

Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer



Trustees
Scott Ruggles
Liz Fessler Smith
Andrea C Voorheis
Michael Powell

CORRIDOR IMPROVEMENT AUTHORITY BOARD
LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383
THURSDAY, MAY 04, 2023 – 5:00 PM

White Lake Township | 7525 Highland Rd | White Lake, MI 48383 | Phone: (248) 698-3300 | www.whitelaketwp.com

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF AGENDA**
- 5. APPROVAL OF MINUTES**
 - A. [March 2, 2023](#)
- 6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)**
- 7. CONTINUING BUSINESS**
 - A. [Consideration of By-Laws](#)
 - B. [CIA Plan Programs and Projects](#)
- 8. COMMUNICATIONS**
- 9. ADJOURNMENT**

Procedures for accommodations for persons with disabilities: The Township will follow its normal procedures for individuals with disabilities needing accommodations for effective participation in this meeting. **Please contact the Township Clerk's office at (248) 698-3300 X-164 at least two days in advance of the meeting.** An attempt will be made to make reasonable accommodations.

**WHITE LAKE TOWNSHIP
CORRIDOR IMPROVEMENT AUTHORITY
MARCH 2, 2023**

CALL TO ORDER

Member Kowall called the meeting to order at 5:00 P.M.

ROLL CALL

Present: Supervisor Kowall
Rick Walklet
Jim Christopher
Tony Madaffer

Absent: Debbie Lennis

Others: Sean O'Neil, Community Development Director
Dick Carlisle, Carlisle and Wortman Associates
Justin Quagliata, Staff Planner
Hannah Micallef, Recording Secretary

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

MOTION by Member Madaffer, seconded by Member Walklet, to approve the agenda as presented. The motion CARRIED with a voice vote: (4 yes votes).

CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)

No members of the public present.

NEW BUSINESS

A. Consideration of By-Laws

Director O'Neil said the goal of the evening was to go over organizational items for the CIA. The first item was reviewing the by-laws. Director O'Neil said the Community Development Department staff would be available to assist the CIA. The CIA had statutory duties, and the Township Board was clear it would like to be involved in financial decisions.

Supervisor Kowall stated the CIA would be an advisory board to the Township Board. Member Christopher asked staff if proxy voting would be allowed. Director O'Neil said no, as it would be a violation of the Open Meetings Act. Director O'Neil said any suggested revisions to the by-laws would be provided to the CIA in a new redlined version.

Director O'Neil stated he and Mr. Carlisle went to Oakland County yesterday to work with them regarding the CIA. Mr. Carlisle said the support of the County was important, and the CIA was similar to a DDA (Downtown Development Authority). He added Oakland County established a criteria the Township had to meet, so starting at the beginning with the County staff was necessary. There were several different committees the CIA Plan would have to move through within the County. The CIA's big goal at this time would be recommending approval of the CIA Plan, which would include the goals of the CIA, and projects the CIA would propose. The dollars captured from the tax increments were only one component of the CIA Plan. Tax increment financing would be used to leverage other funding from grants, non-profits, etc. Successful establishment of the CIA Plan would be the mechanism to leverage these types of funding. He added not to be alarmed by the large numbers of some of the projects, as not all the projects would be feasibly completed with tax increment funding.

Mr. Carlisle said another role of the CIA would be working to stimulate and attract private and new investment in the M-59 Corridor. Two districts were within the M-59 Corridor; there was a development district within the corridor, and a tax increment financing district. Oakland County staff suggested reducing the percentage of capture within the tax increment financing district, and offered a 30 percent tax increase. Assessor Hieber was looking into the numbers with the proposed percentage.

Member Christopher asked staff if it was too late to capture 2023 taxes. Director O'Neil said no, anything that was uncapped or reevaluated this year would be eligible for capture.

Supervisor Kowall suggested some projects that would enhance the community. The first was pathways and outdoor activities, as those features would bring new residents to the community. Infrastructure improvements and stormwater management was also suggested.

B. Election of Officers

Supervisor Kowall said he could not be nominated to a Chairperson/Vice Chairperson position.

MOTION by Member Madaffer, seconded by Member Christopher to nominate Rick Walklet as the Chairperson of the Corridor Improvement Authority Board. The motion CARRIED with a voice vote: (4 yes votes).

MOTION by Member Christopher, seconded by Member Madaffer to nominate Debbie Lennis as the Vice Chairperson of the Corridor Improvement Authority Board. The motion CARRIED with a voice vote: (4 yes votes).

NEXT MEETING DATE:

Director O'Neil said the by-laws and CIA plan should be ready for review by May, so the April meeting would be canceled. The next scheduled meeting would be Thursday, May 4, 2023.

ADJOURNMENT

MOTION by Member Madaffer, seconded by Member Christopher, to adjourn at 5:58 P.M. The motion CARRIED with a voice vote: (4 yes votes).

DRAFT

**CHARTER TOWNSHIP OF WHITE LAKE
CORRIDOR IMPROVEMENT AUTHORITY
BYLAWS**

Article 1: Purpose

Section 1.0 - Purpose

The Corridor Improvement Authority (“Authority”) is organized pursuant to the Charter Township of White Lake Code of Ordinances, Chapter 12, Article II (“Ordinance”) and Public Act 57 of 2018 of the State of Michigan, as amended (“Act”). The authority shall be known as and may be referred to as the “Charter Township of White Lake Corridor Improvement Authority” or the “Authority.” The Authority shall seek to fulfill the purposes and exercise the powers as conferred upon it by the Act and in the Ordinance. These Bylaws are adopted for the purpose of establishing the membership and organization of the Authority Board, rules and procedures for the conduct of Authority Board meetings, and a means whereby the duties conferred upon the Authority Board may be effectively exercised.

Section 1.1 – Open Meetings Act and Freedom of Information Act

The Authority is required to comply, in all respects, with the Michigan Open Meetings Act, Public Act 267 of 1976, as amended, and the Freedom of Information Act, Public Act 442 of 1976, as amended.

Article 2: Board of Directors

Section 2.0 – Authority Board.

The Authority shall be under the supervision and control of a Board consisting of the number of members set forth in the Ordinance. Membership shall meet or exceed the minimum requirements of the Act and Ordinance.

Section 2.1 – Terms, Vacancies and Appointments

Of the members first appointed, an equal number of members, as near as is practicable, shall be appointed for one year, two years, three years and four years. A member shall hold office until the member's successor is appointed. After the initial appointment, each member shall serve for

a term of four years. An appointment to fill a vacancy shall be made by the Township Supervisor for the unexpired term only.

Section 2.2 – Compensation

Members of the Board shall serve without compensation, but with prior approval of the Township Board, shall be reimbursed for actual and necessary expenses.

Section 2.3 - Removal

After having been given notice and an opportunity to be heard, a member of the Board may be removed for cause by the Township Board.

Article 3: Meetings

Section 3.0 – Meetings and Notices.

Meetings of the Board shall be held in accordance with the Michigan Open Meetings Act. The Board, within ten (10) days after its first meeting of each calendar year, shall establish and post a public notice stating the date, times and places of its regular meetings for the ensuing year, and shall post a notice of any changes in its schedule of regular meetings. Special meetings shall be held whenever called by the Chairperson; by majority vote of the Township Board; or, upon the call of any two members of the Board; after three business days advance written notice of the time, place, and purpose of the meeting is given to the Board Members. Notice of time, place and subject matter of all meetings shall be given by telephone, electronic means, personal delivery or mailing the same to each member. Notice of each meeting shall also be provided to the public in accordance with the Open Meetings Act.

Section 3.1 – Place of Meeting

Subject to the requirements of the Open Meetings Act, meetings of the Board shall be held at White Lake Township Hall or Annex, provided that the Board may meet in any place reasonably accessible to the public within the Township but outside of the Corridor Improvement District.

Section 3.2 – Agendas and Minutes

The Board, together with the appropriate Township staff person, shall prepare all agendas, which shall be sent to each member of the Board at least 24 hours prior to the meeting. The taking of minutes and their transcription shall follow the custom and practice followed by the Township Clerk for committees and commissions of the Township. Minutes of the meetings shall be prepared and kept in accordance with the Open Meetings Act.

Section 3.2 – Order of Business

The order of business at Authority Board Meetings shall be as follows:

- a. Roll Call
- b. Approval of Agenda
- c. Approval of Minutes
- d. Unfinished Business
- e. New Business
- f. Public Comment
- g. Adjournment

Section 3.3 – Robert’s Rules of Order

Meetings of the Board shall be conducted using the most recent edition of Roberts Rules of Order as a guideline in all cases to which they are applicable, provided they are not in conflict with the Act, the Ordinance, these Bylaws, or the laws of the State of Michigan.

Article 4: Voting

4.0 – Votes

Each member of the Board shall be entitled to one vote.

4.1 – Eligibility to Vote

No member shall be entitled to vote at any meeting of the Board until the appointment of such member has been approved by the Township Board and such member has taken the oath of office.

4.2 – Quorum

The presence of three (3) or more members of the Board shall constitute a quorum for the transaction of business.

4.3 – Voting

Votes may be cast by a voice vote, except where a roll call is requested by a member or required by law or other procedures established under these Bylaws. If there is a question as to the number of yea or nay votes, a roll call shall be conducted.

4.4 – Transaction of Business

Unless otherwise required by law, the Ordinance or other procedures established under these Bylaws, a vote of the majority is required for the transaction of all business and decisions of the Board.

4.5 - Majority

Unless otherwise required by law, the Ordinance or other procedures established under these Bylaws, a “majority” shall be construed to mean more than fifty percent (50%) of the votes cast by members present in person at the time of the vote.

Article 5: Powers of the Board of Directors

Section 5.0 - Powers

The Board may exercise all other powers provided by the Act and the Ordinance.

Section 5.1 - Personnel

Recognizing that the business of the Authority and the business of the Township are closely related, to the greatest extent possible and practical, the Board shall use Township personnel and consultants for Authority affairs. By way of example, but not limitation, the areas for these services include: Assessing, Auditing, Clerk’s Office, Engineering, Financial Management, Legal, Community Development Department, Public Works, Supervisor’s Office, and Treasurers Office.

Section 5.2 – Costs and Expenses of Personnel

The cost and expense for using the Township’s personnel and consultants for Authority affairs shall be borne by the Authority. The Township is expected to submit itemized invoices to the Authority for the cost of such services rendered which shall be made a part of the Authority’s budget. Subject to the prior approval of the Township Board as separate budgeted line items, the Board shall have the power to engage and employ other technical, financial, and professional assistance and consultants as may be necessary or incidental to carry out on its business. The Board shall have the power to include as budgeted line items, reimbursement to the Township of the start-up costs of the Authority that are invoiced to it.

Article 6: Officers

Section 6.0 – Officers

The Board shall elect a Chairperson and Vice Chairperson, both of whom shall be members of the Board. The Board may elect a Secretary and a Treasurer. The officers shall be elected annually by a vote of the majority of the Board at its first meeting of each calendar year, or until his or her successor is elected and qualified, or until death, resignation or removal, provided that the first officers shall be elected at the meeting at which these Bylaws are adopted. The term of each officer shall be one (1) year with eligibility for reelection.

Section 6.1 - Chairperson

The Chairperson shall preside at meetings of the Board and shall do and perform such other duties as may be authorized by the Board. The Chairperson shall have a vote on all matters before the Board.

Section 6.2 – Vice Chairperson

The Vice Chairperson shall perform such duties as are delegated to him or her by the Board and shall, in the absence or in the event of the disability of the Chairperson, perform the duties and exercise the powers of the Chairperson. The Vice Chairperson shall perform such other duties as the Board shall prescribe.

Section 6.3 – Secretary

The Secretary shall be the recording officer of the Board, and shall attend all meetings of the Board, record all votes and the minutes of all proceedings in a book to be kept for that purpose and shall perform like duties for the standing committees when required. The Secretary shall maintain custody of any official seal, records, books and other papers of the Authority not required to be maintained by the Treasurer. The Secretary shall be permitted to delegate all or any part of their duties as Secretary to the Township Clerk's Office.

Section 6.4 – Treasurer

Once elected, the Treasurer shall keep the financial records of the Authority and, together with the Chairperson, shall approve all vouchers for the expenditure of funds of the Authority. The Treasurer shall coordinate the financial activities through the Township Treasurer and Township Clerk, as appropriate. All checks shall be signed by the Treasurer and countersigned by the Township Clerk. The Treasurer shall perform such other duties as may be delegated by the Board and, along with Chairperson, may be required to furnish a bond in an amount as recommended by the Authority attorney in order to sign checks.

Section 6.5 - Removal

An officer may be removed by an affirmative vote of a majority of the members, with or without cause, whenever in the judgment of the Board the best interests of the Authority would be served. The officer's successor may be elected at any regular or special meeting of the Board. No such removal action may be taken, however, unless the matter shall have been included in the notice of such meeting. The officer who is proposed to be removed shall be given an opportunity to be heard at the meeting. If an officer is removed, he or she shall remain a member of the Board, subject to removal from the Board in the manner provided by the Act.

Section 6.6 – Resignation

An officer may resign their office at any time by submitting a written resignation to the Chairperson.

Section 6.7 - Vacancy

A vacancy in any office because of death, resignation, removal or otherwise, may be filled by the Board at any meeting for the unexpired portion of the term of the office.

Section 6.8 – Term

No term of office created under this Article shall extend beyond that Board member’s term of appointment by the Township Board, provided that a renewal or extension of a term of office shall not limit that member’s time as an officer.

Article 7: Fiscal Year, Budget, Financial Reports

Section 7.0 – Fiscal Year

The fiscal year of the Authority shall be the same as the fiscal year of Charter Township of White Lake.

Section 7.1 – Financing Sources

The Authority shall be financed by the capture of tax increment funds as set forth in the Act and such other sources as are permitted under the Act, subject to any limitations set forth in the Ordinance.

Section 7.2 – Budget

The Board shall annually prepare a budget and shall submit it to the Township Board of Trustees on the same date that the recommended budget for the Township is required by the Township Charter to be submitted by the Township Supervisor to the Township Board. The Board shall not finally adopt a budget for any fiscal year until it has been approved by the Township Board. After adoption of an annual budget, any proposed amendment to the Authority’s annual budget, shall be subject to the same procedures followed for its adoption.

Section 7.3 – Financial Reports and Audits

The Board shall submit financial reports to the Township Board at the same time and on the same basis as departments of the Township are required to submit reports. The Authority shall be audited annually by the same independent auditors auditing the Township, and copies of the audit report shall be filed with the Township Board.

Section 7.4 – Reporting

Pursuant to the Act, the Board shall submit an annual report to the Township Board and State Tax Commission on the status of any tax increment financing account. The Authority shall report to the Township Board on any other matter to the extent the Township Board may require from time to time. The Authority shall also report to any other state and county agencies as required by law or agreement entered into with any such state or county agency.

Article 8: Miscellaneous

Section 8.0

These Bylaws must be adopted and can be amended after adoption, by the affirmative vote of 66 2/3% majority vote of the members of the Board, subject to the approval of the Township Board.

Section 8.1

The adoption or amendment of these Bylaws shall have immediate effect upon approval of the Township Board.

Section 8.2

If any part of these Bylaws is found to be invalid or unenforceable by a court of competent jurisdiction, the remainder shall remain in full force and effect.

The above Bylaws were adopted by the White Lake Township Corridor Improvement Authority Board at their meeting on _____, 2023

Secretary

Date

The above Bylaws were adopted by the White Lake Township Board of Trustees at their meeting on _____, 2023

Township Clerk

Date

Development Plan and Tax Increment Financing Plan for the White Lake Township Corridor Improvement Authority

White Lake Township
Corridor Improvement Authority

_____ 2023

VISION STATEMENT

Public investment brought about by the Corridor Authority will attract private development and redevelopment that promotes the White Lake Township “Four Season’s Playground” concept. The Highland Road Corridor will become a destination for world-class recreational opportunities. The uses along the corridor act as a lifeline to the community’s many lakes, natural areas, and parks. Residents and visitors know when they’ve arrived in White Lake, because of the consistent use of high-quality, unique materials and environmentally friendly landscaping that reflect a hardy resort atmosphere. An interconnected network of non-motorized pathways and equestrian trails draw people to the out-of-doors. Distinct nodes of activity will feature retail, dining, entertainment or lodging experiences, while providing employment and an increased tax base. Enhanced transit stops and transit-oriented development will support the long-term development and sustainability of the corridor.

GOALS AND PRIORITIES

The overall goal of the White Lake Township Corridor Improvement Authority is to improve and encourage the long-term economic viability of the District. The projects and improvements outlined in this Development Plan are designed to nurture the necessary physical, economic, and social environment which will enable White Lake Township to protect existing investment, attract new development, and stimulate the revitalization of properties within the district. Furthermore, the goal is to foster a mix of uses that both serve the surrounding neighborhood and attract regional visitors to the Township.

Physical Environment

- Support infrastructure improvements necessary to ensure that existing businesses can expand, and new businesses develop in the District.
- Encourage good design, architectural compatibility, color coordination, high-quality materials, consistent building orientation, and façade articulation that contribute to a cohesive and inviting corridor.
- Promote streetscape improvements, outdoor seating areas, pedestrian walkways, bike racks and other measures that will make the District a comfortable place to visit and will encourage the neighborhood residents to walk or bike to commercial offerings.
- Create new opportunities for non-motorized transportation linking residential communities with public and recreational facilities.
- Incorporate enhanced facilities that will serve transit and identify nodes for transit-oriented development.

Economic Environment

- Undertake projects and programs which are designed to create a corridor with a competitive advantage that is attractive to owners and investors and offers quality customer environment and healthy business mix.
- Support financing of projects by leveraging TIF dollars with Federal and State grants, State tax incentives, Township funds and private investment.
- Retain the economically viable businesses which presently exist and encourage their expansion.
- Provide economic development support to businesses and potential developers.

Social Environment

- Promote a positive and welcoming image of the corridor that fosters cooperation between the public and private sector.
- Distribute promotional materials and maintain online resources and tools for living, working, and doing business in the district.

DESCRIPTION OF IMPROVEMENTS

The Development Plan for the White Lake Township Corridor Improvement Authority includes projects and programs which will fulfill the priorities and objectives of this Plan. The Plan has been divided into two (2) major improvement components – projects and programs. The following projects directly impact the physical environment as a means to increase investment in the District, improve the visual image of the District, and enhance the overall economic and social environment. The programs are intended to create a stable economic and social environment for sustained investment in the District.

Projects

- District gateways, entry signage and wayfinding.
- Streetscape improvements including landscaping, trees, flower planters, plazas, trash receptacles, and other amenities.
- Redevelopment of substandard or underutilized commercial sites.
- Non-motorized and pedestrian improvements including sidewalks, bike racks, pedestrian lighting, and seating.
- Extension of sewer and water utilities to unserved areas.

Programs

- Branding.
- Economic development assistance.

- Transit-oriented development.

The duration of this program will be for twenty (20) years and will conclude with a final capture of tax increment revenues on December 31, 2037, and expenditure of those revenues by December 31, 2038. Projects and programs will be undertaken based on the ability of the CIA to finance such. It is recognized by the CIA that the projects listed may be beyond the scope of the CIA to complete with its own limited resources. Public-private partnerships as well as State and Federal grant assistance may be necessary to implement all of the above-mentioned items.

LOCATION, EXTENT, CHARACTER, ESTIMATED COST, AND TIMELINE OF THE IMPROVEMENTS

The CIA is positioned to fund small scale improvements as well as projects related to marketing, planning, and operations. There are no plans for large scale construction projects; however, the CIA may provide economic development services and support to private redevelopment, particularly where other funding can be leveraged. The following projects on Table 2 represent the scope of potential projects that will accomplish the objectives of the CIA and the Development Plan and Tax Increment Financing Plan. A description of each project is provided below as well as the estimated cost and year of completion.

TABLE 2: Proposed CIA Projects

Branding	2024 – 2025	\$75,000
A branding process creates a distinct identity to be established for the for the District as the Township and CIA promotes the area as a community center and an area of regional appeal and business attraction. Branding of the District will also set the themes of other visual improvements, gateway signage, marketing, and wayfinding so that a consistent message is conveyed. While branding the District should be distinct, it should also tie into Township identification as a “four season playground”.		

Entryway and Wayfinding Signage	2027-2029	\$250,000
<p>The project would include wayfinding that would direct visitors within the district to the Town Center, Gateway district, parks, community buildings, and other points of interest. Wayfinding signage will reflect the theme created through the branding process. To reinforce the identity of the Township and District, identification signage will be erected at key entry points in the Township.</p>		

Streetscape Improvements	2030-2032	\$500,000
<p>This project involves enhancements to the streetscaping, including gateway improvements in the Development District. Proposed improvements may include unifying elements, such as landscaping of street frontages, public art, seasonal displays, design elements and others measures at beautification. A key objective of streetscape improvements is to provide a visual connection between M-59 and other significant roadway corridors such as Elizabeth Lake, Teggerdine and Ormond Roads.</p>		

Non-Motorized Pathway Extensions and Improvements	2028 - 2035	\$3,000,000
<p>An important objective of the CIA is to improve non-motorized transportation throughout the District. Pathways will be improved and extended along the length of M-59 within the District connecting residential areas with commercial and recreational resources. The Township Triangle trail will be completed to connect the Town Center and Library to M-59 and Teggerdine Road.</p>		

Traffic Safety Improvements	2025 - 2035	\$2,000,000
<p>Intersection capacity and safety improvements are needed at Elizabeth Lake and M-59, at White Banks Boulevard and M-59, at Teggerdine Road and M-59 and at Fisk Road and M-59. Access management is also needed along the more congested commercial areas of M-59. In conjunction with non-motorized improvements, safe pedestrian crossings of M-59 are also needed.</p>		

Enhanced Transit Stops and Transit-Oriented Development	2028-2034	\$1,500,000
<p>White Lake Township is part of the Western Oakland Transportation Authority (WOTA) system, which is expected to be expanded service along M-59 and the Town Center area. Enhanced transit stops with cover and seating will be strategically located to improve ridership. In conjunction with improved transit, the Township will also promote transit-oriented development in conjunction with enhanced transit stops.</p>		

Sewer Extensions	2028 - 2034	\$1,250,000
<p>There are areas within the district that lack adequate sanitary sewer-service. This project would include extension and / or upgrading of sewers into underserved and unserved areas.</p>		

Water Extension / System Improvement	2028 - 2034	\$1,250,000
<p>As with sanitary sewers, there are areas within the district which lack adequate drinking water. This project would include extension and / or upgrading of the water service into underserved and unserved areas. System improvements are also needed to upgrade fire flows and capacity with additional pumping and booster stations.</p>		

Property / Easement Acquisition	2025 - 2035	\$1,000,000
<p>To implement that the specific projects set forth in this plan, it may be necessary to acquire property in either fee simple or by easement.</p>		

The CIA will incur annual administrative, auditing, and operating costs which may also include planning, legal, engineering, and promotion consultation. These expenses are not anticipated to exceed \$25,000 per year and will be reflected in the annual budget of the Authority, as approved by the Township Board.

STATEMENT OF THE CONSTRUCTION/PROGRAM IMPLEMENTATION

Construction of the projects proposed above will be accomplished during construction seasons.

OPEN SPACE

It is anticipated that the open space features may be incorporated as part of the entryway and streetscape improvements and at strategic locations within the development district.

DEVELOPMENT AREA OWNERSHIP AND TENURE

The CIA does not have any specific plan to sell, donate, exchange, or lease any land or structure to or from the Township currently. However, it may be necessary for property to be acquired either through fee simple purchase or easement acquisition to implement the overall purpose or specific projects within the plan. If the CIA acquires land for roads or improvements, the necessary rights-of-way will be dedicated to either the Township or the appropriate County or State entity.

ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, AND UTILITIES

Most of the land within the CIA Development District is zoned for commercial use. The Township Master Plan contemplates allowing Mixed-Use within the District. As a result, there is the potential for additional residential development within the CIA district.

It is anticipated that public utilities will be extended, and improved in the District, as needed. It may also be necessary to loop water or sewer lines as developments are made. As the specific areas are redeveloped, it may also be necessary to re-route or construct new utilities to service the new buildings.

ESTIMATED COST OF DEVELOPMENT, PROPOSED METHOD OF FINANCING THE DEVELOPMENT, ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING

Improvements are projected to occur according to the phases listed in the Statement of Construction. This program will shift as developments are finalized and financing is secured. The estimated cost of the specific projects anticipated in this Development Plan is approximately \$8,425,000, as summarized in Table 3.

Pursuant to Part 2 of Act 57, as amended, the costs of development may be financed by private contributions or donations received by the CIA, Federal and State grants, tax increment financing revenues, revenue bonds issued pursuant to Act 94 of 1933, as amended, general obligation bonds issued by the Township payable from the anticipated tax increment revenues available for payment of debt service on such bond, tax increment bonds issued by the CIA pledging solely the tax increments, other revenues of the CIA, and other dedicated Township funds.

Tables 4 and 5 in the Tax Increment Financing Plan indicates the sources of income available to the CIA to pay the costs of the development and the estimated amounts of each source, based on captured assessed value of property within the District.

It is unlikely that all projects can be financed from revenues received by the CIA. Therefore, the TIF and millage funds should be used to leverage funding from other sources. The various available methods of financing the CIA may seek to use are described in the following text.

TABLE 3: Summary of Proposed Development Activities

Proposed Project	Cost	CIA Share	Year	Anticipated Method of Financing
Branding	\$75,000	\$75,000	2024 - 2025	1
Entryways / Wayfinding	\$500,000	\$250,000	2027 - 2029	1, 4, 5
Streetscape Improvements	\$500,000	\$250,000	2030 - 2032	1, 4
Non-motorized Path Extension/ Improvements	\$3,000,000	\$1,000,000	2028 - 2032	1, 2, 4
Traffic Safety Improvements	\$2,000,000	\$500,000	2025 - 2035	1,2, 4
Sewer Extension	\$1,250,000	\$250,000	2028 - 2035	1, 3, 4
Water Extension / System Improvements	\$1,250,000	\$250,000	2028 - 2034	1, 3, 4
Enhanced Transit Stops / TOD	\$1,500,000	\$500,000	2028 – 2034	1, 2, 4, 5
Property/ Easement Acquisition	\$1,000,000	\$1,000,000	2025 - 2035	1
Administrative, auditing, operating & consultation	\$375,000 (\$25,000 per year)	\$375,000	2024 - Ongoing	1
Estimated Totals	\$11,450,000	\$4,450,000		
1 = Annual Tax Increment 2 = Tax Increment Bonds 3 = Township Funds (either General or Dedicated) 4 = State and Federal Grants 5 = Private donation				

White Lake Township Limited Tax General Obligation Bonds Issued Pursuant to Section 216 of Act 57, as amended.

Section 216(1) of Act 57 permits the Township to issue general obligation bonds, which pledge CIA revenues as additional security. Section 2016(2) permits the CIA to issue bonds payable solely from tax increment revenues. Currently, neither the Township nor the CIA have outstanding bonds issued under Section 216 of Act 57. It is anticipated that the CIA or Township will incur no more than \$8,000,000 in bonded indebtedness under this Plan.

Special Assessment/General Obligation Bonds

The Township may also issue special assessment bonds along or in combination with general obligation bonds to finance all or part of sidewalks, lighting, gateways, façade and rear entrance improvements, sign improvements, and parking improvements. The size of such bond issues would depend on the project included and the portion of each such project to be financed from special assessments and the portion, if any, to be financed from general funds. Payment of such special assessment bonds would be from the proceeds of the special assessment rolls consisting of the lands specially benefitted by the project. Payment of the general obligation bonds would be from general funds of the Township derived from the proceeds of taxes levied upon all property within the Township.

State and Federal Grant Programs

The Township will also assist the CIA in pursuing relevant state and federal transportation, environmental, economic development, and community enhancement grants that either are or may become available. Supplemental sources of funding will be necessary to fully achieve all the projects outlined in this plan.

Private Contributions

The CIA may also accept private contributions from individuals, corporations, and foundations.

DESIGNATION OF PERSON OR PERSONS, NATURAL, OR CORPORATE, TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE LEASED, SOLD, OR CONVEYED

All public improvement projects undertaken as part of this Plan will remain in public ownership for the public benefit.

It is anticipated certain lands may be acquired and later sold to commercial developers who are willing to build a project acceptable to the Authority. There are no known direct beneficiaries at this time. To the extent that certain projects, such as the provision of public parking facilities, will benefit a set of businesses, efforts will be made to capture such benefit through special assessments and development agreements.

RESIDENTIAL POPULATION AND THE DISPLACEMENT OF PERSONS

There is currently residential use of property in the District and a residential population in excess of one hundred (100) persons. A Citizen's Advisory Council was formed to review the Plan and advise the CIA and Township Board. There is no anticipated displacement or relocation required for this Plan.

However, if there is the need for relocation of any individuals, the CIA, when required, will provide for the cost of relocation and reimbursement of expenses in accordance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

The relocation of any families, individuals, or businesses shall also be carried out in accordance with the statutory requirements and provisions of State of Michigan Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.

DEVELOPMENT AREA CITIZENS' ADVISORY COUNCIL

If a Development Area has one hundred (100) or more residents residing within it, a Development Area Citizens' Advisory Council (CAC) must be appointed at least ninety (90) days before the public hearing on the Plan. The Citizen's Advisory Council was appointed by the Township Board ninety (90) days prior to the adoption of the Plan. In a joint meeting with the CIA Board on _____, the CAC recommended approval of the Plan.