



## AGENDA - Tax Increment Finance Authority

DATE: December 7, 2023 7:00 PM City Council Chambers

- I. Call to Order
- II. Roll Call
- III. Informational Meeting of the T.I.F.A.
  - I. Public Comment
  - II. Overview of Annual Activities
  - III. Adjournment of Informational Meeting
- IV. Approval of Meeting Minutes
  - I. Approval of October 17, 2023 Minutes
- V. Public Comment
- VI. Unfinished Business
  - I. Streetscape Project
- VII. New Business
  - I. Adoption of 2024 Meeting Dates
  - II. String Lighting on Charlevoix
- VIII. Adjournment

**Public Comment:** Public Comments are limited to three minutes.

**Live Stream:** The meeting will be livestreamed to the Official City of Grosse Pointe Park YouTube Channel.

Tax Increment Finance Authority MEETING - October 17, 2023  
7:00 PM

CALL TO ORDER

The meeting was called to order at 7:00 PM by Chairman Hughes.

ROLL CALL

The following were present: Members Anton, Cousineau, Distel, Robson, Secord, Tompkins, Chamberlain, King-Piepenbrok, Vice-Chair Ralstrom, and Chairman Hughes.

Also Present: Warren Rothe, TIFA Director and Assistant City Manager.

Excused Absence: MEmber Mullen.

APPROVAL OF MEETING MINUTES

Motion by Tompkins, seconded by Chamberlain to approve the minutes of the July 13th TIFA meeting.

Motion carried unanimously.

APPROVAL OF MEETING MINUTES:  
APPROVAL OF JULY 13, 2023 MEETING MINUTES

PUBLIC COMMENT

One public comment was heard.

UNFINISHED BUSINESS

UNFINISHED BUSINESS:  
STREETSCAPE CONCEPT PRESENTATION AND REVIEW

Alex Blehm from OHM gave a presentation on the streetscape project. A summary of the project objectives, initial community engagement, and conceptual designs were discussed. The Board had questions on engagement, design, and available resources for funding. The Board discussed prioritizing Charlevoix as the first business district to target. The discussion will continue at the December 7th Board Meeting which was scheduled by the Board at the conclusion of the presentation.

NEW BUSINESS

ADJOURNMENT

Motion by Ralstrom, seconded by Tompkins to adjourn the meeting.

Motion carried unanimously.

The meeting adjourned at 8:16 PM.

# Streetscape Plan

Charlevoix and Kercheval | December 2023



# AGENDA

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## Tonight's Objective:

Provide a summary of the Streetscape Plan Recommendations.

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Project Recap

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Charlevoix Street Recommendations

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Kercheval Avenue Recommendations

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Cost Estimate

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Next Steps

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Questions & Discussion

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# PROJECT RECAP

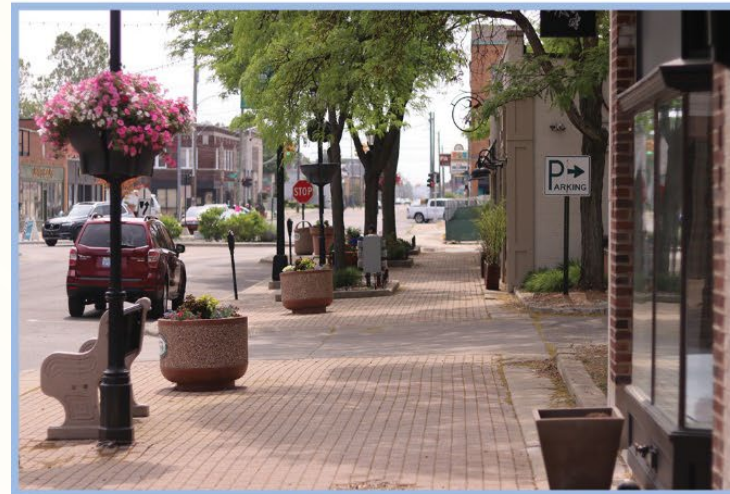


*Kercheval Ave. and Charlevoix St. Streetscape Plan*

# STUDY AREA



*Kercheval*



*Charlevoix*



# PROJECT PURPOSE

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## STREETSCAPE PLAN

The purpose of the Plan is to assist the City and the TIFA in creating a vision and actionable framework for the Kercheval & Charlevoix Business districts by considering past work, community sentiment, and staff guidance.



# PROJECT PLAN TIMELINE

## COMMUNITY ENGAGEMENT

• Jun-Sep 2023

## CONCEPTUAL DESIGN PRESENTATION

• Oct 17, 2023

*We are here!*

## REVIEW OF EXISTING CONDITIONS

• Jun-Sep 2023

## RECOMMENDATIONS PRESENTATION

• Dec 7, 2023



# COMMUNITY ENGAGEMENT

## Overall

- Pedestrian Friendly
- Street Trees, Landscaping, Greenspaces
- Street Lighting

## Kercheval

- Family-Friendly
- Restaurants and Dining
- Access demand via parking and biking

## Charlevoix

- Nightlife and Socializing
- Enhance vehicles and pedestrian cross paths
- Unique identity while balancing the city's existing charm



- Kercheval After 6
- Charlevoix Street Party
- Online Public Survey
- Corridor Walkthroughs

# EXISTING CONDITIONS

	Physical Conditions		Mobility	Safety & Vehicles		Land Use		Character and Identity
<b>What's Going Well</b>	Existing Streetscape Ahead of its Time	Beautiful Tree Canopy on Kercheval	Neighborhood Grid	Vehicle Speeds Low on Kercheval	Typical Traffic Patterns	Strong Network of Businesses	People Want to Visit the Districts	Family-Friendly, Quaint, Cozy, Lighting, Trees, Sidewalk Dining
<b>Opportunities</b>	Repair Aging Infrastructure	Add Greenery on Charlevoix	Make Walking and Biking Even Easier	Calm Traffic on Charlevoix	Improve Visibility and Lighting	Encourage Development	Provide Space and Opportunity for People to Gather	Emphasize Charlevoix's Unique Identity



# PROJECT GOALS

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## **Streets for People**

Provide public infrastructure that is comfortable and safe.



## **Community Spaces**

Provide opportunities for interactions and gatherings.



## **Destination**

Create districts that are uniquely Grosse Pointe Park.



## **Strong Businesses**

Invest in the City's business districts to encourage development and investment.



# CHARLEVOIX RECOMMENDATIONS



*Kercheval Ave. and Charlevoix St. Streetscape Plan*

# CHARLEVOIX RECOMMENDATIONS



## Streets for People

- Wider Sidewalks
- Shorter Crosswalks



## Community Spaces

- Curbless Street
- Sidewalk Dining



## Destination

- Trees & Greenery
- Decorative Lighting



## Strong Businesses

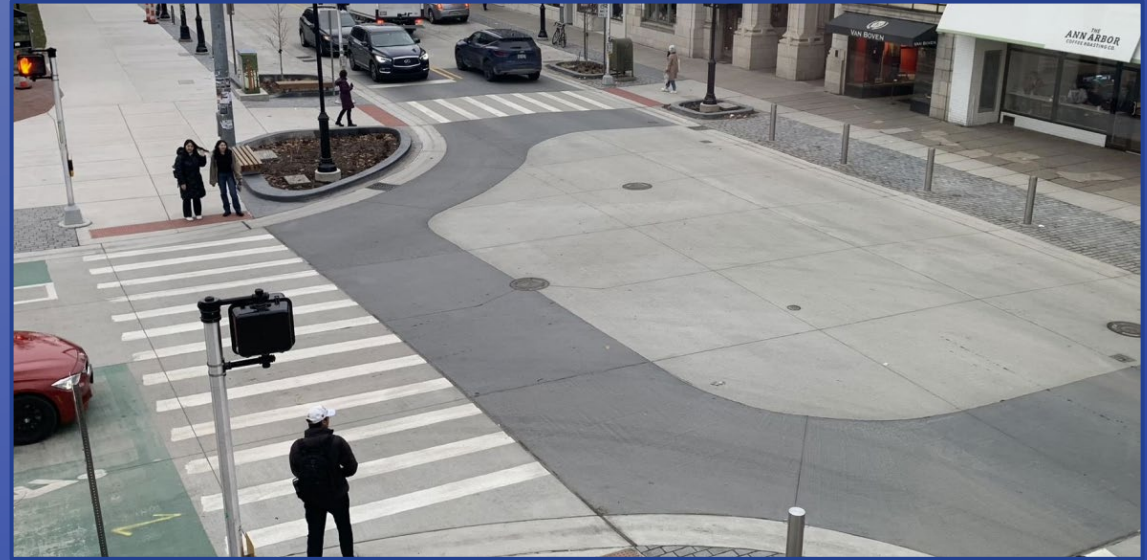
- An active and flexible streetscape



Source: Grosse Pointe News

# CURBLESS STREET

- Prioritizes Pedestrians
- Accessible
- Flexible
- Traffic Calming
- Aesthetic



# CHARLEVOIX ST



Bike Rack



Planter



Curbless Parking



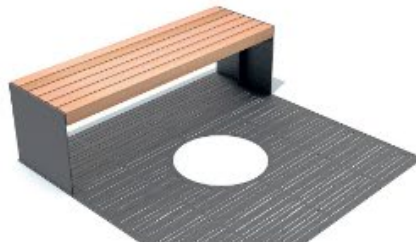
Rain Garden



Artistic Fence



Bench & Tree Grate



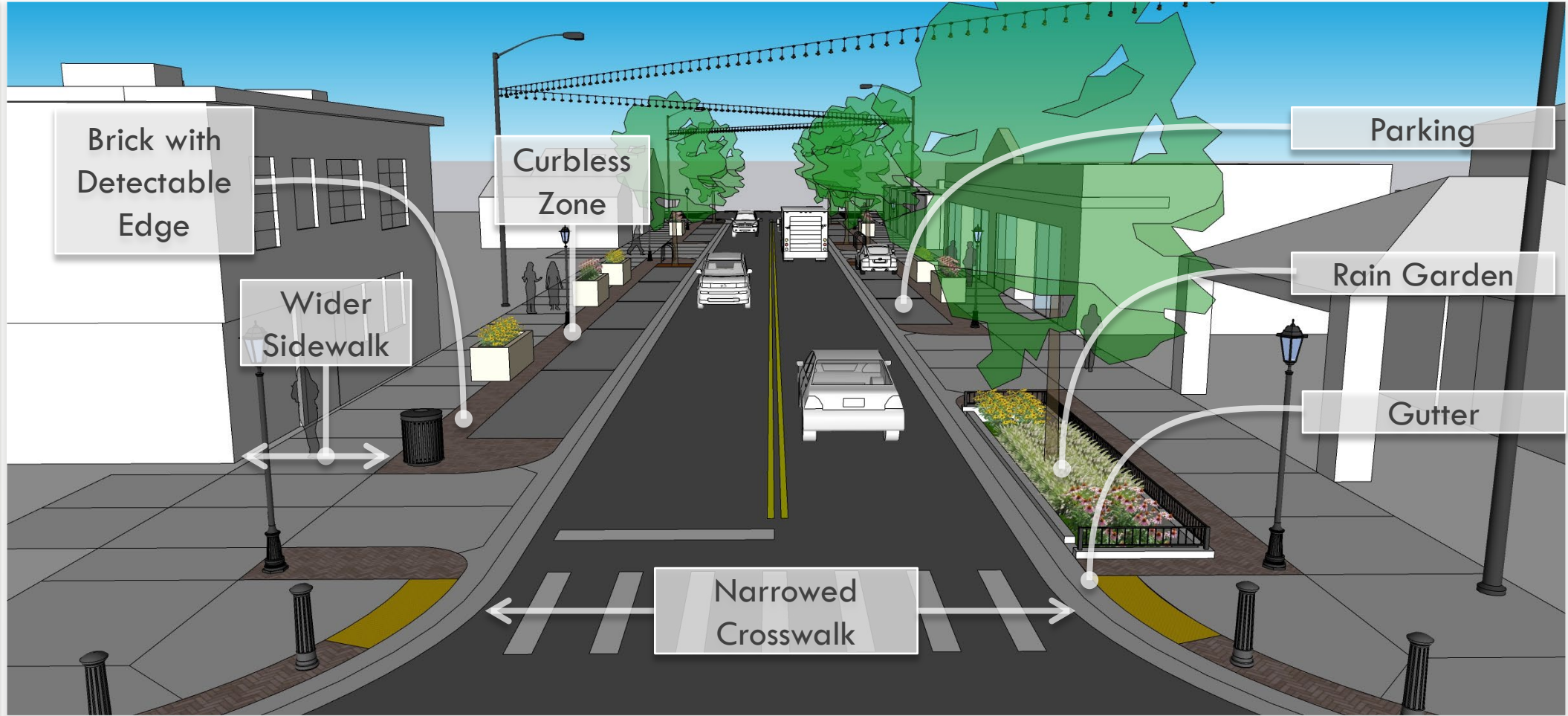
String Lights



Active Streetscape



# CHARLEVOIX ST



# CHARLEVOIX ST



# KERCHEVAL RECOMMENDATIONS



*Kercheval Ave. and Charlevoix St. Streetscape Plan*

# KERCHEVAL RECOMMENDATIONS



## Streets for People

- Shorter Crosswalks



## Community Spaces

- Gathering Spaces
- Sidewalk Dining



## Destination

- Trees & Greenery
- Decorative Pavements



## Strong Businesses

- A streetscape acting as a destination



# KERCHEVAL AVE



Bump Out



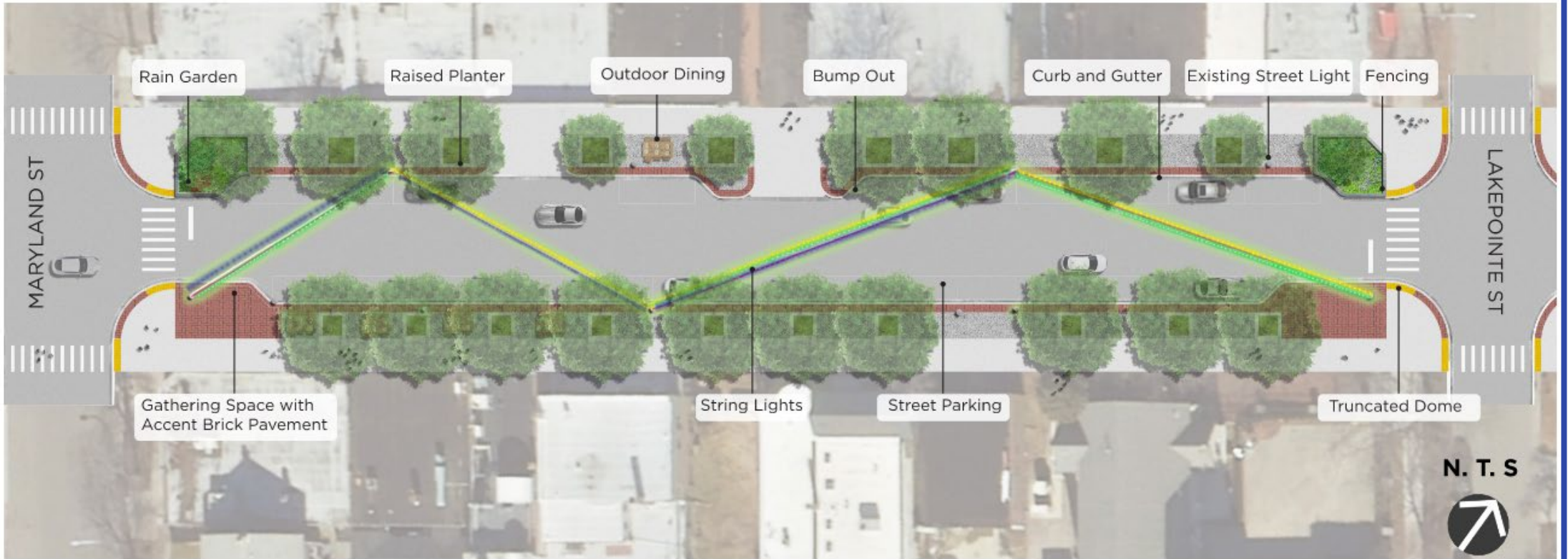
Raised Planter



Rain Garden Fencing



Active Streetscape



Bike Rack



Bench



Trash Receptacle



Pedestrian Lighting



# GATHERING SPACES

- Meeting Points
- Interactive
- Attractive
- Support Foot Traffic



# COST ESTIMATE



*Kercheval Ave. and Charlevoix St. Streetscape Plan*

# PRELIMINARY COST ESTIMATE

PROBABLE CONSTRUCTION COST	CHARLEVOIX	KERCHEVAL
Road Work	\$ 700,000	\$ 700,000
Sidewalks	\$ 650,000	\$ 925,000
Drainage	\$ 300,000	\$ 200,000
Street Lighting	\$ 300,000	\$ 125,000
Landscaping	\$ 300,000	\$ 300,000
Street Furniture & Amenities	\$ 175,000	\$ 150,000
Green Stormwater Infrastructure	\$ 50,000	\$ 100,000
Miscellaneous Features	\$ 50,000	\$ 125,000
CONTINGENCY (20%)	\$ 500,000	\$ 500,000
<b>SUBTOTAL =</b>	<b>\$ 3,000,000</b>	<b>\$ 3,100,000</b>
<b>ENGINEERING FEES (25%) =</b>	<b>\$ 750,000</b>	<b>\$ 775,000</b>
<b>TOTAL CONSTRUCTION COST =</b>	<b>\$ 3,800,000</b>	<b>\$ 3,900,000</b>



# NEXT STEPS – TIFA DIRECTOR ROTHE



# QUESTIONS & DISCUSSION



## Charlevoix Streetscape: Timeline and Funding

### Timeline

- February 2024 – apply for TAP Grant. Request \$1 million.
  - Notice of award is anticipated in July 2024
  - Construction in 2026
- Q1-Q2 2024
  - Refine Charlevoix design and prepare two cost estimates:
    - One that assumes grant funds are awarded.
    - One without grant funds.
    - Evaluate financing strategies.
- Q3-Q4 2024
  - Commence final design of Charlevoix streetscape project for bidding.
- 2025/2026
  - Finish design and bidding, and successfully commence construction.

### Funding the Project

#### Funding Sources

1. Captured property taxes. See table of anticipated available funds.
2. Grant(s)
3. Coordination with City’s roadwork program and infrastructure plan.
4. Value Engineering
5. Investigate closing any funding gap through issuing bonds.

#### *Estimated Available Captured Taxes*

Fiscal Year 2023 Carry Forward	\$450,000	<b><u>Cumulative Resources</u></b>
Fiscal Year 2024 Carry Forward	\$331,000	\$781,000
Fiscal Year 2025 Allocation	\$600,000	\$1,381,000
Fiscal Year 2026 Allocation	\$700,000	\$2,081,000
<b>Available Funds for FY 2026</b>	<b>\$2,081,000</b>	



## TAX INCREMENT FINANCE AUTHORITY MEETING

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DATE: December 7, 2023

**SUBJECT:** Adoption of 2024 Meeting Dates

**SUMMARY:** The following dates are being proposed for holding TIFA meetings in 2024. These dates will be discussed and are open to modification by the Board.

- February 1, 2024
- April 11, 2024
- June 4, 2024 - Informational
- September 5, 2024
- November 7, 2024 - Informational

**FINANCIAL IMPACT:** N/A

**RECOMMENDATION:** Consider the proposed meeting schedule and make a motion to adopt as proposed/amended.

**PREPARED BY:** Warren Rothe, Assistant City Manager