**GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY MEETING**
**Thursday, November 12, 2026 – 8:00 a.m.**
**Conference Room A – City Hall**
**23600 Liberty Street**
**Farmington, MI 48335**

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## AGENDA

1. **ROLL CALL**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

   A. **September 10, 2026, Minutes**

4. **UNFINISHED BUSINESS**

5. **NEW BUSINESS**

   A. **Farmington Hills GRCIA Meeting Update**
   B. **Appointment to Capital Improvement Steering Committee**
   C. **Investment Scoring Matrix Update**
   D. **2027 Schedule of CIA Meetings**

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
# SEPTEMBER 10, 2026

1. ROLL CALL:

The meeting was called to order at 8:05 AM by Chairperson Thomas.

Present: David Carron, Randy O'Dell, Richard Graham, Maria Taylor, Patrick Thomas.

Absent: Mark Accenttura, Frank Andreae

Staff: David Murphy City Manager, Kristen Hatfield OHM.

2. APPROVAL OF AGENDA

Motion by Taylor, support by O'Dell. Passed unanimously.

3. APPROVAL OF MINUTES

August 13, 2026 minutes. Motion by Graham, support by O'Dell. Passed unanimously.

4. UNFINISHED BUSINESS

A. Zap Zone – The color was reviewed and using same color as Ypsilanti location, Sherwin Williams Royal Blue, decreased width of accent color by the front door.

5. NEW BUSINESS

A. Farmington Hills GRCIA Meeting Update – Meeting scheduled for September 3 was cancelled.

B. Grand River Corridor Improvement Authority (GRCIA) Investment Scoring Matrix was discussed. Will explore more next meeting and assign matrix categories and associated scores.

6. OTHER BUSINESS – None

7. PUBLIC COMMENT: None

8. BOARD MEMBER COMMENT:

A. 32500 Grand River building for sale.

B. Winery chimney to have upper tier of broken bricks removed.

C. Pathways Committee proceeding with cross walks after doing pedestrian study.

9. ADJOURNMENT:

Motion to adjourn the meeting made by Graham, support by Carron.

Passed unanimously.

Adjourned at 8:51 AM.

| **Farmington Corridor Improvement Authority Staff Report** | **CIA**<br>**Date:** November 12, 2026 | **Reference Number** |
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**Submitted by:** Kristen Hatfield, Consultant

**Agenda Topic:** Capital Improvement Plan

**Proposed Motion**:

**Move to appoint _____ to the Capital Improvement Plan Steering Committee**

**Background:**

Each year the Planning Commission updates the City's Capital Improvement Plan. To facilitate the update, a Capital Improvement Plan Steering Committee is formed with representatives from across the City, including the Planning Commission, City Council, Downtown Development Authority, Corridor Improvement Authority, and Administration.

The CIA should discuss and appoint one of their members at this meeting to serve on this committee.

The CIA should also review the current Capital Improvement Plan before their November 12th meeting and determine if there are any projects included in the plan that should be removed or reprioritized and determine if there are any projects that should be included in this plan that are missing. The current plan can be found here:

https://www.farmgov.com/media/sljemfgj/capital-improvement-program-2026-2031.pdf

This information can be emailed directly to Chris Weber at cweber@farmgov.com or discussed at the November 12th meeting and Kristen will relay that information to him.

**Materials:**
Capital Improvement Plan Calendar

# Calendar for Fiscal Year 2028-33 Capital Improvement Program Process

| Color Key | Planning Commission<br>Department Heads | DDA<br>City Manager | CIA<br>Administration |
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| September 29 | Department Heads meet to discuss CIP Program at Department Head Meeting. Items must be submitted by November 3. |
| October 7 | DDA Meeting to discuss CIP and appoint Jessica or a Board member to Steering Committee. DDA to formalize items for submission to CIP Steering Committee. Items must be submitted by November 4. |
| October 8 | CIA Meeting to discuss CIP Program and appoint representative to CIP Steering Committee. CIA to formalize items for submission to CIP Steering Committee. Items must be submitted by November 12. |
| October 12 | Planning Commission meets to discuss CIP Program and appoint a member to serve on the committee. Planning Commission to formalize items for submission to CIP Steering Committee. Items must be submitted by November 9. |
| October 14 | Pathways Committee meets to discuss CIP Program and appoint a member to serve on the committee. Planning Commission to formalize items for submission to CIP Steering Committee. Items must be submitted by November 11. |
| October 19 | City Council meets to discuss CIP Program and to appoint representative to CIP Steering Committee. Items must be submitted by November 16. |
| October 21 | Parking Committee meets to discuss CIP Program. Items must be submitted by November 18. |
| November | Meeting with Beautification Committee |
| November | Meeting with South Farmington Baseball and Softball |
| November 3 | Department Heads to formalize items for submission to CIP Steering Committee |
| November 4 | DDA to formalize items for submission to CIP Steering Committee. |
| November 9 | Planning Commission to formalize items for submission to CIP Steering Committee. |

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| November 11 | Pathways Committee to formalize items for submission to CIP Steering Committee. |
| November 12 | CIA to formalize items for submission to CIP Steering Committee. |
| November 16 | Council to formalize items for submission to CIP Steering Committee. |
| November 18 | Parking Committee to formalize items for submission to CIP Steering Committee. |
| November 18 | All Submittals in |
| December 1 | City Manager's Office to schedule 3 meetings January 4– January 29 for CIP Steering Committee. |
| December 11 | Draft Schedule of Capital Improvements circulated to CIP Steering Committee. |
| Jan 4 – Jan 29 | CIP Steering Committee meets to create CIP. |
| Feb 1 – Feb 19 | Draft CIP created. |
| Feb 8 | Planning Commission schedules public hearing for March 8. |
| Feb 9 | Planning and Building advertises Public Hearing for FY 2028-33 CIP on February 9 and posts plan on website on February 19. |
| March 8 | Planning Commission meets to hold public hearing regarding CIP and possibly approve plan. |
| April 12 | Planning Commission meets to approve CIP if not already approved on March 8. |
| April 19 | City Manager submits CIP along with proposed budget to City Council. |
| April 26 | City Council Budget Review Session & Review of DDA Budget. |
| April 27 - May 17 | City Council reviews and adjusts proposed budgets. |
| May 17 | City Council schedules budget and millage public hearing for June 21. |
| June 1 | City Clerk advertises Public Hearing for FY 2026-27 Budget. |
| June 21 | City Council holds Public Hearing regarding FY 2026-27 Budget and Millage Rate and considers adoption. |
| June 22 | City Clerk publishes summary of adopted budget. |

| **Farmington Corridor Improvement Authority Staff Report** | **CIA**<br>**Date:** November 12, 2026 | **Reference Number** |
|---|---|---|

**Submitted by:** Kristen Hatfield, Consultant

**Agenda Topic:** Scoring Matrix Update

**Proposed Motion**:

**None**

**Background:**

In August, the CIA directed Kristen Hatfield to begin work on a scoring matrix for potential private investment projects in the CIA district. In that time, the CIA reviewed a draft of the scoring matrix and provided some feedback.

As part of this process, we reached out to Justin Sprague from OHM Advisors who worked on the creation of the scoring matrix for the Downtown Development Authority (DDA) as it pertained to Robertson Brothers' selection and investment in the Maxfield Training Center property. He noted that to carry out this project, the DDA amended their TIF plan to allow them to do project-specific gap funding (see page 6 of the DDA TIF plan included with this agenda item).

Sprague noted that the intent of the CIA's scoring matrix is currently described as intending to "freeze taxable value for redeveloped commercial properties to encourage investment". He questioned this approach, as freezing taxable valuable would reduce the CIA's capture and the CIA does not have the power to do this as outlined in Public Act 57 of 2018. Sprague advised the CIA to discuss their goals, the purpose of their potential investment, and consider amending their own TIF plan to allow for the same project-specific gap funding. The goal of this tool is to close the "gap" that prevents projects from becoming a reality due to financial feasibility.

For your information, we include links to the public act referenced above as well as your own TIF plan:

- Public Act 57 of 2018
- GRCIA TIF Plan

**Materials:**
DDA TIF plan (page 4-6)

## PROPOSED IMPROVEMENTS: FARMINGTON DDA

### 1. Business Development $150,000

The DDA will assist the City Council, Planning Commission, local officials, businesspeople, entrepreneurs, etc., in providing an acceptable climate for business investment. Efforts will focus on assisting existing businesses and promoting new businesses that benefit the community. This will likely involve the following projects:

- Institution of a building rehabilitation grant program that provides qualifying applicants funding to improve their building.
- Encouraging property owners and developers to create mixed-use developments, in keeping with downtown zoning requirements.
- Other potential activities that support and promote local business development.

### 2. Public Buildings and Spaces $400,000

To better create a sense of place in the downtown and at strategic locations in the DDA District, the DDA will support the development and enhancement of public buildings and spaces including: pedestrian plazas, parks, open spaces, gardens, gazebos, sculptures, art, performance areas, walkways, and supporting site amenities, construction of public restrooms, or other similar structures identified as development occurs.

### 3. DDA Marketing/Development Studies and Promotional Events/Materials $300,000

Destination branding, and marketing have a key relationship with successful downtown districts. It is an important task to complete once the DDA has identified redevelopment goals and has established its identity within the greater region. Marketing and development attraction studies can be used as tools to attract specific development types or specific developers. Marketing materials (print, radio, mailers, billboard rental) can also be prepared for distribution to developers, retailer and real estate firms promoting downtown Farmington. This may include brochures, exhibits, trade area data, web site materials, social media activities, etc. It is also the City's desire to create a unified image and market downtown Farmington as a cohesive business district. To that end, funding can be used for a joint marketing strategy and promotions with involvement of the business community that brings together resources for advertising, special events and public relations; similar to the programs employed by retail malls.

### 4. Building Facade and Sign Improvement Program $300,000

Existing signs and structures in the DDA that are in need of upgrade in terms of design, materials and colors can apply for funding under this program. The DDA can allocate resources to pursue the following efforts toward upgrading the appearance of buildings in the Downtown:

- Develop design guidelines or requirements for all buildings and signs in the downtown with corresponding sketches and pictures
- Develop a program to assist business owners in funding these improvements as a method to encourage implementation of the design guidelines or requirements

5. **DDA Property Acquisition $300,000**

   This involves the acquisition of property to accomplish the goals set forth by the DDA. There are times when key pieces of property become available for purchase within the DDA District, which require the DDA to purchase said properties for redevelopment or public purposes. This can also be a tool to assist with blight removal and demolition within the District.

6. **Special Downtown & Urban Design Plans $100,000**

   Downtown plans and urban design help to guide the built environment of the downtown District. Many times, these plans focus on form and design elements to enhance the function of the District. Results of these plans can lead to new development projects that have be thoughtfully crafted to create vibrancy and increase density within the District core. These plans also generally result with the development of design-based guidelines for redevelopment of existing sites or development of new sites.

7. **Demolition $100,000**

   Occasionally, development opportunities require demolition of existing sites and structures. The DDA can participate in the costs of the demolition process when it is appropriate to spur new development opportunities.

8. **Public Infrastructure Improvements $300,000**

   Public improvements cover a wide array of projects including street lighting, streetscape enhancements, water and sewer improvements, electrical improvements, burying of existing and new utilities, storm water improvements, parking improvements and generally anything else that falls within the public right-of-way, easement or public realm.

9. **Private Infrastructure Improvements $300,000**

   As part of redevelopment, developers are often required to improve private infrastructure or anything on a private property (not in a public right-of way). The DDA is able to assist with offsetting these costs, specifically when it comes to integrated parking structures such as vertical and underground parking, utilities, water and sewer tap fees, soft costs and others that support density in accordance with local zoning, master plans and city goals but may be cost -prohibitive to complete the project. Although these improvements are considered private for funding purposes, they have public benefit and support the redevelopment efforts of the city and DDA.

10. **Site Preparation $200,000**

    Costs associated with site preparation can be significant for both public and private investment. These costs include such activities as clearing & grubbing, compaction and sub-base preparation, cut and fill operations, dewatering, excavation for unstable material, foundation work to address special soil concerns, retaining walls, temporary sheeting/shoring, specific and unique activities, etc.) anything on private property not in a public right-of-way to support density and prohibitive costs to allow for greater density in accordance with local zoning, master plans and city goals.

**11. Environmental Activities $150,000**

Environmental Activities would include activities beyond what may be supported by the Michigan Department of Environment, Great Lakes and Energy (EGLE) under an approved Brownfield Plan and Act 381 Work Plan to protect human health and the environment, off-set cost-prohibitive environmental costs and insurance needs, etc. This can also include wildlife and habitat preservation or restoration related to a specific development project or Public Buildings and Spaces under item #2 above.

**12. Project-Specific Gap Funding Variable depending upon project**

Recognizing that the cost of mixed-use, traditional development is higher than it is for undeveloped sites, the City may, at its own discretion, commit project-specific future tax increment capture back to private projects for a specified period of time. The goal is to provide funding to close the "gap" that prevents the project from becoming a reality due to financial feasibility. For example, if the pro-forma for a project indicates that it cannot generate enough income to cover the cost of construction and a reasonable rate of return for a developer/investor, future tax increment can be committed to that development to make feasible. It can also be used as a tool to attract companies and businesses to the city to create new employment opportunities within the DDA District.

**13. Consultation and Operational Expenditures $4,500,000**

The Consultation and Operational Expenditures category provides for professional services (staff) and operational activities relating to the DDA. This category is relatively variable and is subject to the level and complexity of future activities taken on by the DDA. Professional services are required to implement the proposals within this Plan and to manage and operate the DDA. This may include, but is not limited to, market studies, grant writing and administration, planning and architectural design, engineering, inspections & construction management services, environmental assessment & mitigation planning. DDA operational activities may include but are not limited to, public notices, mailings, office supplies, administrative support, equipment usage/rental, etc.

**14. Bond Repayments $3,400,000**

Tax capture can be used to pay back money that was borrowed for eligible projects under this plan.

**Estimated Total Cost of All Projects: $10,500,000**

| **Farmington Corridor Improvement Authority Staff Report** | **CIA**<br>**Date:** November 12, 2026 | **Reference Number** |
|---|---|---|

**Submitted by:** Kristen Hatfield, Consultant

**Agenda Topic:** 2027 Corridor Improvement Authority Meeting Schedule

**Proposed Motion**:

**Move to approve the 2027 Corridor Improvement Authority Meeting Schedule as proposed.**

**Background:**
Attached please find the 2027 Corridor Improvement Authority Meeting Schedule. As you have in the past, the schedule proposes meeting on the second Thursday of each month at 8:00 a.m.

**Materials:**
2027 Corridor Improvement Authority Meeting Schedule

# 2027 CORRIDOR IMPROVEMENT AUTHORITY
# MEETING SCHEDULE
## All meetings begin at 8:00 a.m.

Thursday, January 14, 2027

Thursday, February 11, 2027

Thursday, March 11, 2027

Thursday, April 8, 2027

Thursday, May 13, 2027

Thursday, June 10, 2027

Thursday, July 8, 2027

Thursday, August 12, 2027

Thursday, September 9, 2027 .

Thursday, October 14, 2027

Thursday, November 11, 2027

Thursday, December 9, 2027