

**JOINT MEETING OF THE
FARMINGTON AND FARMINGTON HILLS
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITIES
JON GRANT COMMUNITY CENTER
29260 GRAND RIVER AVE
(248) 871-2417**

MINUTES

**Thursday, December 22, 2016
7:30 AM**

Present: Brazzle, Genjar, Mann, Massey
Absent: Verburg, Kumar, *Brown
Others Present: Steven Schwartz, Planning Commission; Khalfani Stephens,
Economic Development Director, Farmington Hills

1. Call to Order

7:49

2. Approval of Agenda

Move Massey, second Genjar
All ayes: Motion approved

3. Approval of minutes

Move Brazzle, second Genjar to approve minutes of April 28, 2016.
All ayes: Motion approved

4. General updates

Mr. Stephens told the board that he had been informed by Spencer Brown's son, that Board member Brown passed away December 2, 2016. Mr. Stephens informed the board that the family was planning a memorial service for February and that he would update them once he had further information.

Mr. Stephens informed the board that there was approximately \$90,284.93 in the CIA account and that in the coming fiscal year, there was an expectation that the first tax increment revenues would be captured. He also noted that the Board should expect to see less funding from City council and should start planning on growing operation funds through Tax Increment financing. He noted that if the board were going to request any funding from City Council in the upcoming budget year that it would need to be directed toward a specific activity.

“NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-871-2410 at least two (2) business days prior to the meeting, wherein necessary arrangements/accommodations will be made. Thank you.”

Mr. Stephens informed the board that in 2017 he is planning to reach out to property/ business owners to determine if they are interested in reinvesting in their properties and if so, what can be done to get that investment started. If not, are they interested in selling? He will then reach out to the development community to determine what investment opportunities they would be looking for in the CIA area to determine if there are any potential matches.

Mr. Stephens also noted that he needed to speak with a representative from Beaumont to determine how the new investment may change the need for Residents and how that could be coordinated with the development of housing. Mr. Massey stated that there should be an increase in the Residency program at the hospital and he could assist in connecting with the correct people to look into the overall need for increased housing demand.

Mr. Schwartz suggested that the CIA look into implementing some of the design ideas brought forth by the University of Michigan students. He suggested that if there were tangible investment in the area, it may help to spur investment from property owners. Discussion around the issue included the fact that there was not a firm plan for how to proceed and that many residents expressed concern over the walking path. Mr. Massey suggested that any plans to move forward with further exploration of the walking trail needed to be done carefully with full consideration of the potential effect on any residents. The Board agreed and asked Mr. Stephens to determine what would be the appropriate next steps. Mr. Stephens was also asked to speak with the Community Development Block Grant department to determine if there were any potential in combining programs to get a more concentrated result. Mr. Schwartz also directed Mr. Stephens to West Bloomfield parks and Rec. to inquire about their process for trail development.

Mr. Stephens provided the board with information that was forwarded to him by Mr. Schwartz concerning Tax Increment Financing and libraries. Beginning in 2017 libraries will be allowed to opt out of TIF capture. This will not have an overwhelming effect on the Grand River Corridor Improvement Authority, but may be a sign that other taxing jurisdictions will also be seeking/ receiving the same authority in the future.

Mr. Schwartz suggested using some of the existing funds to create a revolving loan fund to assist businesses with improvements. Mr. Stephens agreed that this could be a good use of funds and that he would look into how to establish such. It was also suggested that if additional funding were needed perhaps the board could request that funding from the City Council.

Mr. Stephens shared the draft yearly report to Oakland County to determine if there were any changes that needed to be made. No changes were suggested.

Mr. Stephens Shared that a local business in the corridor is looking to expand. Their planned expansion involved purchasing and renovating a building across the street from their existing property. The current issue that needs to be addressed is that the new property may not be properly zoned for the intended use as a stand-alone facility. Mr. Schwartz suggested that Mr. Stephens consult with the planning department on this to determine if a PUD would be appropriate.

5. Board Members' Comments

None

6. Public Comments

None

7. Adjourn

Motion Massey, second Genjar to adjourn

All Ayes Adjourn 8:58

Prepared by:

Khalfani Stephens, Farmington Hills Economic Development Director