



**GRAND RIVER CORRIDOR IMPROVEMENT
AUTHORITY MEETING**

**Thursday, February 9, 2023 – 8:00 a.m.
Conference Room A – City Hall
23600 Liberty Street
Farmington, MI 48335**

AGENDA

- 1. CALL TO ORDER**

- 2. APPROVAL OF AGENDA**

- 3. APPROVAL OF MINUTES**
 - A. January 12, 2023 Minutes**

- 4. PLANNED UNIT DEVELOPMENT (PUD) PREAPPLICATION CONFERENCE –
LEGION SQUARE, 31775 GRAND RIVER AVENUE**

- 6. PUBLIC COMMENT**

- 7. BOARD COMMENT**

- 8. ADJOURNMENT**

**CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
MINUTES
January 12, 2022**

CALL TO ORDER

The Farmington Grand River Corridor Improvement Authority meeting was called to order at 8:05 a.m. by Vice Chairman Carron.

Members Present: Carron, Acceturra, O'Dell, Thomas
Members Absent: Bowman, Graham, King
Staff: Christiansen

APPROVAL OF AGENDA

Motion by Thomas, supported by O'Dell to approve the agenda. Motion approved unanimously.

APPROVAL OF MINUTES

Motion by Thomas, supported by O'Dell to approve the December 29, 2022 minutes. Motion approved unanimously.

ELECTION OF OFFICERS

Nomination Motion by O'Dell, supported by Acceturra for King to continue serving as Chairperson for 2023, for Carron to continue serving as Vice Chairperson for 2023, and for Thomas to continue serving as Secretary for 2023. Motion approved unanimously.

GRAND RIVER CIA 2022-2023 WORK PLAN

Director Christiansen presented and reviewed the 2022-2023 Work Plan with the CIA Board. The Board discussed and commented on the work plan and the priorities for the Corridor, including a Marketing Plan, and a Branding Study.

PUBLIC COMMENT

None.

BOARD COMMENT

None.

ADJOURNMENT AT 9:08 am

CERVI CONSTRUCTION, LLC

12419 Stark Road
Livonia, MI 48150
Phone (734) 261-4300 Fax (734) 261-4302

February 2, 2023

Dear: Farmington Planning Commission and Grand River Corridor Authority,

Thank you for the opportunity to introduce myself and briefly explain our vision for 31775 Grand River (American Legion Building).

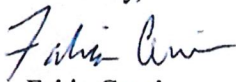
My name is Fabio Cervi and I'm a second generation real estate developer that has primarily worked in the Farmington and surrounding areas. I'm proud to say that I grew up in Farmington and attended Farmington Public schools and spent much of my childhood enjoying the Downtown Farmington. That being said, I feel heavily invested to deliver a quality project to this location and one that will fit into the City's master plan.

Since our family's businesses inception in 1968, we have built thousands homes/condominiums, managed projects for financial institutions, renovated hotels and commercial properties and built ground up apartment sites. Our most recent apartment site was the Brownstones at Eldon Creek, a 32 unit apartment site in Farmington Hills that was completed in November of 2022.

Our vision for this location is to deliver 32 luxury townhomes for lease that are within a walkable distance to Downtown Farmington and that will cater towards young professionals. These townhomes will have 2- bedrooms, 2-baths, high end finishes and attached 1 car garages. We prefer to build this type of product because it promotes a more community feel then the typical apartment buildings with units above and below one another and without garages. Also, its proven to work currently in Downtown Farmington, we presently own the Brownstones at the Orchards which sits directly behind the Fresh Thyme grocery store. That is a 11 unit building with the average rent of \$2000.00 per month. The current and past tenants have been mainly young professionals that own their own businesses, work in the health care industry or in the IT/Automotive industry and they have all really enjoyed living in Downtown Farmington. In fact, when they do eventually move out, its generally because they have decided to buy a home and in many cases because of their experience of being in the area they end up looking to buy a home in Farmington. We hope to expand on marketing Farmington as a great place to live.

We do appreciate the opportunity to discuss this project and would be happy to discuss any additional questions, via by cellular phone (248)388-7436 or email Fabiocervi@yahoo.com.

Sincerely,



Fabio Cervi
Cervi Construction, LLC



City of Farmington CivicSight Map

MAP LEGEND:

- CITY BOUNDARY
- ~ RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
 - BUILT
 - PROPOSED
 - COMM_INDUST BLDGS
 - RAPHAEL STREET (POLY)2
 - RAPHAEL STREET (POLY)
 - PARCELS
 - ROADS OUTSIDE FARMINGTON
 - RIGHTOFWAY
 - MULTITENANTPAVING
 - ROW EXTEND
 - LOT HISTORY
- OPEN WATER (FEATUERTYP)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2017 AERIAL PHOTOS (Image)



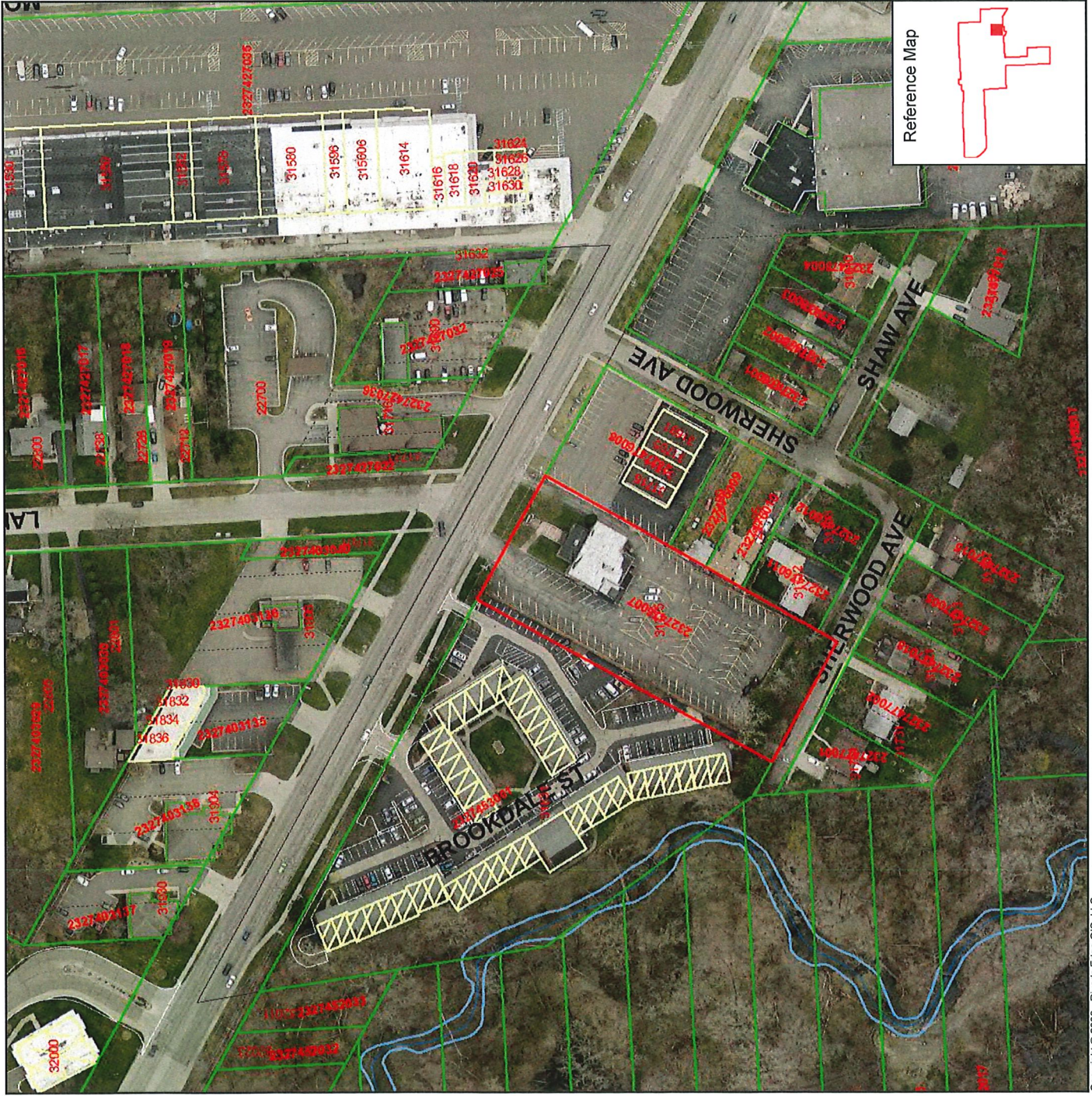
Map Scale: 1 inch = 177 feet

Map Date: 1/18/2023

Data Date: October 30, 2020

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. The information shown on this map should be verified for accuracy and information. Once again, USE AT YOUR OWN RISK !!!





City of Farmington Civicsight Map

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- LakePond
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- SwampMarsh
- 2017 AERIAL PHOTOS (Image)



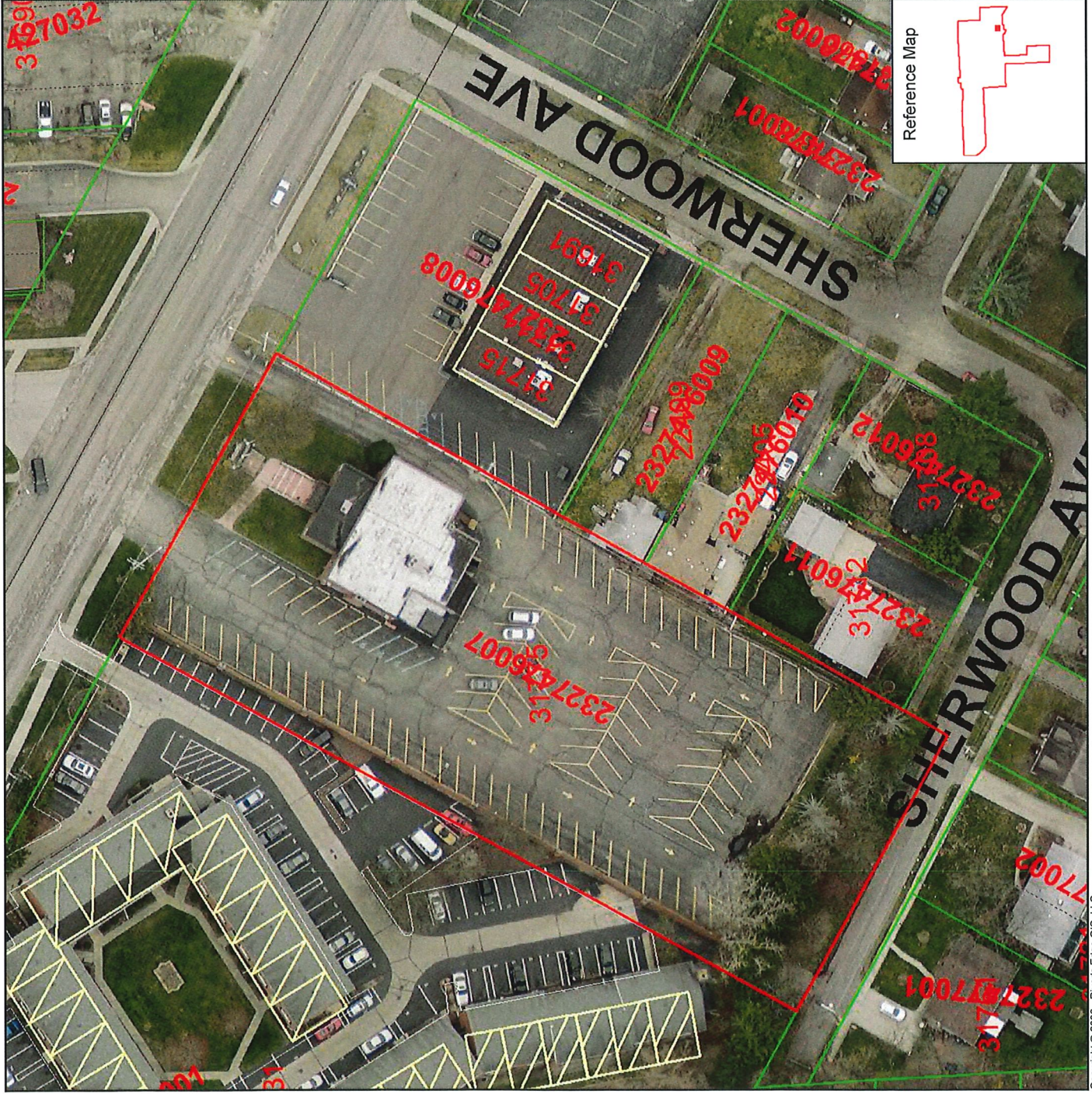
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Map Date: 1/18/2023

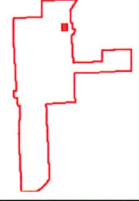
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Reference Map





TWO BEDROOM TOWNHOME
1,445 SQUARE FEET

