87,990	\$87,990
20-99-00-020-046	DANA PHARMACY LTC LLC	32440 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-021-021	VIP BARBER SHOP	31822 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-021-023	ORCHARD TRAILS PHARMACY	23133 ORCHARD LAKE RD STE 101	\$0	\$10,850	\$10,850
20-99-00-021-026	TOTAL CAR CARE	22849 ORCHARD LAKE RD	\$0	\$40,680	\$40,680
20-99-00-022-022	LATHAN SMOOTHIE SHOP	22836 ORCHARD LAKE RD	\$0	\$13,130	\$13,130
20-99-00-022-023	SOUL	23030 MOONEY ST STE A	\$0	\$0	\$0
20-99-00-022-031	ALTNATURE REIKI & WELLNESS	31626 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-022-037	PUBLIC GYM, THE	32326 GRAND RIVER AVE	\$0	\$21,000	\$21,000
20-99-00-022-040	HBL INSURANCE AGENCY	31711 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-023-002	DOLLED BY DANNIE	31826 GRAND RIVER AVE	\$0	\$2,500	\$2,500
20-99-00-023-009	LIGHT OF THE WAYSHOWER	23030 MOONEY ST STE C	\$0	\$7,500	\$7,500
20-99-00-023-010	TRIAD	22882 ORCHARD LAKE RD	\$0	\$7,500	\$7,500
20-99-00-023-011	LV CABINETS INC	22856 ORCHARD LAKE RD	\$0	\$10,000	\$10,000
20-99-00-023-020	MICHIGAN FIREARM CONNECT LLC	32500 GRAND RIVER AVE STE 111	\$0	\$500	\$500
20-99-00-023-021	HART MORTGAGE	32300 GRAND RIVER AVE	\$0	\$2,500	\$2,500
20-99-00-023-022	TORLEY INSURANCE GROUP	32425 GRAND RIVER AVE STE 5	\$0	\$1,250	\$1,250

	Personal Property	Note: Not all personal property is valued at \$0. Personal Property is still taxed and captured unless they are eligible, have applied, and are approved for an exemption.
	Within Downtown Development Authority	
	Nontaxable	

Parcel	Owner	Property Address	2014	2023	2023
			Base Value	Taxable Value	Captured Value
20-99-00-870-001	AJ DOMPIERRE CONSTRUCTION	32423 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-870-070	ECO CLEANERS & ALTERATIONS	32330 GRAND RIVER AVE	\$15,620	\$0	-\$15,620
20-99-00-870-076	FRAMERY ONE INC	31596 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-880-030	ACO HARDWARE #147	31580 GRAND RIVER AVE	\$21,810	\$0	-\$21,810
20-99-00-890-010	SILVERWOOD APPRAISAL &	22500 ORCHARD LAKE RD	\$1,960	\$0	-\$1,960
20-99-00-890-063	VALVOLINE INSTANT OIL CHANGE	32686 GRAND RIVER AVE	\$1,770	\$0	-\$1,770
20-99-00-890-070	FARMINGTON A & W	30732 GRAND RIVER AVE	\$14,390	\$0	-\$14,390
20-99-00-920-053	NEUMANN INSURANCE AGENCY	32580 GRAND RIVER AVE STE 2	\$0	\$0	\$0
20-99-00-920-073	AIRE EXCHANGE	32500 GRAND RIVER AVE STE 100	\$0	\$0	\$0
20-99-00-930-001	TOP DRIVER ACQUISITION LLC	31834 GRAND RIVER AVE	\$900	\$1,070	\$170
20-99-00-930-014	EGOCENTRIX SALON	22834 MOONEY ST	\$10,690	\$4,540	-\$6,150
20-99-00-940-001	ARDMORE SHOE REPAIR	30924 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-940-073	JET'S PIZZA	30790 GRAND RIVER AVE	\$16,700	\$0	-\$16,700
20-99-00-950-047	FIVE STAR DOOR	32620 GRAND RIVER AVE	\$4,000	\$4,820	\$820
20-99-00-950-064	HALABU, SHAWQUI E. M D	23133 ORCHARD LAKE RD STE 204	\$0	\$0	\$0
20-99-00-960-049	EASTMAN KOSUTIC & HERSHEY	32425 GRAND RIVER AVE	\$2,550	\$0	-\$2,550
20-99-00-980-011	TREE HOUSE	22906 MOONEY ST	\$9,160	\$0	-\$9,160
20-99-00-990-005	T-MOBILE CENTRAL L L C	31515 GRAND RIVER AVE	\$21,090	\$0	-\$21,090
20-99-00-990-008	ZAP ZONE	31506 GRAND RIVER AVE	\$201,750	\$631,690	\$429,940
20-99-00-990-031	YONO BROKERAGE SERVICES	32411 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-990-032	DELUX CLEANERS	32065 GRAND RIVER AVE	\$0	\$0	\$0
20-99-90-920-009	AMERICAN LEGION POST 346	31775 GRAND RIVER AVE	\$0	\$0	\$0
20-99-99-501-014	CITY OF FARMINGTON CIA		\$4,810	\$0	-\$4,810
Totals			\$15,803,050	\$21,088,290	\$5,285,240

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

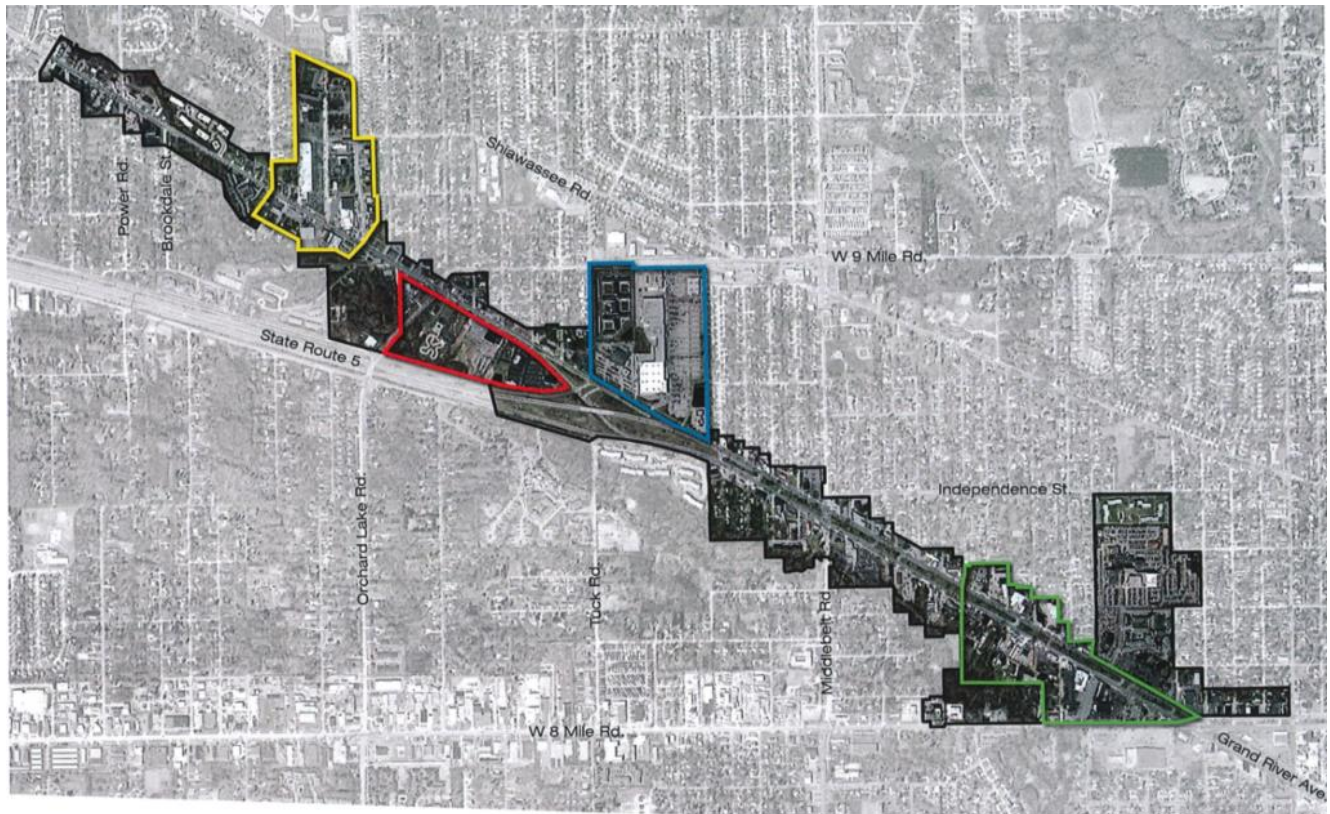
Of the four focus areas identified in the Corridor Vision Plan (below), one is located in the City of Farmington. The concept of this area, Orchard Lake Road (right), originally aimed to create a pedestrian-friendly experience that offered significant public space, a mixture of uses, and celebrated the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

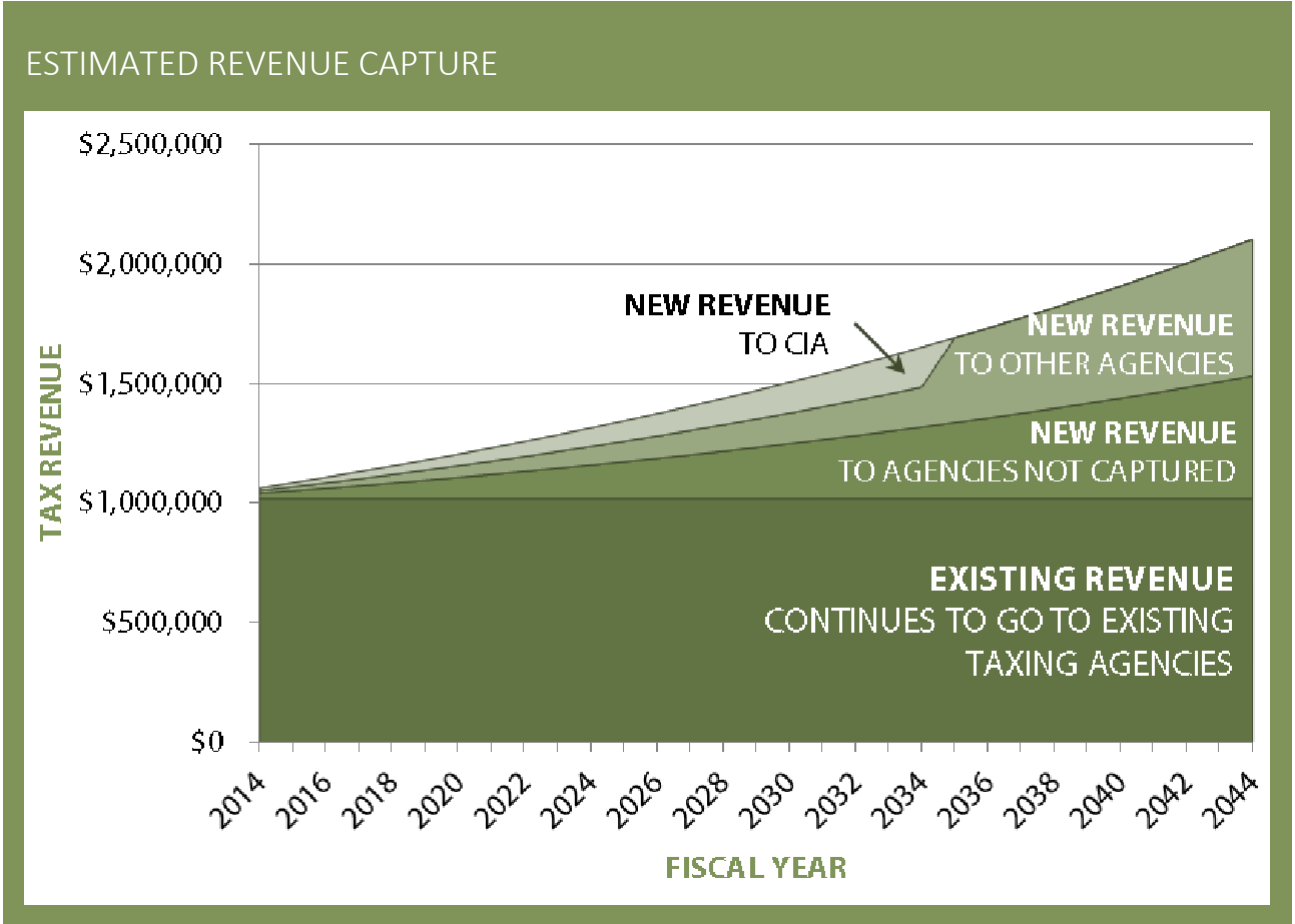
TIF PLAN SUMMARY

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.

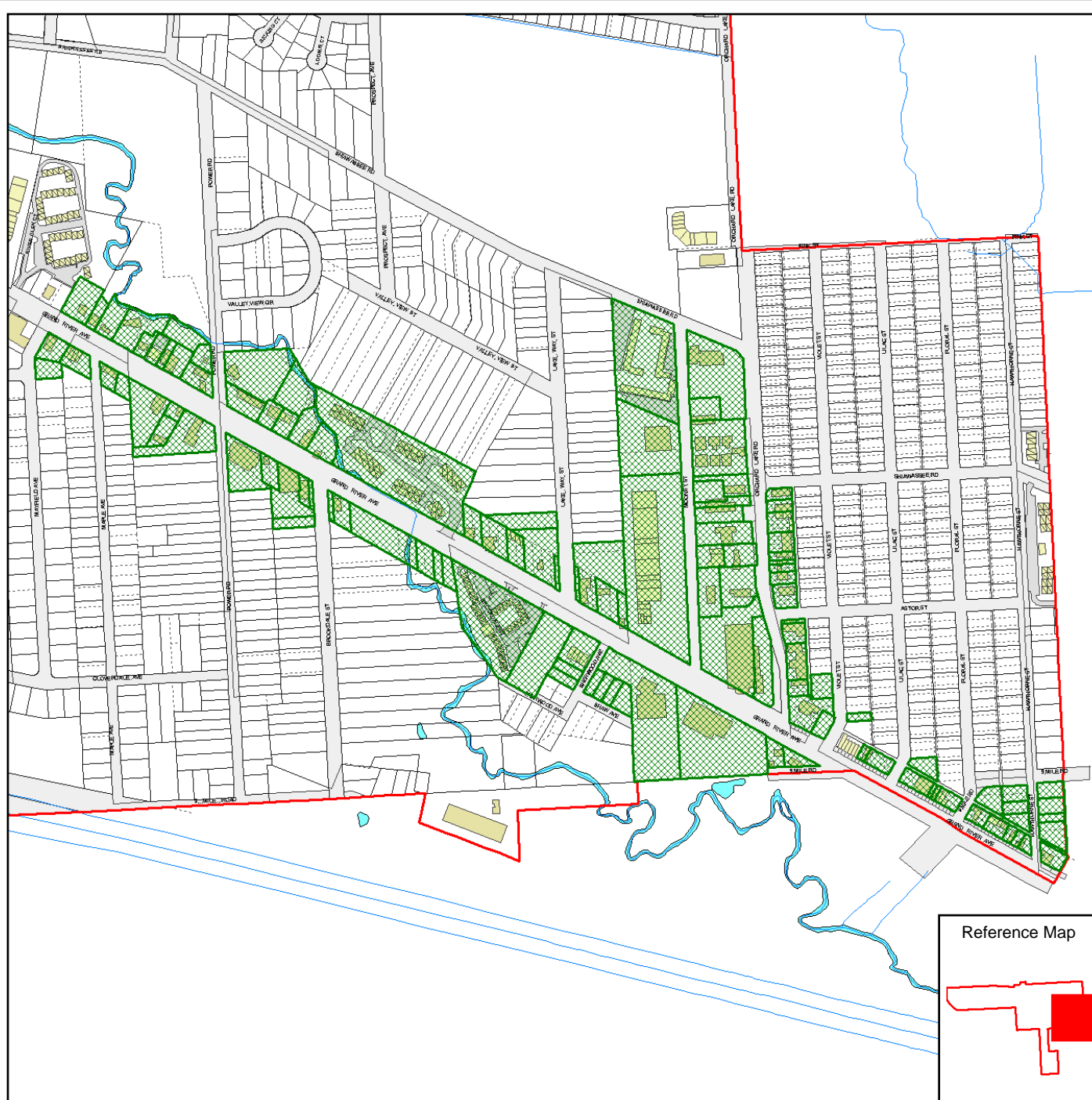




City of Farmington CivicSight Map

MAP LEGEND:

- CITY BOUNDARY
- ~ RIVERS-STREAMS
- MULTITENANTBUILDING (Ttype)
 - BUILT
 - PROPOSED
 - COMM_INDUST BLDGS
 - MULTITENANTPAVING
 - RAPHAEL STREET(POLY)2
 - RAPHAEL STREET(POLY)
 - PARCELS
 - ROADS OUTSIDE FARMINGTON
 - RIGHTOFWAY
 - ROW EXTEND
 - ~ LOT HISTORY
- OPEN WATER (FEATURETYPE)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh

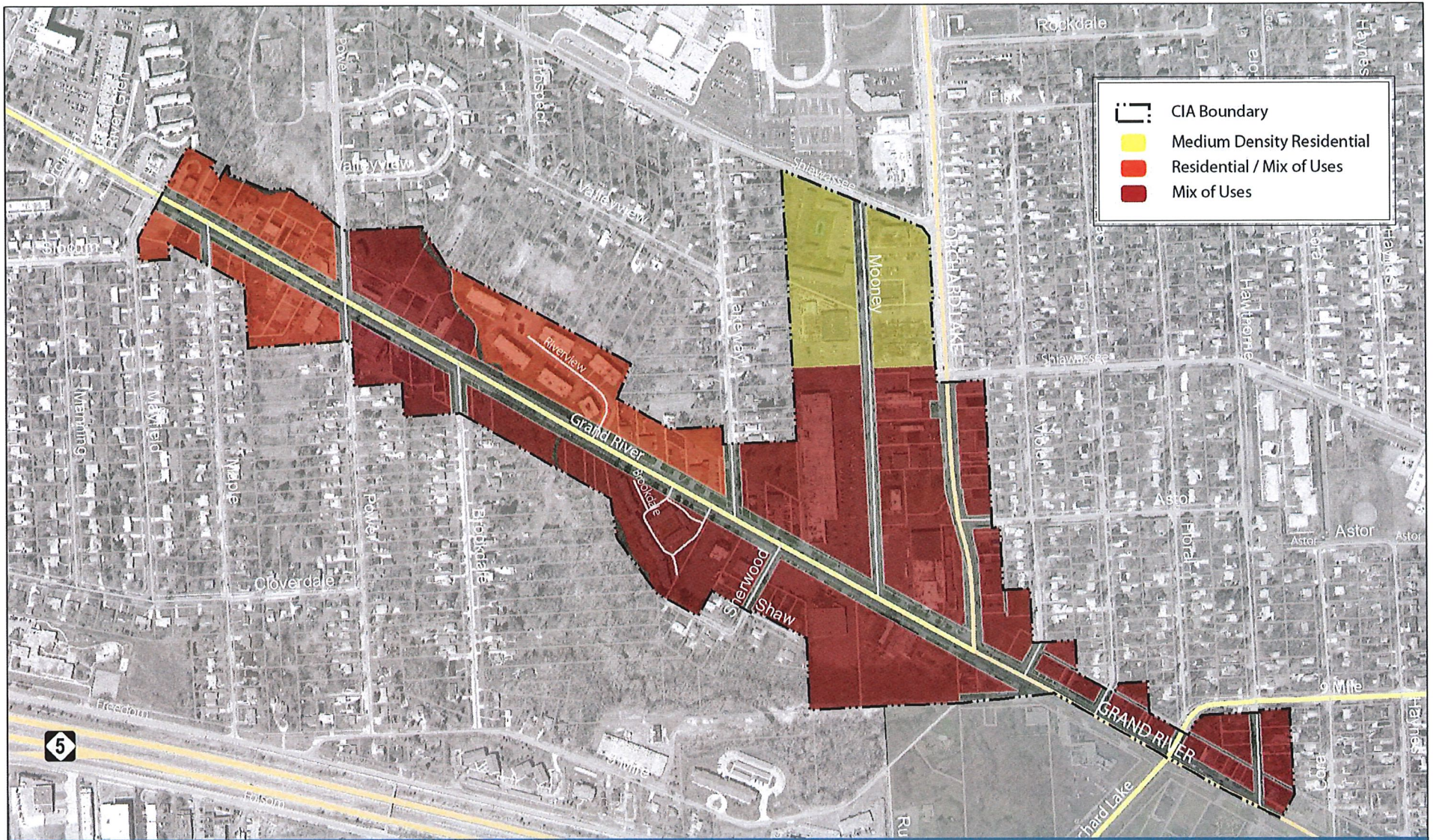


Map Scale: 1 inch = 750 feet
 Map Date: 1/11/2013
 Data Date: December 14, 2012



Sources: City of Farmington, Oakland County GIS Utility, River's Edge GIS, LLC.

Disclaimer:
 Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information. Once again, USE AT YOUR OWN RISK !!!



	CIA Boundary
	Medium Density Residential
	Residential / Mix of Uses
	Mix of Uses

Future Land Use

Draft: January 2014

Corridor Improvement Authority/Tax Increment Financing Plan
City of Farmington, MI



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

Farmington City Council Staff Report	Council Meeting Date: October 29, 2024	Item Number 5
Submitted by: City Manager, David Murphy		
Agenda Topic: Priorities		
Proposed Motion: N/A		
Background: The CIA (Corridor Improvement Authority) has been capturing funds for the last several years after a few years of negative or flat capture. Since the CIA has accumulated some revenue, it would help for the Committee members and the City Council members to share their priorities. Understanding the priorities of the Council members would help the CIA make decisions utilizing the captured revenue within the confines of the legal guidelines.		
Materials:		