



**GRAND RIVER CORRIDOR IMPROVEMENT
AUTHORITY MEETING**

Thursday, October 9, 2025 – 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. June 5, 2025 Minutes**
 - B. July 10, 2025 Minutes**
- 4. UNFINISHED BUSINESS**
- 5. NEW BUSINESS**
 - A. Consideration to Amend 2024/25 Budget**
 - B. Consideration to Adopt 2025/26 Budget**
 - C. Master Plan Steering Committee Update**
- 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.

CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY

MINUTES

JUNE 5, 2025

1. ROLL CALL

The meeting was called to order at 8:01AM by Chairperson Thomas.

Members Present: Carron, Graham, O'Dell, Schneemann, Thomas.

Members Absent: Accenttura, King

Staff Present: Weber

2. APPROVAL OF AGENDA

Motion made by O'Dell, support by Graham to approve agenda.

Motion passed unanimously.

3. APPROVAL OF MINUTES

A. January 9, 2025 Minutes

Motion by O'Dell, support by Graham to approve.

Motion passed unanimously.

B. March 14, 2025 Minutes

Motion by O'Dell, support by Schneemann to approve.

Motion passed unanimously.

4. UNFINISHED BUSINESS – none

5. NEW BUSINESS

A. Agreement to Share Tax Increment Financing Revenue from the Farmington Community Library Millage.

See attached information sheets and agreement.

Motion by Carron, support by Schneemann to approve agreement.

Motion passed unanimously

B. Farmington Hill CIA Activities.

No updates to report.

Discussed future joint meeting.

C. Master Plan Steering Committee Update

Discussion tabled until next meeting.

D. Development Update

Just Jeweler's owner Bruce is going to sell business.

The board discussed how to approach and fund possible acquisition of vacant land and underutilized properties.

5. PUBLIC COMMENT – none

6. BOARD COMMENT – none

7. ADJOURNMENT at 9:00AM. Motion made by O'Dell, support by Schneemann, approved unanimously.

CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY

MINUTES

JULY 10, 2025

1. ROLL CALL

The meeting was called to order at 8:15am by Chairperson Thomas.

Members present: Accentura, Carron, Graham, O'Dell, Schneemann, Thomas

Members absent: King

Staff present: Weber

2. APPROVAL OF AGENDA

Motion by O'Dell, support by Schneemann.

Motion passed unanimously

3. APPROVAL OF MINUTES

June 5, 2025 Minutes

Motion by Schneemann, support by Accentura

Motion passed unanimously

A.UNFINISHED BUSINESS

Discussion of Grand River Focus Area #4

No Action

4. NEW BUSINESS

A. Discussion of Bus Stop Enhancement Grant

Locations of enhanced bus stops presented. Good concept but did not agree with all of the potential new locations. Request more information.

No Action

B. Master Plan Steering Committee

Postponed until next meeting

5. PUBLIC COMMENT - None

6. BOARD MEMBER COMMENT – None

7. ADJOURNMENT

Motion to adjourn by Graham, support by Accentura

Meeting adjourned at 9:25

CIA Staff Report	Board Meeting Date: October 9, 2025	Item Number
Submitted by: Chris Weber, Director of Finance and Administration		
Agenda Topic: Consideration to Amend 23/24 Budget		
Proposed Motion: Move to Amend Fiscal Year 24/25 Budget as shown in the Projected Column of the Budget Report		
Background: The CIA Bylaws require the Board to review proposed budget amendments prior to submittal to Council. This review occurred at the March 13, 2025 meeting. The proposed budget amendment was approved by City Council at their June 16, 2025 council meeting. The CIA Board is now being asked to approve the amendment. There are no changes from the prior board meeting. Attached is the proposed budget amendment for the 24/25 fiscal year. Significant changes include removing funds for property acquisition (\$40,000), corridor entry signage (\$50,000), and professional studies (\$20,000) from the 24/25 fiscal year budget and adding funds for the master plan (\$24,000) and various studies (\$5,000). Funds added for the master plan will be partially offset by grants (\$15,000).		
Materials: Resolution - CIA Budget Amendment 1, FY 2024-25 CIA Proposed Budget 25-26		

RESOLUTION

A RESOLUTION OF THE FARMINGTON CITY COUNCIL AMENDING THE FISCAL YEAR 2024-25 BUDGET FOR THE CORRIDOR IMPROVEMENT AUTHORITY

WHEREAS, City Council adopted a Fiscal Year 2024-25 appropriation of \$110,000 for the Grand River Corridor Improvement Authority; and

WHEREAS, the Corridor Improvement Authority Board has revised estimates on the amount and timing of projects; and

NOW, THEREFORE BE IT RESOLVED that the Farmington City Council hereby amends the Fiscal Year 2024-25 budget for the Corridor Improvement Authority to reduce appropriations from \$110,000 to \$29,000 as shown in the 2024-25 Projected Budget column of the 2025-26 Proposed Budget.

FUND 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND

DESCRIPTION	2022-23 Actual	2023-24 Actual	2024-25 Amended Budget	2024-25 Projected Budget	2025-26 Manager Proposed
CORRIDOR IMPROVEMENT AUTHORITY FUND REVENUES					
PROPERTY TAXES					
PROPERTY TAXES, TIFA, REV	8,197	(7,141)	0	0	0
PROPERTY TAXES, TIFA	50,519	65,986	79,000	77,000	83,000
Total	58,716	58,845	79,000	77,000	83,000
GRANTS, OTHER					
GRANTS, OTHER	0	0	0	15,000	5,000
Total	0	0	0	15,000	5,000
FARMINGTON HILLS CONTRIBUTION					
FHILLS CONTRIBUTION	0	0	0	0	0
Total	0	0	0	0	0
OTHER REVENUE					
INVESTMENT INCOME	6,091	9,766	8,000	9,000	11,200
Total	6,091	9,766	8,000	9,000	11,200
TOTAL CORRIDOR IMPROVEMENT AUTH FUND REVENUES	64,807	68,611	87,000	101,000	99,200
CORRIDOR IMPROVEMENT AUTHORITY FUND EXPENDITURES					
PROFESSIONAL SERVICES	0	0	0	29,000	13,000
CONTRACTUAL SERVICES	0	16,782	110,000	0	0
B6-FARM-2023	0	0	0	0	2,100
Total	0	16,782	110,000	29,000	15,100
TOTAL CORRIDOR IMPROVEMENT AUTH FUND EXPENDITURES	0	16,782	110,000	29,000	15,100
Surplus/(Deficit)	64,807	51,829	(23,000)	72,000	84,100
BEGINNING FUND BALANCE	91,453	156,260	208,089	208,089	280,089
ENDING FUND BALANCE	156,260	208,089	185,089	280,089	364,189

CIA Staff Report	Board Meeting Date: October 9, 2025	Item Number
Submitted by: Chris Weber, Director of Finance and Administration		
Agenda Topic: Consideration to Adopt Proposed 25/26 Budget		
Proposed Motion: Move to Adopt Fiscal Year 25/26 Budget as shown in the Proposed Column of the Budget Report		
Background: The CIA Bylaws require the Board to review the Proposed 25/26 Budget prior to submittal to Council. This review occurred at the March 13, 2025 meeting. The proposed budget was approved by City Council at their June 16, 2025 council meeting. The CIA Board is now being asked to adopt the budget. There are no changes from the prior board meeting. Attached is the proposed budget. Significant projects include funds for the Master Plan Update (\$13,000).		
Materials: Resolution – Joint Agency Budgets, FY 25/26 CIA Proposed Budget 25/26		

RESOLUTION

A RESOLUTION OF THE FARMINGTON CITY COUNCIL ADOPTING THE FISCAL YEAR 2025-26 BUDGETS FOR THE 47th DISTRICT COURT, BROWNFIELD REDEVELOPMENT AUTHORITY, CORRIDOR IMPROVEMENT AUTHORITY, AND JOINT AGENCY BUDGETS.

WHEREAS, the City of Farmington provides funding to agencies shared with the City of Farmington Hills; and

WHEREAS, the City Manager presented a Farmington Brownfield Redevelopment Authority Fiscal Year 2025-26 Budget for the Brownfield Redevelopment Fund in the amount of \$73,992; and

WHEREAS, City Administration recommends a Fiscal Year 2025-26 appropriation of \$15,100 for the Grand River Corridor Improvement Authority; and

WHEREAS, the City of Farmington shares district control unit responsibility for the 47th District Court and as a district control unit is responsible for approving the Court's annual budget and appropriating Farmington's share of funding required to fund the Court budget, and

WHEREAS, the City Councils for the City of Farmington and Farmington Hills reviewed and agreed on the requested budget from the 47th District Court; and

NOW, THEREFORE BE IT RESOLVED that the Farmington City Council hereby adopts the Fiscal Year 2025-26 budgets and approves Farmington's share of funding for the following City authorities and joint agencies:

1. Joint Agencies

Children, Youth and Families	\$ 600
Farmington Area Arts Commission	\$ 750
Farmington Youth Assistance	\$ 5,000
Mayor's Youth Council	\$ 500
Commission on Aging	\$ 165
Citizens Corp for Emergency Preparedness	\$ 300
Commission on Community Health	\$ 175

2. Farmington Brownfield Redevelopment Authority \$73,992

3. Grand River Corridor Improvement Authority \$15,100

4. 47th District Court

Total Appropriation	\$4,369,781
City of Farmington Hills Contribution	\$3,537,966
City of Farmington Contribution	533,810
Other Revenues	224,167
Appropriation (To) From Fund Balance	<u>73,838</u>
	\$4,369,781

BE IT FURTHER RESOLVED that the City Treasurer is directed to collect incremental taxes eligible for capture under an incremental financing plan established by the Farmington Brownfield Redevelopment Authority and disburse the captured tax revenues to the Authority.

BE IT FURTHER RESOLVED that the City Treasurer is directed to collect incremental taxes eligible for capture under an incremental financing plan established by the Corridor Improvement Authority and disburse the captured tax revenues to the Authority.

FUND 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND

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CONTRACTUAL SERVICES	0	16,782	110,000	0	0
B6-FARM-2023	0	0	0	0	2,100
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CIA Staff Report	Board Meeting Date: October 9, 2025	Item Number
Submitted by: Chris Weber, Assistant City Manager		
Agenda Topic: Master Plan Steering Committee Update		
Proposed Motion: None. Discussion Only		
Background: The Master Plan Steering Committee has met several times to discuss community feedback and to develop the Master Plan, Downtown Master Plan, and Parks and Recreation Master Plan. Some items discussed that relate to the CIA include: <ul style="list-style-type: none"> ○ Talk of expanding the downtown area, density, use of the overlay district ○ Discussion of "events only being held downtown" ○ Feedback from the public outreach including the considerable feedback about the east area buildings We will discuss some of the viewpoints expressed. The presentations made so far can be found at: https://www.farmingtonforward2025.com/resources		
Materials: None		