



**GRAND RIVER CORRIDOR IMPROVEMENT
AUTHORITY MEETING**

Thursday, December 11, 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. November 13, 2025 Minutes**
- 4. UNFINISHED BUSINESS**
 - A. None**
- 5. NEW BUSINESS**
 - A. Required Informational Meeting in Compliance with Public Act 57**
 - B. Meeting Schedule for 2026**
 - C. Capital Improvement Program**
- 6. PUBLIC COMMENT**
- 7. BOARD MEMBER COMMENT**
- 8. 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
NOVEMBER 4, 2025**

1. ROLL CALL:

The meeting was called to order at 8:04 AM by chairperson Thomas

Present: Mark Accenttura, David Carron, Richard Graham, Randy O'Dell, Steve Schneemann, Patrick Thomas

Absent: Paul King

Staff: Chris Weber – Assistant City Manager, Jeff Bowdell – Building Official/Code Enforcement,
Beth Saarela – City Attorney

Guests: Angelina Salem, DDS., Tom Pustulka – EDG Architectual Studios

2. APPROVAL OF AGENDA:

Motion to approve the agenda made by Graham, support by Acceenttura. Passed unanimously.

3. APPROVAL OF MINUTES:

A. Minutes from October 9, 2025.

Motion to approve minutes made by Schneemann, support by Accenttura

Passed unanimously.

4. UNFINISHED BUSINESS: None

5. NEW BUSINESS:

A. Proposed Dental Office Project at 31030 and 31036 Grand River.

Motion made by Schneemann, support by Graham to recommend approval of the site plan for Dental Office Project at 31030 and 31036 Grand River to the Planning Commission as presented with all waivers requested except with respect to the following requirements:

1. 2 trees to be added to the interior of the parking lot.

2. A 36 inch screening wall be added in front of the spaces on Grand River and Lilac.

Motion passed unanimously.

7. PUBLIC COMMENT: None

8. BOARD COMMENT:

Schneeman thanked the applicant for their support of the City of Farmington with a great plan and building to enhance our city.

9. ADJOURNMENT:

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

Passed unanimously.

Adjourned at 9:30 AM.

CIA Staff Report	Board Meeting Date: December 11, 2025	Item Number
Submitted by: Chris Weber, Assistant City Manager		
Agenda Topic: Informational Meeting in Compliance with Public Act 57		
Proposed Motion: None		
Background: Public Act 57 requires the Grand River Corridor Improvement Authority to hold 2 informational meetings each year. This is the second of the two required meetings. The purpose of the meeting is to give an overview of CIA activities and give the entities, whose property taxes the CIA captures, a chance to ask questions. If any of the entities come to the meeting, an overview of the CIA TIF Plan and Budget will be given. If none of the entities attend, no overview will be given.		
Materials: Grand River CIA - Budget 25-26 Grand River CIA – TIF Plan Executive Summary		

PERIOD ENDING 10/31/2025

GL NUMBER	DESCRIPTION	BALANCE 10/31/2024	ORIGINAL BUDGET	2025-26 AMENDED BUDGET	END BALANCE 10/31/2025	AVAILABLE BALANCE	% BDGT USED
Fund 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND							
Assets							
Dept 000.00							
244-000.00-001.000	CASH-GENERAL RECEIVING	283,388.54			358,920.26		
244-000.00-025.219	TAXES REC, DELINQUENT PERSONAL	603.73			603.73		
244-000.00-025.220	TAXES REC, DELINQUENT PERSONAL	724.08			724.08		
244-000.00-025.221	TAXES REC, DELINQUENT PERSONAL	753.62			753.62		
244-000.00-025.222	TAXES REC, DELINQUENT PERSONAL	1,158.32			1,158.32		
244-000.00-025.223	TAXES REC, DELINQUENT PERSONAL	766.09			751.71		
244-000.00-025.224	TAXES REC, DELINQUENT PERSONAL	0.00			836.96		
244-000.00-026.000	ALLOWANCE FOR UNCOLLECTIBLE TAXES	(4,106.14)			(4,946.49)		
244-000.00-027.000	TAXES REFUNDABLE	(6,341.28)			(6,072.36)		
Total Dept 000.00		276,946.96			352,729.83		
TOTAL ASSETS		276,946.96			352,729.83		
Fund Equity							
Dept 000.00							
244-000.00-390.000	FUND BALANCE	208,087.60			284,094.43		
Total Dept 000.00		208,087.60			284,094.43		
TOTAL FUND EQUITY		208,087.60			284,094.43		
Revenues							
Dept 000.00							
244-000.00-403.007	PROPERTY TAXES, TIFA	64,930.01	83,000.00	83,000.00	71,487.83	11,512.17	86.13
244-000.00-539.000	GRANTS, OTHER	0.00	5,000.00	5,000.00	0.00	5,000.00	0.00
244-000.00-664.000	INVESTMENT INCOME	3,929.35	11,200.00	11,200.00	4,188.46	7,011.54	37.40
Total Dept 000.00		68,859.36	99,200.00	99,200.00	75,676.29	23,523.71	76.29
TOTAL REVENUES		68,859.36	99,200.00	99,200.00	75,676.29	23,523.71	76.29
Expenditures							
Dept 000.00							
244-000.00-801.000	PROFESSIONAL SERVICES	0.00	13,000.00	13,000.00	7,040.89	5,959.11	54.16
244-000.00-959.709	B6-FARM-2023 LEGION SQUARE (S)	0.00	2,100.00	2,100.00	0.00	2,100.00	0.00
Total Dept 000.00		0.00	15,100.00	15,100.00	7,040.89	8,059.11	46.63
TOTAL EXPENDITURES		0.00	15,100.00	15,100.00	7,040.89	8,059.11	46.63
Total Fund 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND							

TRIAL BALANCE REPORT FOR CITY OF FARMINGTON
PERIOD ENDING 10/31/2025

GL NUMBER	DESCRIPTION	BALANCE 10/31/2024	ORIGINAL BUDGET	2025-26 AMENDED BUDGET	END BALANCE 10/31/2025	AVAILABLE BALANCE	% BDGT USED
Fund 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND							
TOTAL ASSETS		276,946.96			352,729.83		
BEG. FUND BALANCE		208,087.60			284,094.43		
+ NET OF REVENUES & EXPENDITURES		68,859.36	84,100.00	84,100.00	68,635.40	15,464.60	81.61
= ENDING FUND BALANCE		276,946.96			352,729.83		
+ LIABILITIES		0.00			0.00		
= TOTAL LIABILITIES AND FUND BALANCE		276,946.96			352,729.83		

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

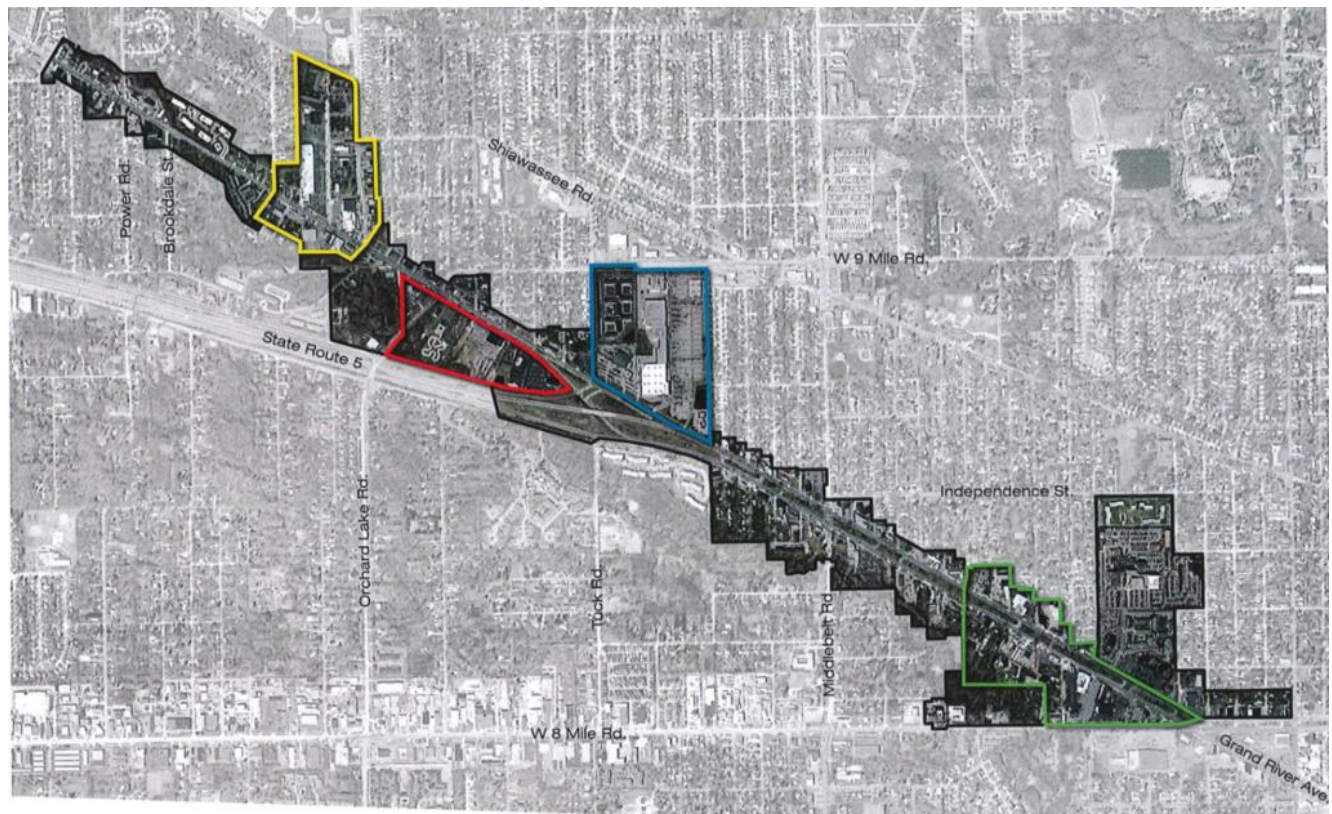
Of the four focus areas identified in the Corridor Vision Plan (below), one is located in the City of Farmington. The concept of this area, Orchard Lake Road (right), originally aimed to create a pedestrian-friendly experience that offered significant public space, a mixture of uses, and celebrated the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

0 0.125 0.25 0.5 Miles



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 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

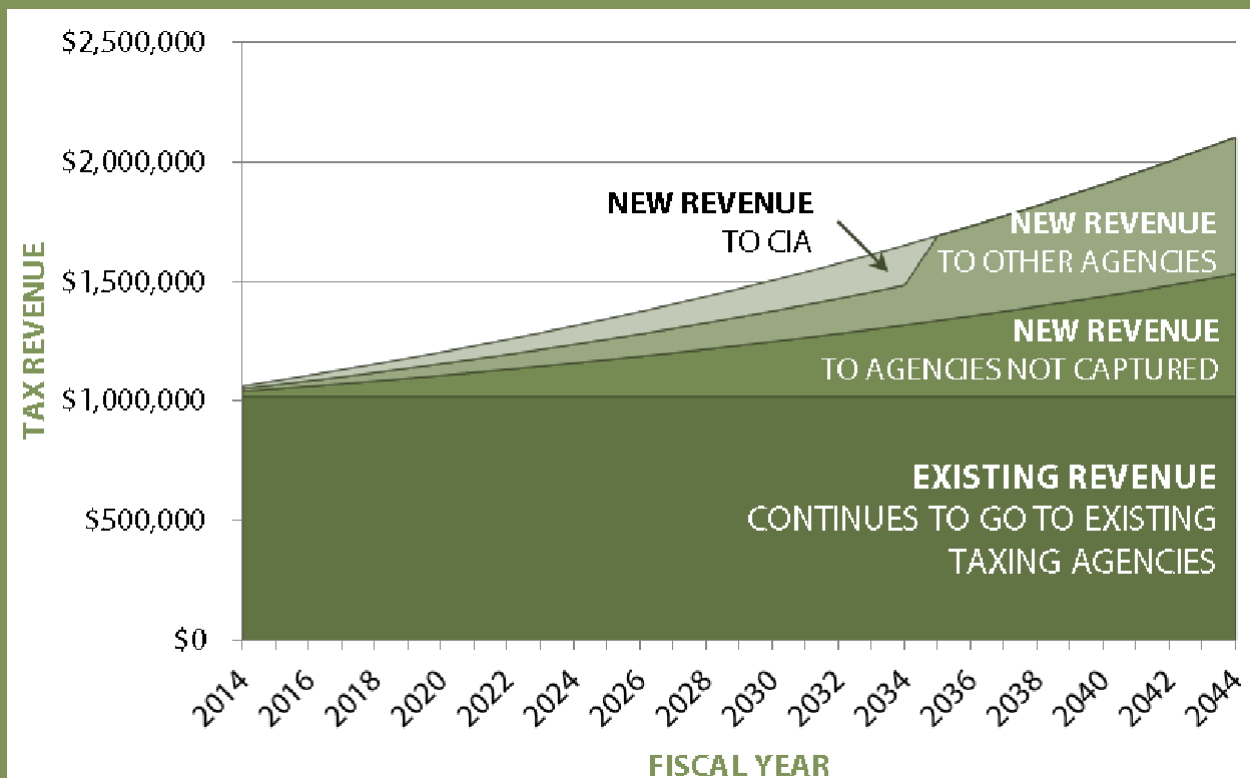
The Farmington TIF Plan estimates the revenue that it can expect to receive from tax capture. The City of Farmington plans to leverage tax increment revenue through use of an array of other redevelopment incentives.

- 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.

ESTIMATED REVENUE CAPTURE



CIA Staff Report	Board Meeting Date: December 11, 2025	Item Number
Submitted by: Chris Weber, Assistant City Manager		
Agenda Topic: Meeting Calendar		
Proposed Motion: None		
Background: Each year the Board sets the meeting calendar for the following calendar year. Attached is the proposed calendar		
Materials: Meeting Calendar		

**2026 GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
MEETING SCHEDULE
2nd THURSDAY**

Thursday, January 8, 2026	8:00 a.m.
Thursday, February 12, 2026	8:00 a.m.
Thursday, March 12, 2026	8:00 a.m.
Thursday, April 9, 2026	8:00 a.m.
Thursday, May 14, 2026	8:00 a.m.
Thursday, June 11, 2026	8:00 a.m.
Thursday, July 9, 2026	8:00 a.m.
Thursday, August 13, 2026	8:00 a.m.
Thursday, September 10, 2026	8:00 a.m.
Thursday, October 8, 2026	8:00 a.m.
Thursday, November 12, 2026	8:00 a.m.
Thursday, December 10, 2026	8:00 a.m.

Farmington Grand River Corridor Improvement Authority Staff Report	Board Meeting Date: December 11, 2025	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
Agenda Topic: Capital Improvement Plan		
Proposed Motion: Move to appoint _____ to the Capital Improvement Plan Steering Committee		
<p>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.</p> <p>The CIA Board should discuss and appoint one of their members at this meeting to serve on this committee.</p> <p>The CIA Board should also review the current Capital Improvement Plan before December 15th 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. This information can be emailed directly to Chris Weber at cweber@farmgov.com.</p>		
<p>Materials: Capital Improvement Plan Calendar</p> <p>The current Capital Improvement Plan can be found at: https://www.farmgov.com/media/sljemfgj/capital-improvement-program-2026-2031.pdf</p>		

Calendar for Fiscal Year 2027-32 Capital Improvement Program Process

Color Key	Planning Commission	DDA	CIA
	Department Heads	City Manager	Administration
October 7	Department Heads meet to discuss CIP Program at Department Head Meeting. Items must be submitted by November 4.		
October 13	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 10.		
October 22	Parking Committee meets to discuss CIP Program. Items must be submitted by November 19.		
November	Meeting with Beautification Committee		
November	Meeting with South Farmington Baseball and Softball		
November 4	Department Heads to formalize items for submission to CIP Steering Committee		
November 5	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 December 4.		
November 10	Planning Commission to formalize items for submission to CIP Steering Committee.		
November 12	Pathways Committee Meeting to discuss CIP Program and appoint representative to CIP Steering Committee. Pathways Committee to formalize items for submission to CIP Steering Committee. Items must be submitted by December 10.		
November 17	City Council meets to discuss CIP Program and to appoint representative to CIP Steering Committee. Items must be submitted by November 17.		
November 19	Parking Committee to formalize items for submission to CIP Steering Committee.		
December 4	DDA to formalize items for submission to CIP Steering Committee.		
December 1	City Manager's Office to schedule 3 meetings January 5– January 30 for CIP Steering Committee.		

December 10	Pathways Committee to formalize items for submission to CIP Steering Committee.
December 11	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 December 15.
December 15	Council to formalize items for submission to CIP Steering Committee.
December 15	CIA to formalize items for submission to CIP Steering Committee.
December 15	All Submittals in
December 19	Draft Schedule of Capital Improvements circulated to CIP Steering Committee.
Jan 5 – Jan 30	CIP Steering Committee meets to create CIP.
Feb 2 – Feb 20	Draft CIP created.
Feb 9	Planning Commission schedules public hearing for March 9.
Feb 9	Planning and Building advertises Public Hearing for FY 2027-32 CIP on February 10 and posts plan on website on February 20.
March 9	Planning Commission meets to hold public hearing regarding CIP and possibly approve plan.
April 13	Planning Commission meets to approve CIP if not already approved on March 10.
April 20	City Manager submits CIP along with proposed budget to City Council.
April 27	City Council Budget Review Session & Review of DDA Budget.
April 27 - May 18	City Council reviews and adjusts proposed budgets.
May 18	City Council schedules budget and millage public hearing for June 16.
June 1	City Clerk advertises Public Hearing for FY 2025-26 Budget.
June 15	City Council holds Public Hearing regarding FY 2025-26 Budget and Millage Rate and considers adoption.
June 16	City Clerk publishes summary of adopted budget.