



**GRAND RIVER CORRIDOR IMPROVEMENT
AUTHORITY MEETING**

Thursday, September 10, 2026 – 8:00 a.m.

Conference Room A – City Hall

23600 Liberty Street

Farmington, MI 48335

AGENDA

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
 - A. August 13, 2026, Minutes**
- 4. UNFINISHED BUSINESS**
- 5. NEW BUSINESS**
 - A. Farmington Hills GRCIA Meeting Update**
 - B. Investment Scoring Matrix**
- 6. OTHER BUSINESS**
- 7. PUBLIC COMMENT**
- 8. BOARD MEMBER COMMENT**
- 9. ADJOURNMENT**

The City will follow its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 474-5500, ext. 2218 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Farmington Grand River Corridor Improvement Authority Staff Report	Board Meeting Date: September 10, 2026	Reference Number
Submitted by: Patrick Thomas, Board Member		
Agenda Topic: Farmington Hills GRCIA Meeting Update		
Proposed Motion: None		
Background: An update on the most recent Farmington Hills GRCIA meeting will be provided.		
Materials: None		

Farmington Grand River Corridor Improvement Authority Staff Report	Board Meeting Date: September 10, 2026	Reference Number
Submitted by: David Murphy, City Manager		
Agenda Topic: Grand River Corridor Improvement Authority (GRCIA) Investment Scoring Matrix		
Proposed Motion: None		
Background: At the last CIA meeting, we distributed a draft copy of an Investment Scoring Matrix. We would like to use this meeting to review the document and gather feedback from board members. Specifically, we like feedback regarding the priorities listed on the matrix and the weight that should be assigned to each one.		
Materials: Draft Grand River Corridor Improvement Authority (GRCIA) Investment Scoring Matrix		



Grand River Corridor Improvement Authority (GRCIA) Investment Scoring Matrix

The intent of the GRCIA is to revitalize the Grand River Avenue corridor east of downtown, by redeveloping aging properties, enhancing traffic flow and pedestrian access, and attracting new investment, especially in mixed-use developments. The scoring matrix is used to evaluate applications to freeze taxable value for redeveloped commercial properties to encourage investment.

Location	Points Available
The proposed project is listed as a priority redevelopment area in the Farmington Forward 2025 Master Plan.	
Sub Total (XX point max)	

Existing Conditions (points can be combined)	Points Available
The proposed property is a brownfield and/or will remediate an environmentally compromised site(s) and greatly improve the general health, safety and welfare of the community, its residents and businesses alike.	
The proposed property would involve adaptive reuse of an historic building and/or a building with significant cultural and architectural value.	
The proposed property's appearance and compatibility with surrounding properties is poor or has been continuously vacant (vacant land or surface parking lot) and/or blighted.	
The proposed property's appearance and compatibility with surrounding properties is fair or has been periodically vacant.	
The proposed property's appearance and compatibility with surrounding properties is good or has had low vacancy.	
Sub Total (XX point max)	

Community/Housing Impacts (points can be combined)	Points Available
Project creates attainable housing ("missing middle" housing refers to homes and units targeted at households earning between 60 and 100% of the local Area Median Income (AMI) in the City of Farmington.	
Project addresses housing at all price points, including both market rate and affordable.	
Project includes public amenities, such as parks, plazas, streetscape improvements and/or outdoor seating.	
Project includes private amenities for tenants or residents (roof top, workshop, dog wash station or similar).	
Sub Total (XX point max)	

Project Design (points can be combined)	Points Available
Project includes a creative design that is an appropriate fit for the proposed location and is consistent with the standards of the Zoning Ordinance and vision for the priority redevelopment area (if applicable).	
Project has a pedestrian friendly, engaging street presentation (large, transparent windows, improved, wide sidewalks, streetscape amenities, etc.).	
Project is a mixed-use development.	
Project includes creative placemaking elements.	
Project design is using historic tax credits and/or pursuing historic preservation principles to ensure the building retains its historic character.	
Project façade is predominantly brick/stone (excluding windows/doors) using high quality materials	
Sub Total (XX point max)	

Sustainability and Resource Conservation (points can be combined)	Points Available
Project receives LEED building certification or achieves certified green building Principles.	
Project substantially exceeds applicable energy code standards: • Project exceeds current code requirements for energy efficiency by 20% or more • Project is designed to be solar ready • Project uses 25% or more of energy consumptions supplied by renewable sources (either on-site or off-site) • No natural gas infrastructure or appliances are incorporated into the project	
Project substantially exceeds applicable green building standards: • At least 50% project materials can be recycled at end of project life • At least 10% of project materials are reused/recycled materials • Development footprint is minimized to the extent possible • Building orientation is designed for passive heating and cooling • Avoid the use of materials with high-VOC emissions	
Project incorporates infiltration-based green infrastructure such as distributed rain gardens, or low impact development techniques that infiltrate storm water runoff and disconnect impervious areas in the site design.	
Project incorporates water saving measures above applicable code standards, such as high efficiency fixtures and native landscaping.	
Provide documentation of an innovative product or strategy that increases the sustainability of the project or community.	
Sub Total (XX point max)	

Transportation Impacts (points can be combined)	Points Available
Project incorporates significant infrastructure and amenities to encourage alternate transportation (i.e. bike facilities and storage, pedestrian connectivity).	
The proposed project enhances public parking infrastructure or adds new private parking infrastructure to support the development as well as surrounding area.	
Project includes sustainability practices such as EV charging stations, carpool or shared-use vehicle parking.	
Sub Total (XX point max)	

Economic Impacts (points can be combined)	Points Available
The proposed project will create new business or jobs within the CIA district.	
Project is designed to provide retail, dining, arts or cultural offerings, activities and amenities to attract talent and support residents in the CIA district.	
Sub Total (XX point max)	

Project Feasibility (points can be combined)	Points Available
Projects has secured tenant(s).	
The proposed project is financially feasible and has demonstrated it has secured financial commitments to support the project, but a financial gap remains.	
Sub Total (XX point max)	

Level of Investment	Points Available
Project will invest \$X,XXX,XXX in the CIA district	5
Project will invest \$X,XXX,XXX in the CIA district	4
Project will invest \$X,XXX,XXX in the CIA district	3
Project will invest \$X,XXX,XXX in the CIA district	2
Project will invest \$X,XXX,XXX in the CIA district	1

Total Points _____