

**WHITE LAKE TOWNSHIP
CORRIDOR IMPROVEMENT AUTHORITY BOARD
MAY 4, 2023**

CALL TO ORDER

Chairperson Walklet called the meeting to order at 5:01 P.M. He then led the Pledge of Allegiance. Roll was called:

ROLL CALL

Present:

Rick Walklet, Chairperson
Debbie Lennis, Vice Chairperson
Jim Christopher
Anthony Madaffer

Absent:

Supervisor Kowall

Others:

Sean O'Neil, Community Development Director
Dave Hieber, WLT Assessor
Dick Carlisle, Wortman & Associates
Matteo Passalacqua, Wortman & Associates
Hannah Micallef, Recording Secretary

APPROVAL OF AGENDA

MOTION by Member Christopher, seconded by Member Madaffer to approve the agenda as presented. The motion CARRIED with a voice vote. All in favor.

APPROVAL OF MINUTES

A. March 2, 2023

MOTION by Member Christopher, seconded by Member Madaffer to approve the minutes as presented. The motion CARRIED with a voice vote. All in favor.

CALL TO THE PUBLIC

No members of the public present.

CONTINUING BUSINESS

A. Consideration of By-Laws

Mr. Carlisle and the CIA discussed the budget portion of the by-laws.

**MOTION by Member Christopher, seconded by Member Lennis, to approve the by-laws as amended. The motion CARRIED with a roll call vote:
(Christopher/yes, Lennis/yes, Walklet/yes, Madaffer/yes).**

B. CIA Plan Programs and Projects

Assessor Hieber said the CIA would be capturing the value increase on the tax capture through the CIA district. He presented projection data showing future growth within the district. Different authorities within the Township such as Police, Fire, the Library and Oakland County Parks & Rec would have their TIF revenues captured. It would be several years before the revenues captured were compounded to a significant amount. The projections presented were the best guess of what revenue could potentially be captured, but there were variables that could alter potential revenue growth.

Chairperson Walklet asked Mr. Carlisle how other funding sources could be obtained. Mr. Carlisle said transit and non-motorized-transportation would be one of the “sweet spots” and larger sources in terms of grant funding. Recreation was also a good source of grant funded money. He also added that he and the Township would be instrumental in obtaining grant funding. Additionally, there could be other projects from the CIA that could be matched from the Township, depending on what the specific project was.

Chairperson Walklet asked Mr. Carlisle which projects would be initial priorities to fund. Mr. Carlisle said he chose the smaller projects first, since the projects following the initial ones would be based on a consistent, common theme. He believed that the CIA needed to create a distinction within the corridor. Identification of the CIA brand was important. He added that revenue would not be able to be borrowed from until there was a favorable rating on from the bond council. Funds for the smaller projects would be available first.

Member Christopher asked if the dollar amounts presented for future years were realistic. Assessor Hieber said he was confident in the first couple year’s projections.

Director O’Neil said the Citizen Advisory Council was being formed and there were 8 qualified participants. The roster would be presented to the Township Board this month for official appointment. The CAC would attend one, if not two meetings, to discuss the plan and give the CIA feedback on the plan. Mr. Carlisle added that the CAC responsibilities were limited to just an advisory role to the CIA. The CAC would provide input to the CIA before the plan was recommended by the CIA to the Township Board.

Director O’Neil stated that the plan was a starting point to begin the CIA plan process. The details were important, but at this point, they weren’t necessarily important to focus on. The next steps were reviewing the working document from Mr. Carlisle. Mr. Carlisle said he would provide the CIA an outline of the plan requirements and what needed to be included. The plan document needed to move forward, but there was time to review and analyze its contents. It was also suggested for a timeline to be provided to the CIA. Mr. Carlisle said he would update the timeline as well.

COMMUNICATIONS

The next meeting would be held on June 1, 2023.

ADJOURNMENT

MOTION by Member Christopher, seconded by Member Lennis, to adjourn at 6:42 p.m. The motion carried. All in favor.