



**GRAND RIVER CORRIDOR IMPROVEMENT
AUTHORITY MEETING**

Thursday, August 8, 2024 – 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. July 11, 2024, Minutes**
- 4. UNFINISHED BUSINESS**
 - A. Joint Meeting with City Council – Meeting planned for either October 1 or October 8. Will be confirmed with Council at their August 19 meeting.**
 - B. Joint Meeting with Farmington Hills CIA - Meeting to be held on September 5, 2024 at 8:00am at Jon Grant Community Center**
 - **Topics to be covered include current conditions and initiatives**
- 5. NEW BUSINESS**
 - A. Discussion of Economic Incentives – Change to Brownfield Redevelopment Financing Act**
- 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
JULY 11, 2024**

CALL TO ORDER

The Farmington Grand River Corridor Improvement Authority meeting was called to order at 8:02 a.m. by Chairman King.

Members Present: Accettura, Carron, Graham, King, O'Dell, Schneemann, Thomas
Members Absent: None
Staff: Weber

APPROVAL OF AGENDA

Motion to approve the agenda made by Carron, supported by O'Dell.

PASSED unanimously.

APPROVAL OF MINUTES

Motion to approve the May 9, 2024 minutes made by Carron, supported by Accettura.

PASSED unanimously.

UNFINISHED BUSINESS

- a) Chairman King raised the point of past discussion about entry signage to the City of Farmington, and past concepts laid out in the CIA Plans to allocate funds for a Corridor and/or City entry feature. He also raised concerns that existing City of Farmington signs were inconsistent, and that the stylistic choices made some signs difficult to read.

The Board discussed the Plan documents (Vision Plan, etc.) and reviewed the original vision and purpose for the CIA sign budget item allocated in the Capital Improvement Plan. Schneemann observed that City Council may consider rejuvenation of all City signs at a future time (not a CIA topic).

The Board was in agreement that a significant structure overarching the roadway was likely cost-prohibitive, and agreed to remove this item from consideration on the budget until further notice.

NEW BUSINESS

- a) **CONSIDERATION TO AMEND 2023/24 BUDGET**

Chris Weber, Director of Finance and Administration, walked the Board through proposed updates to the funds assigned by the City to the CIA, particularly for property acquisition and corridor entry signage, as well as updates from the TIF Plan. There was routine discussion of these updates.

MOTION by Carron to Amend Fiscal Year 23/24 Budget as shown in the Projected Column of the Budget which was provided by Weber. Supported by Thomas.

PASSED unanimously.

- b) **CONSIDERATION TO ADOPT 2024/25 BUDGET**

Chris Weber, Director of Finance and Administration, walked the Board through a recap of May 9 discussion regarding the CIA's budget, which was approved at the June 3 City Council meeting. Requested action is for CIA to confirm and formally adopt the budget.

MOTION by Schneemann to Adopt Fiscal Year 24/25 Budget as shown in the Proposed Column of the Budget [as attached in meeting packet]. Supported by Accettura.

PASSED unanimously.

c) DISCUSSION OF JOINT MEETING WITH CITY COUNCIL

Weber noted that City Council members are looking to engage with each of the Boards and Commissions to align on objectives and enhance communication. In the case of the CIA, possible topics could include TIF Plan allowed uses and SWOT analyses (Strengths, Weaknesses, Opportunities, Threats) of planned Corridor activities. Tentative dates of October 1 and 8 were proposed. Weber and Schneemann will confirm these with Council and plan a meeting.

d) DISCUSSION OF JOINT MEETING WITH FARMINGTON HILLS CIA

Although Farmington & Farmington Hills began their respective Grand River Corridor Improvement Authorities in close alignment, the FH GR CIA had dealt with some changes in personnel that had disrupted their momentum. At this point, the FH GR CIA is in a position to re-engage. This will be particularly critical in dealing with connectivity objectives (walkability, improved transit, pathways) and the possible reconfiguration of the M5 ramp area near Target, which is underutilized as well as being confusing and inconvenient for motorists. Weber will approach FH leadership and discuss meeting options.

e) DISCUSSION OF DEVELOPMENT OPPORTUNITIES

Opportunities and challenges in the CIA jurisdiction were discussed, with the proposal from Weber that perhaps a resource used previously by the Farmington Downtown Development Authority may be able to contribute to enhanced marketability of some of the properties and attracting new development. It was noticed that without this help, discussions sometimes become cyclical (“What can you do for me?” ↔ “What do you need?”). Tabled for further discussion. Weber may have further discussion with this resource to discussion availability and proposals of how they can help.

PUBLIC COMMENT

None.

BOARD COMMENT

None.

ADJOURNMENT

MOTION by Schneemann to adjourn. Supported by Accettura.

PASSED unanimously.

Adjourned at 9:01AM

CIA Staff Report	Board Meeting Date: August 8, 2024	Item Number
Submitted by: Chris Weber, Assistant City Manager		
Agenda Topic: Overview of Brownfield Redevelopment Financing Act and Public Acti 90 of 2023		
Proposed Motion: None, information only. Administration will give a general overview of the changes and ask the Board if this is an area of interest for further follow-up.		
Background: The Brownfield Redevelopment Financing Act of 1996, MCL 125.2651 et. seq., as amended (the “Brownfield Act”), authorizes municipalities to create local brownfield redevelopment authorities to facilitate the implementation of brownfield plans to promote the revitalization, redevelopment, and reuse of brownfield properties, which include, but are not limited to, previously developed, tax reverted, blighted, or functionally obsolete properties. The Brownfield Act permits the use of tax increment financing (“TIF”) as a funding tool to help cover the additional costs associated with redeveloping a brownfield property. The taxable value of brownfield property is often very low, and the property taxes generated therefrom may be correspondingly very low. When an improved brownfield redevelopment has increased property value and generates new tax revenue, the increased revenue can be captured by a local BRA and be used to either repay TIF bonds or reimburse the developer for the eligible costs associated with redeveloping the property. On July 19, 2023, Public Act 90 of 2023 (“PA 90”) became effective and amended the Brownfield Act to include certain housing development activities as eligible activities. Administration will give a general overview of the changes and ask the Board if this is an area of interest for further follow-up.		
Materials:		