



CORRIDOR IMPROVEMENT AUTHORITY BOARD
LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383
THURSDAY, DECEMBER 07, 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. [August 3, 2023](#)
- 6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)**
- 7. PUBLIC HEARING**
- 8. CONTINUING BUSINESS**
- 9. NEW BUSINESS**
 - A. Discussion and Update on TIF Plan Progress
- 10. OTHER BUSINESS**
 - A. [2024 Meeting Dates](#)
- 11. COMMUNICATIONS**
- 12. NEXT MEETING DATE:**
- 13. 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
AUGUST 3, 2023**

Item A.

CALL TO ORDER

Chairperson Walklet called the meeting to order at 5:00 P.M. He then led the Pledge of Allegiance.

Roll was called:

ROLL CALL

Present:

Rik Kowall, Supervisor

Rick Walklet, Chairperson

Jim Christopher

Tony Madaffer

Debbie Lennis, Vice Chairperson

Also Present:

Sean O'Neil, Community Development Director

Justin Quagliata, Staff Planner

Dick Carlisle, Carlisle | Wortman Associates, Inc

Matteo Passalacqua, Carlisle | Wortman Associates, Inc

Sandra Ulman, Citizen's Advisory Council

Dale Ulman, Citizen's Advisory Council

John Newberry, Citizen's Advisory Council

Kristian Kaufmann, Citizen's Advisory Council

APPROVAL OF AGENDA

MOTION by Supervisor Kowall, seconded by Member Christopher, to approve the agenda as presented. The motion carried with a voice vote: (5 yes votes).

APPROVAL OF MINUTES

A. June 1, 2023

MOTION by Supervisor Kowall, seconded by Member Lennis, to approve the minutes of June 1st, 2023 as presented. The motion carried with a voice vote: (5 yes votes).

CALL TO THE PUBLIC

No public comment.

NEW BUSINESS

A. Review and consideration of the CIA Tax Increment Finance Plan

Mr. Carlisle thanked the Citizen Advisory Council (CAC) for their participation. He briefly went over what the CIA was, the history of the CIA within the Township, and the CIA's goals to the CAC.

Ms. Kaufmann asked Mr. Carlisle about private investment to the area. Mr. Carlisle said the goal was to bring new private investors into the township, as well as revitalize current investors. Supervisor Kowall added that this was a part of the strategic planning to generate and reserve new funds for the Township without taxing the residents for new projects. He added he was hoping the CIA could provide more

WHITE LAKE TOWNSHIP
CORRIDOR IMPROVEMENT AUTHORITY
AUGUST 3, 2023

pedestrian walkways throughout the Township. The plan overall was a tool for the Township to bring better amenities to the community.

Mr. Newberry stated that he was concerned with pedestrian walkways along M-59 due to the speed limit along M-59. Supervisor Kowall said the intent would be working with MDOT to install greenbelts concurrently with the proposed pathways. He added he was in frequent contact with MDOT, and was always looking to work with them on better solutions for the Township.

Ms. Kaufmann stated that the Township had the advantage of plentiful outdoor activity, but that was an aspect of the Township that needed to be promoted more.

Mr. Ulman said the CIA was doing a great job, and the plan was moving in the right direction. He said he agreed with the need for more signage around the Township, and acknowledged that traffic was what it was along M-59.

Ms. Kaufmann stated that environmentally friendly ideas needed to be considered as well. Proper landscaping and environmental safety would be ideal. Supervisor Kowall said the Township's Civic Center property would have some of those similar amenities, and that would be a priority going forward. Mr. Carlisle agreed that the corridor was a harsh environment and was in need of landscaping. Ms. Kaufmann added that there were better ways to spend money instead of art installations. She added that the lack of outdoor sporting goods stores was unfortunate since there were so many outdoor sporting areas within the Township.

Mr. Carlisle went over the timeline for the CIA plan. Subject to approval of the plan, the next step would be publishing of the public hearing notices, and the public hearing would be held at the Township Board. After that, there would be a 60-day period that would allow property owners within the district to opt out of the plan. When the 60-day period was completed, the plan would be formally adopted and established.

Chairperson Walklet, the CIA, and the CAC reviewed the plan for any changes to be made. Chairperson Walklet suggested including the Town Center as a public facility. Supervisor Kowall said the vision statement emphasized the recreational opportunities of the Township. There were a few clerical adjustments suggested as well.

**MOTION by CAC Member Ulman, seconded by CAC Member Kaufmann to recommend the CIA recommend approval the proposed TIF plan to the Township Board. The motion carried with a roll call vote: (4 yes votes)
(Ulman/yes, Ulman/yes, Newberry/yes, Kaufmann/yes).**

MOTION by Supervisor Kowall, seconded by Chairperson Walklet to recommend the Township Board approve the proposed CIA TIF plan as recommended by the CAC, subject to discussed amendments. The motion carried with a voice vote: (5 yes votes).

WHITE LAKE TOWNSHIP
CORRIDOR IMPROVEMENT AUTHORITY
AUGUST 3, 2023

COMMUNICATIONS

Director O'Neil stated that he and Mr. Carlisle would be meeting with the County next week.

NEXT MEETING DATE: September 7, 2023

ADJOURNMENT

MOTION by Supervisor Kowall, seconded by Member Madaffer, to adjourn at 6:26 P.M. The motion carried with a voice vote: (5 yes votes).

DRAFT

2024 CIA Meeting Dates

January 4, 2024

February 1, 2024

March 7, 2024

April 4, 2024

May 2, 2024

June 6, 2024

No July Mtg due to

Independence Day

August 1, 2024

September 5, 2024

October 3, 2024

November 7, 2024

December 5, 2024