

City of Novi
Notice of Public Hearing
Regarding Intent to Create the
Grand River Avenue Corridor Improvement Authority

Hearing Date, Time, and Location:

Monday, September 25, 2017 at 7:00 p.m. EDT
Council Chambers in Novi Civic Center
45175 Ten Mile Road, Novi, Michigan 48375

Location of Proposed Development Area:

Along Grand River Avenue from Haggerty Road to Wixom Road
To see a detailed depiction of parcels see cityofnovi.org/cia

Nature of Hearing:

To consider the creation of a Corridor Improvement Authority for the above Grand River Avenue Development Area and to appoint a Grand River Avenue Corridor Improvement Authority Board to create a Development and Tax Increment Financing Plan for the proposed Development Area

Persons wishing to express their views may do so in person at the public hearing
or in writing addressed to: City Clerk's Office, 45175 Ten Mile Road, Novi, Michigan 48375.
Additional information can be found at cityofnovi.org/cia

What is a Corridor Improvement Authority (CIA)?

The purpose of the Corridor Improvement Authority Act (Public Act 208 of 2005) is to help communities plan for and fund improvements along a corridor. The overall goal is to help support economic development and redevelopment of this area. The act in which this is created is very similar to Downtown Development Authorities.

What is a Development and Tax Increment Financing Plan?

A Development and Tax Increment Financing Plan describes the types of activities the CIA can participate in as well as how those activities are financed. The plan covers a 20 year period and explains how Tax Increment Financing (TIF) will work, which is the primary means in which new projects would be funded. It is important to note that TIF is not a new tax nor does it raise property owners' taxes. Rather, it establishes a base year for taxable values (2017), and conditions if values increase above the 2017 values within the District as time progresses, the CIA can capture those value increases to fund public improvements within the District that would otherwise be apportioned to taxing jurisdictions over a period of 20 years.

What are the benefits?

- Provides development incentives requiring no tax increases: Properties are assessed and taxed the same; however, during the life of the TIF, property tax revenues are distributed differently. Incremental increases in tax revenue of properties in the development area are captured by the CIA to finance projects in the development area.
- Locally controlled: The CIA Board, which is made up of property owners and residents in the district, determine the best utilization of the TIF funds.
- Encourages private investment and development. The CIA can utilize TIF funds to offset infrastructure improvements in the district to facilitate redevelopment.
- Incremental revenue is reinvested into the district: TIF funds are only utilized within the district as a means to encourage the redevelopment of the area.

What types of improvements could be included?

The types of improvements could include sidewalks/pathways, street lights, streetscape enhancements, road improvements, parking improvements, and other public investments which could support and enhance economic development and the quality of life for business owners and residents within this district.