

# 1.0 Introduction

## 1.1 Purpose

The White Lake Township Corridor Improvement Authority (CA) was created by the Township Board on July 18, 2006. A CA is governed by a Board of Directors whose primary purpose is to correct and prevent deterioration and promote economic growth within White Lake Township's principal business district. Other purposes of a CA include reversing declining property values, improving the overall business climate, and increasing employment opportunities.

A primary benefit of forming a CA is the ability to capture the incremental increase in property taxes that results from improvements in the district. Local school taxes are not captured by the Authority. The captured revenues are used to finance public improvement projects within the district, as a means for jump-starting economic growth.

A Corridor Improvement Plan is one tool the CA relies upon for achieving its purpose. The goals, objectives and recommended actions presented in this document are intended to plan and prioritize projects, such that the development, redevelopment and other improvements within the corridor occur in an orderly manner. Recommendations also ensure that improvements match the available revenues, and can enable the CA to become eligible for other funding sources. The Plan was prepared in accordance with the Corridor Improvement Authority Act, PA 280 of 2005.

## 1.2 District Boundary

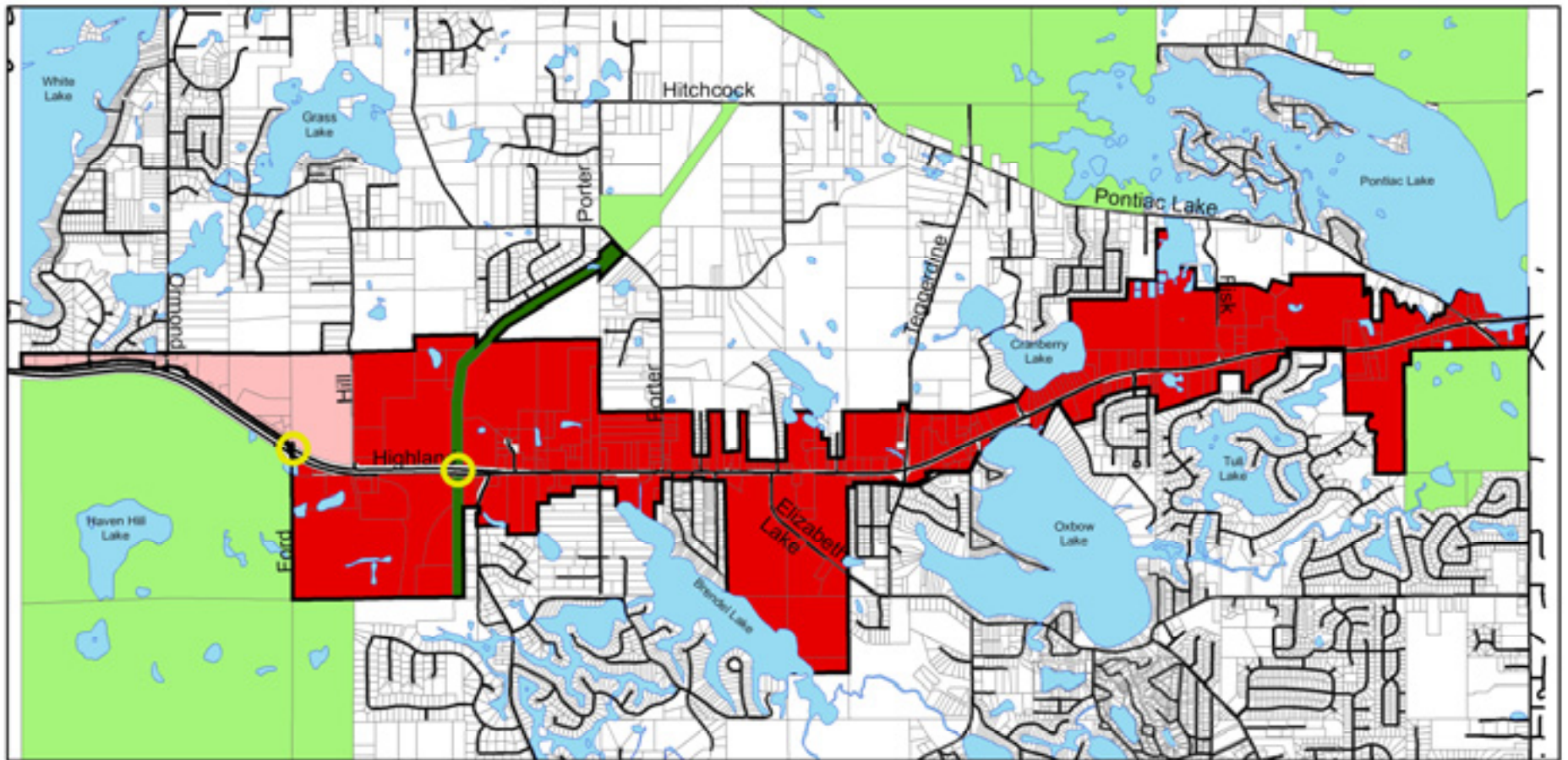
The Corridor Improvement District extends the entire length of the Township, and includes vistas of three lakes (Pontiac, Oxbox and Brendel), wetlands and headwater streams of the Huron River. These and other environmentally significant features have fostered the Township's identity as the *Four Seasons Playground*. It is the







intent of this plan to integrate development in the corridor with the beauty of the natural environment to create a unique, resort-like feel, and sense of place. The Corridor Improvement District, provided as Figure 1, promotes concepts to support the *Four Seasons* image:

- ❑ The *Business Corridor Tax Capture Area* encompasses parcels along Highland Road, which is the traditional commercial and mixed-use corridor of the Township. Parcels in this area are included in the Tax Increment Financing (TIF) plan.
- ❑ The *Business Corridor Development Area Only* indicates parcels that are exempt from the TIF plan. Such parcels may benefit from improvement projects, such as gateway enhancements.
- ❑ The *Conservation Corridor* takes advantage of the ITC transmission line, which will allow a trail linkage that connects the Business Corridor with Pontiac Lake Recreation Area, Highland State Recreation Area, and Indian Springs Metropark. The trail will accommodate pedestrians, bikers and pedestrians.
- ❑ The *Recreation / Trailway* areas are included on Figure 1 to illustrate the relationship of the District to existing and proposed recreation facilities.

The legal description for the Corridor Improvement District is provided in Appendix A.

Figure 1: Corridor Improvement District Boundary



-  District Boundary
-  Business Corridor Tax Capture Area
-  Business Corridor Development Area Only
-  Conservation Corridor
-  Recreation / Trailway
-  Potential Locations for the Highland Road Crossing

**Corridor Improvement District**  
White Lake Township, MI

