

**MEETING MINUTES
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
MAY 2, 2023 – 3:00 PM
COMMUNITY ROOM
CITY HALL
31555 W. ELEVEN MILE ROAD
FARMINGTON HILLS MI, 48336**

CALLED TO ORDER BY: KEN MASSEY AT 3:05 PM

MEMBERS PRESENT: ALKHAFAJI, SMITH, MASSEY, GUESMAN

MEMBERS ABSENT: MANN

OTHERS PRESENT: Gary Mekjian, City Manager, Cristia Brockway, Economic Development Director, Tom Skrobola, Finance Director, Erik Perdonik, City Planner, Jill Bahm, Planning Consultant, T.R. Carr, Economic Development Corporation Chairman

APPROVAL OF AGENDA:

Motion by Smith, support by Alkhafaji, to approve the agenda as submitted.
Unanimously carried.

APPROVAL OF MINUTES:

Motion by Smith, support by Guesman, to approve the November 16, 2022, minutes as submitted.
Unanimously carried.

BUSINESS:

Approval of Corridor Improvement Authority Budget for fiscal year 2023/2024.

Motion by Guesman, support by Alkhafaji, to approve the budget, as submitted.
Unanimously carried.

Mr. Skrobola briefly elaborated on the 2023/2024 budget and pointed out that the fund balance is increasing. By fiscal year 2025/2026 there will be a significant value in budget to use. Mr. Mekjian asked what type of projects the Corridor Improvement Authority budget could be implemented on to which Mrs. Brockway replied that the balance can be used on the existing grants and projects that provide public benefits.

Mr. Massey asked if there was an existing policy that caps the amount of façade grants the CIA can approve in a year. Currently, the application bases the approval of a maximum dollar amount of \$30,000, per individual project, per fiscal year. Mr. Massey created a motion to implement a policy to cap the amount of grant dollars the CIA can approve and offer per fiscal year.

Approval to Create a Policy for the CIA Façade Grant

Motion by Massey, supported by Guesman, to create a policy.
Unanimously carried.

Mrs. Bahm presented to the board what the City status is within the Master Plan update. She described in the upcoming month that Grand River Avenue will be a subject corridor area to look at in terms of opportunity. Mrs. Brockway then presented a report on Grand River Corridor Subject Areas and discussed each individual location's status, proposed use in the corridor update, current Master Plan proposed use, and the challenges for redevelopment. Great discussion surrounded around the price of one individual

property causing major hurdles in redevelopment. There was also a significant amount of conversation that revolved around surrounding zoning challenges.

BOARD MEMBER COMMENTS:

Alkhafaji agreed that one project area is quite expensive and has several other pricey redevelopment needs to factor in.

Massey, Mekjian, and Brockway discussed the potential uses for the areas along M-5 and Grand River Avenue. Mrs. Brockway explained that the way the future of this area will look will be driven by the market and how the City and MDOT could reconfigure the intersecting streets and freeway into a signalized T-intersection.

PUBLIC COMMENTS:

Mr. Carr made a comment that the overall goal of the Master Plan update should help provide some flexibility in zoning for some developments.

ADJOURNMENT:

There being no objections, the meeting adjourned at 4:18 PM.

Minutes drafted by: Cristia Brockway