



**GRAND RIVER CORRIDOR IMPROVEMENT  
AUTHORITY MEETING**

**Thursday, May 12, 2022 – 8:00 a.m.**

**Conference Room A – City Hall**

**23600 Liberty Street**

**Farmington, MI 48335**

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**AGENDA**

- 1. CALL TO ORDER**
  
- 2. APPROVAL OF AGENDA**
  
- 3. APPROVAL OF MINUTES**
  - A. April 7, 2022 Minutes**
  
- 4. REVIEW OF 2021-2022 GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY  
WORK PLAN AND BUDGET**
  
- 5. UPDATE– CURRENT DEVELOPMENT PROJECTS**
  
- 6. PUBLIC COMMENT**
  
- 7. BOARD COMMENT**
  
- 8. ADJOURNMENT**

**CITY OF FARMINGTON  
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY  
MINUTES  
April 7, 2022**

**CALL TO ORDER**

The Farmington Grand River Corridor Improvement Authority meeting was called to order at 8:09 a.m. by Chairman King.

Members Present: Acceturra, Bowman, Carron, Graham, King, O'Dell, Thomas  
Members Absent: None  
Staff: Christiansen, Steve Schneemann (S3 Architecture), Joe Takla (Bellacino's)

**APPROVAL OF AGENDA**

Motion by Bowman, supported by O'Dell to approve the agenda. Motion approved unanimously.

**APPROVAL OF MINUTES**

Motion by Thomas, supported by Acceturra to approve the February 10, 2022 minutes. Motion approved unanimously.

**SITE PLAN AMENDMENT/FACADE MODIFICATION – BELLANCINO', 22424 ORCHARD LAKE ROAD**

Director Christiansen introduced the proposed Site Plan Amendment/Façade Modification for Bellacino's and the applicant/petitioner Steve Schneemann with S3 Architecture and the property/business owner Joe Takla. Steve Schneemann presented the site plan and answered questions from the CIA Board. Motion by Carron, supported by Acceturra to recommend approval of the Site Plan Amendment/Façade Modification for Bellacino's in accordance with the submitted plans as presented and to forward to the Planning Commission for their review and consideration. Motion approved unanimously.

**DISCUSSION – PROPOSED SITE PLAN AMENDMENT, FARMINGTON PLAZA, GRAND RIVER AVENUE AND MOONEY STREET**

Director Christiansen reviewed a proposed site plan amendment for Farmington Plaza with the CIA Board. The Board discussed the proposed site plan amendment and made comments and asked questions. No action was taken.

**PUBLIC COMMENT**

None.

**BOARD COMMENT**

None.

**ADJOURNMENT AT 8:58 am**

**CITY OF FARMINGTON  
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY  
2021-2022 WORK PLAN**

**Buildings and Grounds:**

- Soave Property/Delux Cleaners
- Grand River East Properties
- Grand River & Violet Property
- The Winery
- Farmington Plaza
- Paramount Health Care
- Chicken King

**Sidewalks and Streetscapes:**

- Grand River Streetscape

**Recreation/Culture:**

- Grand River East Entrance/Gateway (What? Where?)

**Planning:**

- Grand River Corridor Improvement Authority Vision Plan Update 2022 Implementation
- Code Enforcement

03/10/2022 01:25 PM

User: anorgard  
DB: Farmington

BUDGET REPORT FOR CITY OF FARMINGTON  
Fund: 244 CORRIDOR IMPROVEMENT AUTHORITY FUND

Calculations as of 03/31/2022

GL NUMBER	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	2021-22 ACTIVITY THRU 03/31/22	2021-22 PROJECTED ACTIVITY	2022-23 DEPT REQ BUDGET
<b>ESTIMATED REVENUES</b>							
Dept 000.00	PROPERTY TAXES, TIFA, REV	(658)	(4,282)	0	0	0	0
244-000.00-403.001	PROPERTY TAXES, TIFA	9,981	37,309	42,000	42,076	42,000	52,000
244-000.00-403.007	PROPERTY TAXES, TIFA	0	6,405	0	0	6,667	0
244-000.00-580.000	HILLS CONTRIBUTION	657	331	300	112	300	300
244-000.00-664.000	INVESTMENT INCOME	9,980	39,763	42,300	42,188	48,967	52,300
Totals for dept 000.00 -		9,980	39,763	42,300	42,188	48,967	52,300
<b>TOTAL ESTIMATED REVENUES</b>							
Dept 000.00	CONTRACTUAL SERVICES	0	19,607	40,000	9,584	20,000	60,000
244-000.00-818.000	PROPERTY ACQUISITION CONSULTANT- SOAVE, WINERY, VIOLET STREET	0	19,607	40,000	9,584	0	40,000
AKT ANALYSIS OF PROPERTIES						10,000	20,000
OHM						10,000	0
Totals for dept 000.00 -		0	19,607	40,000	9,584	20,000	60,000
<b>TOTAL APPROPRIATIONS</b>							
NET OF REVENUES/APPROPRIATIONS - FUND 244		9,980	20,156	2,300	32,604	28,967	(7,700)
BEGINNING FUND BALANCE		32,901	42,881	63,038	63,038	63,038	92,005
ENDING FUND BALANCE		42,881	63,037	65,338	95,642	92,005	84,305

**FUND 244 - CORRIDOR IMPROVEMENT AUTHORITY FUND**

DESCRIPTION	2019-20 Actual	2020-21 Actual	2021-22 Amended Budget	2021-22 Projected Activity	2022-23 Manager Proposed
<b>CORRIDOR IMPROVEMENT AUTHORITY FUND REVENUES</b>					
<b>PROPERTY TAXES</b>					
PROPERTY TAXES, TIFA, REV	(658)	(4,282)	0	0	0
PROPERTY TAXES, TIFA	9,981	37,309	42,000	42,000	52,000
<b>Total</b>	<b>9,323</b>	<b>33,027</b>	<b>42,000</b>	<b>42,000</b>	<b>52,000</b>
<b>FARMINGTON HILLS CONTRIBUTION</b>					
FHILLS CONTRIBUTION	0	6,405	0	6,667	0
<b>Total</b>	<b>0</b>	<b>6,405</b>	<b>0</b>	<b>6,667</b>	<b>0</b>
<b>OTHER REVENUE</b>					
INVESTMENT INCOME	657	331	300	300	300
<b>Total</b>	<b>657</b>	<b>331</b>	<b>300</b>	<b>300</b>	<b>300</b>
<b>TOTAL CORRIDOR IMPROVEMENT AUTH FUND REVENUES</b>	<b>9,980</b>	<b>39,763</b>	<b>42,300</b>	<b>48,967</b>	<b>52,300</b>
<b>CORRIDOR IMPROVEMENT AUTHORITY FUND EXPENDITURES</b>					
CONTRACTUAL SERVICES	0	19,607	40,000	20,000	60,000
<b>Total</b>	<b>0</b>	<b>19,607</b>	<b>40,000</b>	<b>20,000</b>	<b>60,000</b>
<b>TOTAL CORRIDOR IMPROVEMENT AUTH FUND EXPENDITURES</b>	<b>0</b>	<b>19,607</b>	<b>40,000</b>	<b>20,000</b>	<b>60,000</b>
<b>Surplus/(Deficit)</b>	<b>9,980</b>	<b>20,156</b>	<b>2,300</b>	<b>28,967</b>	<b>(7,700)</b>
<b>BEGINNING FUND BALANCE</b>	<b>32,901</b>	<b>42,881</b>	<b>63,037</b>	<b>63,037</b>	<b>92,004</b>
<b>ENDING FUND BALANCE</b>	<b>42,881</b>	<b>63,037</b>	<b>65,337</b>	<b>92,004</b>	<b>84,304</b>