

**CHARTER TOWNSHIP OF WHITE LAKE**  
**Approved Minutes of the Special Board of Trustees Meeting**  
**November 28, 2023**

**CALL TO ORDER**

Supervisor Kowall called the meeting to order at 6:00 P.M. He then led the Pledge of Allegiance.

**ROLL CALL**

Clerk Noble called the Roll:

**Present:**

Rik Kowall, Supervisor  
Anthony L. Noble, Clerk  
Mike Roman, Treasurer  
Scott Ruggles, Trustee  
Liz Smith, Trustee  
Andrea Voorheis, Trustee  
Michael Powell, Trustee

**Also Present:**

Sean O'Neil, Community Development Director  
Dave Hieber, Township Assessor  
Lisa Hamameh, Township Attorney  
Dick Carlisle, Carlisle/Wortman Associates  
Hannah Micallef, Recording Secretary

Supervisor Kowall reiterated that this evening's meeting was strictly regarding the Corridor Improvement Authority.

**APPROVAL OF AGENDA**

**It was MOVED by Trustee Powell, seconded by Clerk Noble to approve the agenda as presented. The motion carried with a voice vote: (6 yes votes).**

**PUBLIC COMMENT**

April Rock, Whispering Meadows, spoke of her concerns regarding the proposed Master Plan concept for Cedar Island/Bogie Lake.

Director O'Neil added that the draft Master Plan that included the Cedar Island/Bogie Lake concept was currently out for a 63-day public review. The plan was not final, and resident input was welcomed. There was an Open House for the Master Plan scheduled for next Thursday, December 7.

Lisa Sutton, 7050 Cedar View, requested clarification on the CIA plans.

Supervisor Kowall closed the public comment at 6:11 P.M.

## **PRESENTATION**

### **A. DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN FOR THE WHITE LAKE TOWNSHIP CORRIDOR IMPROVEMENT AUTHORITY**

Supervisor Kowall said the TIF Plan was a tool in the box for the Township to utilize existing tax dollars. It would allow the Township to capture a small percentage of tax dollars to use to improve the community along the M-59 Corridor. There was no new millage or increase in taxes involved, as the millages involved with the plan were already established.

Director O'Neil added in 2006 the CIA District boundary was established, but a TIF plan was never implemented or adopted. The Taxing judications that were able to be captured were OCC, Oakland County Parks and Rec, Oakland County Transport, and Huron Clinton Metroparks. In addition, capture could come from the White Lake Township Police, Fire, Parks & Rec, and Operating tax dollars.

Mr. Carlisle said the dollars captured from the CIA District had to be spent within the district. He presented the CIA Boundary Map, which included the entire M-59 Corridor. The district was large, but the approach was to capture less percentage (35%) of the incremental tax revenue increase than many other communities in similar districts would.

The CIA was comprised of a five-member Board; four Township residents and the Township Supervisor. The CIA Board's responsibilities were to prepare and recommend a plan to the Township Board. The CIA TIF Plan was recommended for approval to the Township Board on August 15, 2023. The Plan was a tool that was under the direction of the Township Board, while the CIA Board was the assembly that implemented the plan.

The TIF plan was used to leverage other funds, like state or federal grants, with match money for improvements within the CIA District. It would not be the sole resource of funding for projects. The approval of the TIF Plan did not allow for tax increases of properties within the district.

The projects suggested within the plan were wayfinding/signage investments, branding, streetscape improvements, pathway extensions and improvements, traffic safety improvements, enhanced transit stops/dedicated transit routes, utility improvements, economic development assistance, and property/easement acquisitions.

## **PUBLIC HEARING**

### **A. TO HEAR PUBLIC COMMENT ON THE DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN FOR THE WHITE LAKE TOWNSHIP CORRIDOR IMPROVEMENT AUTHORITY**

**It was MOVED by Supervisor Kowall, seconded by Clerk Noble to open the public hearing to hear public comment On the Development Plan and Tax Increment Financing Plan for The White Lake Township Corridor Improvement Authority at 6:42 P.M. The motion carried with a roll call vote: (Smith/yes, Voorheis/yes, Ruggles/yes, Powell/yes, Noble/yes, Roman/yes, Kowall/yes).**

Laura Vogel, 6220 Whispering Meadows, spoke in favor of the TIF Plan. She said WOTA was a great resource that was underutilized, and would love to see WOTA and SMART connected. She said the VanDyke Corridor on the other side of M-59 was revitalized and would love to see in White

Cathy Grzywacz, 4665 Highland Road, wanted to know how the plan would affect non-commercial properties. She also wanted to know if some of the monies would be used to keep the medians mowed.

Stephanie Sidora, 6135 Whispering Meadows, was a new resident of White Lake, and had moved to the Township for the quiet atmosphere and family feel. She wanted to see accessibility with the pathways with an emphasis on safety.

John Earley, 5925 Pine Ridge Court, wanted to know why entities would opt out of the plan.

Michelle Aimone, 947 Artdale Drive, said she loved a good Master Plan and planning was excellent. She had questions regarding the funding from monies that were captured.

Nancy Baleja, 6185 Whispering Meadows, wanted to see a timeline for the approval process of the TIF plan, and what projects would receive funding first. She wanted to see noise reduction along M-59. She also wanted consideration for low density lighting.

Lisa Sutton, 7050 Cedar Creek Drive, supported the pathways and sidewalks, and the pedestrian crossings. She wanted to promote and advocate for keeping new development along the M-59 Corridor, and to improve the existing, vacant properties/buildings. She wanted to preserve the quaint community feel of White Lake.

April Rock, 6073 Rosewood Parkway, voiced her concerns about pathways along Bogie Lake Road. She wanted to know how families would be compensated for future pathways. She added that the water was not potable at Lakeland yet. She said she moved to White Lake for a slower pace of life, and suggested commissioning local artists for future signage projects.

Bob Roussey, 6075 Whispering Meadows, had questions about the depth of the boundary map.

Bruce Johnson, 9930 Highland Road, spoke in support of the creation of the CIA and the TIF plan.

Tom Norek, 7450 Alpine View Ct, said there were areas within the Township that could create a "downtown feel".

Justin Brusseau, 550 Bogie, was interested in the finance matching and private investors who would be involved in the future projects.

Mona Sevic, 861 Teggerdine, wanted to know how the plan would affect her property. She did not want to see more big businesses coming into the Township.

Matt Carr, 1490 Langfield, was excited about the conversation tonight. He said the Township had lacked good pathways down M-59.

**It was MOVED by Supervisor Kowall, seconded by Treasurer Roman to close the public hearing at 7:05 P.M. The motion carried with a voice vote: (7 yes votes).**

Supervisor Kowall reiterated that properties within the CIA district would not be taxed more. The money captured from the district would be spent back into the district. He added that he has been fairly successful bringing grants to the Township.

Director O'Neil added that the purpose of the plan was to make it widely supported so there was a little something for everyone, and to entice those in the district as well. Residential property owners would benefit from the improvements, and there was no plan of taking resident's houses through imminent domain. The timeline would start with a lot of the smaller projects first as it would take time to capture significant funding. He wanted to speak to the locals about getting resident involvement with signage.

Mr. Carlisle said that if there was a downturn in the economy, the timeframe for project implementation would be adjusted. It would be important for the Township Board not to borrow against anticipated revenue in periods of the economy. If the plan is adopted this evening, there will be a 60-day waiting period where taxing jurisdictions could choose to opt out. If a jurisdiction opts out, negotiation to get the jurisdiction to opt back in would happen at that time. Taxing jurisdictions could opt out if they believed it wouldn't be beneficial to their taxing stream. The 35% capture was modest, and was a strong negotiating too. Police and Fire would get their same revenues as they currently got, as well as an additional 65% of new taxing revenues.

Clerk Noble said he was excited to see the audience tonight and receive their input. The downtown area would be developed with walkability.

Trustee Powell thanked the audience for their attendance, and wanted to know if the tired businesses along M-59 would be able to receive loans from the TIF Plan. Mr. Carlisle said yes, it could be grants or loans, the actual terms would be approved by the CIA and Township Board.

Trustee Smith encouraged the residents to utilize the Township Board for their questions and concerns. She was excited about the TIF Plan, and encouraged participation at next week's Master Plan Open House.

Treasurer Roman said capture would go back into the Police and Fire Department for the new Public Safety building. The whole idea of the plan was to get other taxing jurisdictions to opt-in.

Trustee Voorheis asked if the TIF Plan would negatively affect the residential property owners within the district. Director O'Neil said no, the residential property owners would benefit from the corridor improvement.

Trustee Ruggles said he was pushing hard for discussion on the vacant parcel at Bogie Lake Road and Cedar Island Road. He was in favor of the TIF Plan.

Supervisor Kowall said the Board was doing the best they could with what they had. The Board was serious when it came to spending money. The plan would not burden the residents with any additional tax.

**NEW BUSINESS**

A. RESOLUTION #23-040; APPROVING THE WHITE LAKE TOWNSHIP CORRIDOR IMPROVEMENT AUTHORITY DEVELOPMENT AND TAX INCREMENT FINANCING PLAN

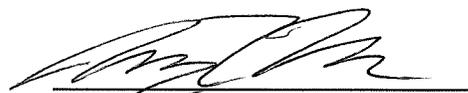
It was **MOVED** by Treasurer Roman, seconded by Trustee Powell, to approve Resolution #23-040; approving the White Lake Township Corridor Improvement Authority Development and Tax Increment Financing Plan. The motion carried with a roll call vote: (7 yes votes)  
(Voorheis/yes, Powell/yes, Roman/yes, Kowall/yes, Noble/yes, Ruggles/yes, Smith/yes).

**ADJOURNMENT**

It was **MOVED** by Supervisor Kowall, seconded by Trustee Smith, to adjourn at 7:38 P.M. The motion carried with a voice vote: (7 yes votes).



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Rik Kowall, Supervisor  
Charter Township of White Lake



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Anthony L. Noble, Clerk  
Charter Township of White Lake