

**WHITE LAKE TOWNSHIP
CORRIDOR IMPROVEMENT AUTHORITY BOARD
JUNE 1, 2023**

CALL TO ORDER

Chairperson Walklet called the meeting to order at 5:00 P.M. Roll was called:

ROLL CALL

Rick Walklet, Chairperson

Debbis Lennis, Vice Chairperson

Rik Kowall, Supervisor

Jim Christopher

Tony Madaffer

OTHERS

Sean O'Neil, Community Development Director

Dick Carlisle, Wortman and Associates

Matteo Passalacqua, Wortman & Associates

Hannah Micallef, Recording Secretary

PLEDGE OF ALLEGIANCE

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. May 4, 2023

Chairperson Walklet noted his name was spelled incorrectly.

MOTION by Member Lennis, seconded by Supervisor Kowall to approve the minutes as amended. The motion CARRIED with a voice vote: (5 yes votes).

CALL TO THE PUBLIC

There were no members of the public present.

NEW BUSINESS

A. Review of Draft CIA Plan

The full draft CIA plan was presented to the CIA Board for their review. Mr. Carlisle briefly went over the plan and the CIA's participation regarding the draft plan. He went over the schedule of the plan process for the Board's understanding. The estimated capture projected in the plan was a conservative number. There would be a waiting period until the revenue from the capture would be seen. Mr. Carlisle said the CIA was creating a much larger development district to capture TIF, but only 30% would be captured. The most critical help the CIA could provide was in regards to visioning and future projects.

Many of the projects were not new ideas, but instead ideas generated and received from Township staff and the Township Engineer. The projects were highly infrastructure oriented. Mr. Carlisle then went over the proposed project categories: Branding, Entry and Wayfinding Signage, Streetscape Improvements, Non-Motorized Pathway Extensions and Improvements, Traffic Safety Improvements, Enhanced Transit Stops and Transit-Oriented Development, Water Extension / System Improvement, Sewer Extensions, and Property / Easement Acquisition. It was suggested to add Façade improvements into the Streetscape Improvement categories and to increase that project's proposed budget to reflect the addition.

Mr. Carlisle stated that the branding and imaging were suggested first due to their budget being the lowest and branding would need to be established prior to working on the other projects. The branding would need to be consistently approached for the wayfinding system to gather good results. Mr. Carlisle said for example, there was a post/fence detail in Independence Township that ran throughout every new development to create continuity within the community. A streetscape study would be done to help identify these items. Supervisor Kowall said there was possibility of combined projects between the CIA and the Board. Mr. Carlisle said the TIF dollars would be used as leverage to receive other types of future funding for these projects.

Pathway creation was important to tie many crucial areas of the Township together and to provide more accessibility in the future. Mr. Carlisle stated demonstrating to Oakland County that the Township was engaged in providing and improving public transit would be an enhancement. Sewer extensions would be necessary as the Township developed, and the CIA could provide supplemental funding for sewer projects that would attract developers to the Township. Supervisor Kowall added that there were areas within the sewer system that could be looped to eliminate existing gaps. Property and easements would need to be acquired by the Township for some projects to move forward. Chairperson Walklet said EGLE and MDOT titling and permitting would need to be considered and added into the budget for property and easements as well. Pocket parks were discussed being included in the Streetscape category.

Director O'Neil said the projects would serve as a wish list of sorts, and the Township shouldn't hold back from budgeting extra projects within categories.

Input from the members and staff would be revised into the new draft plan and distributed to the CIA at a future date.

COMMUNICATIONS

Chairperson Walklet wanted to add Schedule Updates as a new item for the agendas going forward. Supervisor Kowall said he would like for Director O'Neil to help coordinate. Director O'Neil said the Citizen's Advisory Council (CAC) would be prepped and ready to meet at the August 3rd meeting.

NEXT MEETING DATE: August 3, 2023

ADJOURNMENT

MOTION by Supervisor Kowall, seconded by Member Christopher to adjourn at 6:33 P.M. The motion **CARRIED** with a voice vote: (5 yes votes).