

Request to extend 4 Corners Tax Abatement on apartment building.

Date: September 19, 2023

Dear White Lake Twp. Board of Trustees:

Back in the Fall of 2016 the Township Board approved the PA-210 district for the 4 corners project at the corner of Cooley Lake Road and Union Lake Road. This paved the way for the seven-year tax abatement approved by the White Lake Twp. Board for the years 2017 – 2023.

As the project ran into supply chain and construction challenges due to the covid 19 pandemic, utility issues due to the gasoline and chlorinated hydrocarbon plumes in the water aquifers (as the level of contamination was greater than we thought) , and other issues, the Apartment project is only fully benefitting from the tax abatement for three of the seven years approved.

The 4 Corners management team is requesting that the Township extend the abatement on the Apartment complex from 7 years to the maximum allowable ten-year period.

As the abatement expires after this tax season, the extension would allow the abatement to run through the 2026 tax season.

As far as dollars are concerned the delays in completing the project cost 4 Corners over \$130,000 in property taxes paid on vacant buildings from 2018 – 2021. The delays will also cost 4 Corners approximately \$400,000 in lost abatements from years 2018 – 2021.

By extending the abatement out 3 more years through tax year 2026, we can effectively allow the 4 Corners project to recoup some of those tax dollars.

Respectfully Yours,

Mike Roman

White Lake Twp. Treasurer.

**RESOLUTION TO APPROVE AN EXTENSION TO PART OF A
COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE
4 CORNERS SQUARE, LLC CERTIFICATE #C2016-015A**

Resolution #23-033

At a regular meeting of the Township Board of the Charter Township of White Lake, County of Oakland, State of Michigan, held in the Township Annex, 7527 Highland Road, White Lake, Michigan, on the 19th day of September 2023 at 7:00 p.m. with those present and absent being.

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and seconded by _____.

WHEREAS, the Commercial Rehabilitation Exemption Certificate C2016-2015 for 4 Corners Square, LLC was approved by the State Tax Commission for four (4) parcels (Parcel IDs 12-36-476-031, 12-36-476-032, 12-36-476-033 and 12-36-476-034 for a period of seven (7) years with an ending date of December 30, 2023; and

WHEREAS, on September 21, 2021, at 4 Corners Square, LLC's request, the Township Board approved a three (3) year extension of Exemption Certificate #C2016-015B Amended for Parcel ID 12-36-476-032, which extended the exemption for that parcel to the maximum ten (10) year period, ending December 30, 2026; and

WHEREAS, 4 Corners Square, LLC has requested a three (3) year extension of Exemption Certificate #C2016-015A Amended for Parcel ID 12-36-476-031, which will extend the exemption for that parcel to the maximum ten (10) year period, ending December 30, 2026, and

WHEREAS, the remaining parcels of Certificate No. C2016-015 Amended, to wit: 12-36-476-033 (8198 Cooley Lake Rd (formerly 8152 Cooley Lake Rd)) and 12-36-476-034 (8100 Cooley Lake Rd) with a proportioned frozen value on the certificate of \$158,871 of real value at this time remain with the current owner, 4 Corners Square, LLC, until its expiration on December 30, 2023; and

WHEREAS, it is hereby found and determined by the Charter Township of White Lake that the extension of three years for a total of 10 years for Parcel ID 12-36-476-031 of the Commercial Rehabilitation Exemption Certificate C2016-015A Amended is proper under the provisions of Public Act 210 of 2005 as amended, and the granting of the additional three (3) years will not impair the financial soundness of the tax units.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board of the Charter Township of White Lake hereby grants a three (3) year extension of the Commercial Rehabilitation Exemption Certificate C2016-015A Amended for Parcel ID 12-36-476-031, excluding land, located in White Lake Four Towns Commercial Rehabilitation District No. 1 at:

Real parcel number 12-36-476-031 (known as 8020 Wadi Boulevard, White Lake Township) with a proportioned frozen taxable value on the certificate of \$216,140 and no new real value at this time.

2. The Township Board of the Charter Township of White Lake finds and determines that the granting of this extension to Commercial Rehabilitation Exemption Certificate C2016-15A Amended under PA 210 of 2005 shall not have the effect of substantially impeding the operating of the Charter Township of White Lake or of impairing the financial soundness of a taxing unit which levies an ad valorem property tax in the Charter Township of White Lake.

A vote on the foregoing resolution was taken and was as follows:

AYES:

NAYS:

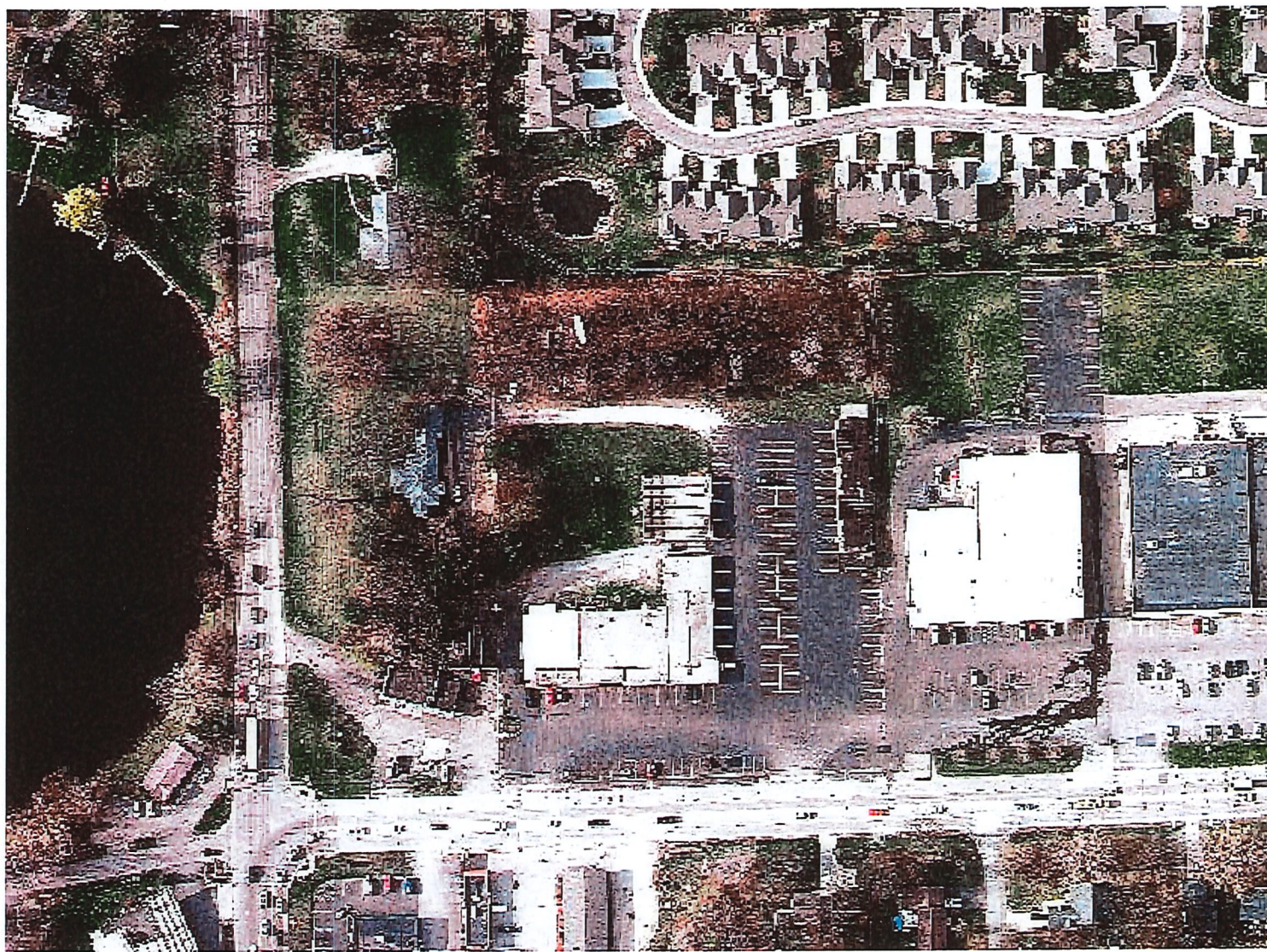
RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Township Board of the Charter Township of White Lake, Oakland County, Michigan at a regular meeting held on September 19, 2023.

Anthony L Noble
White Lake Township Clerk

FOUR CORNERS SITE

2015





Y -12-36-476-032

8200 COOLEY LAKE RD



Y -12-36-476-032

8200 COOLEY LAKE RD



Y -12-36-476-032

8200 COOLEY LAKE RD



Y -12-36-476-032

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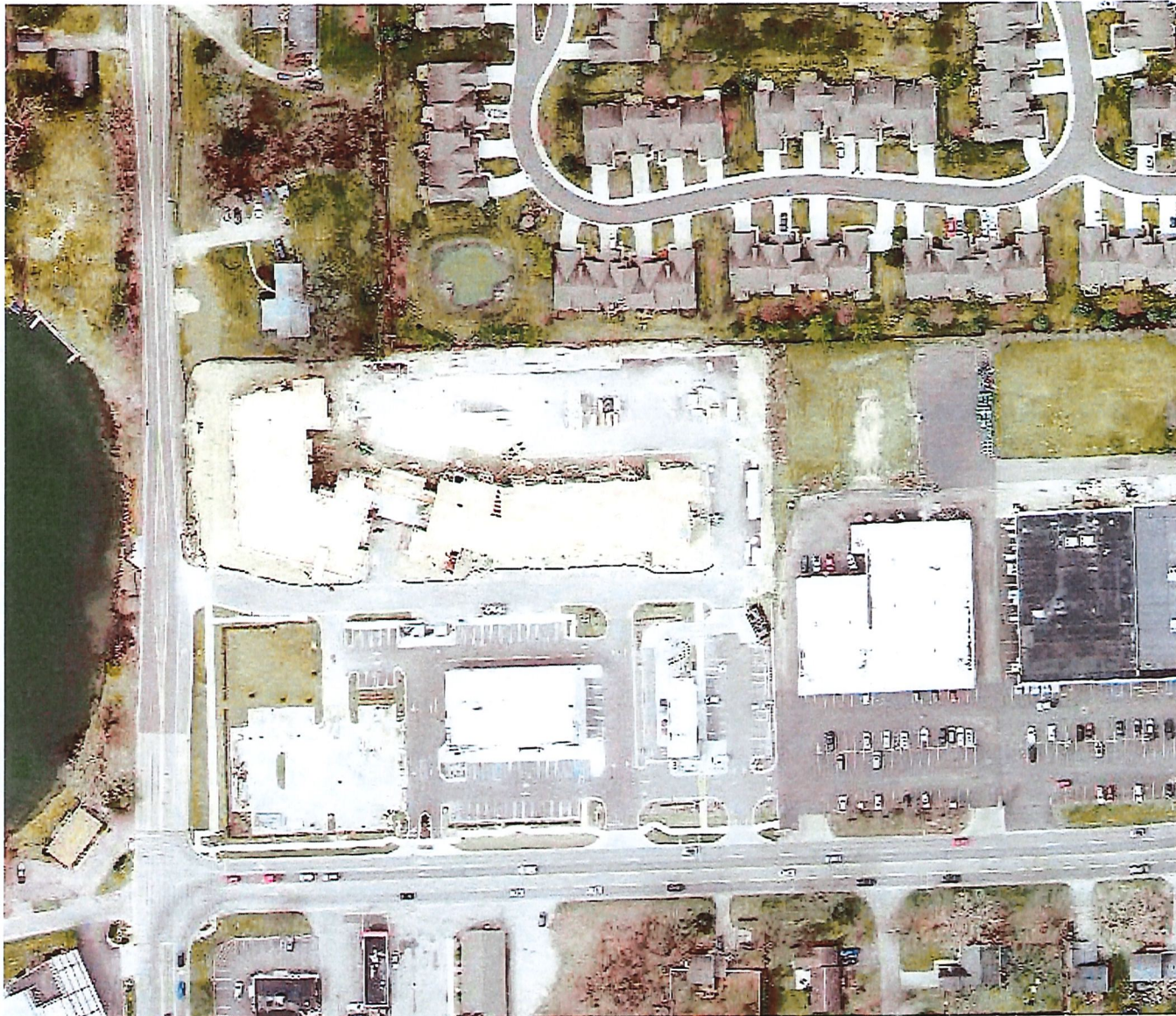


Y -12-36-476-034

8100 COOLEY LAKE RD

FOUR CORNERS SITE

CURRENT





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8100 COOLEY LAKE RD



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8100 COOLEY LAKE RD



Y -12-36-476-034

8100 COOLEY LAKE RD



Y -12-36-476-034

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09/06/2023

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09/06/2023

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8100 COOLEY LAKE RD



09/06/2023

Y -12-36-476-034

8100 COOLEY LAKE RD



Y -12-36-476-033

8198 COOLEY LAKE RD



Y -12-36-476-033

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8198 COOLEY LAKE RD



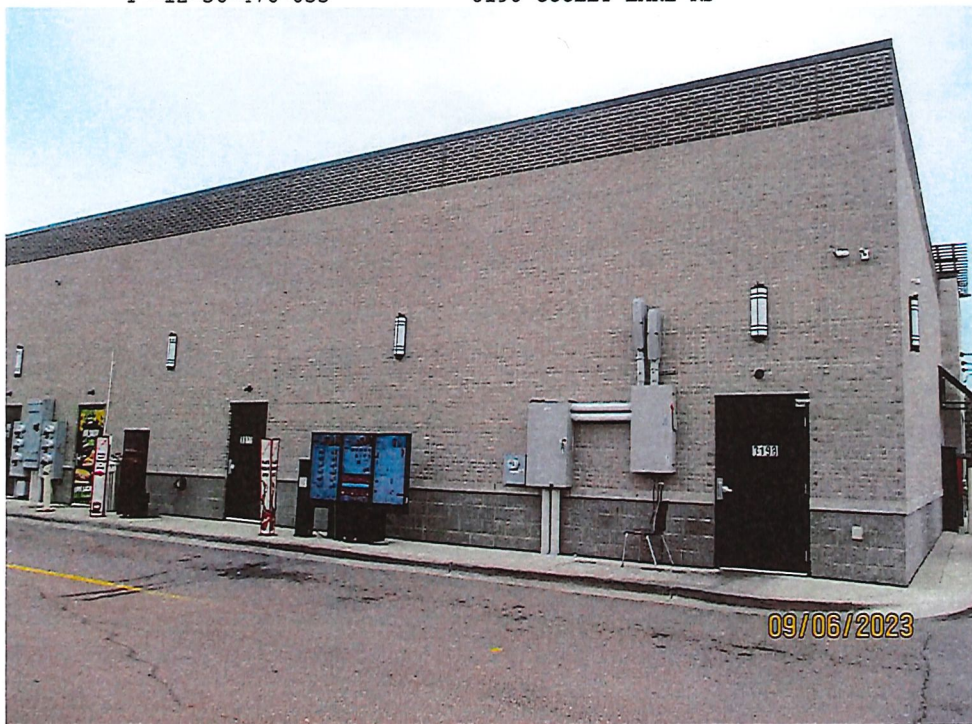
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8198 COOLEY LAKE RD



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8200 COOLEY LAKE RD



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8200 COOLEY LAKE RD



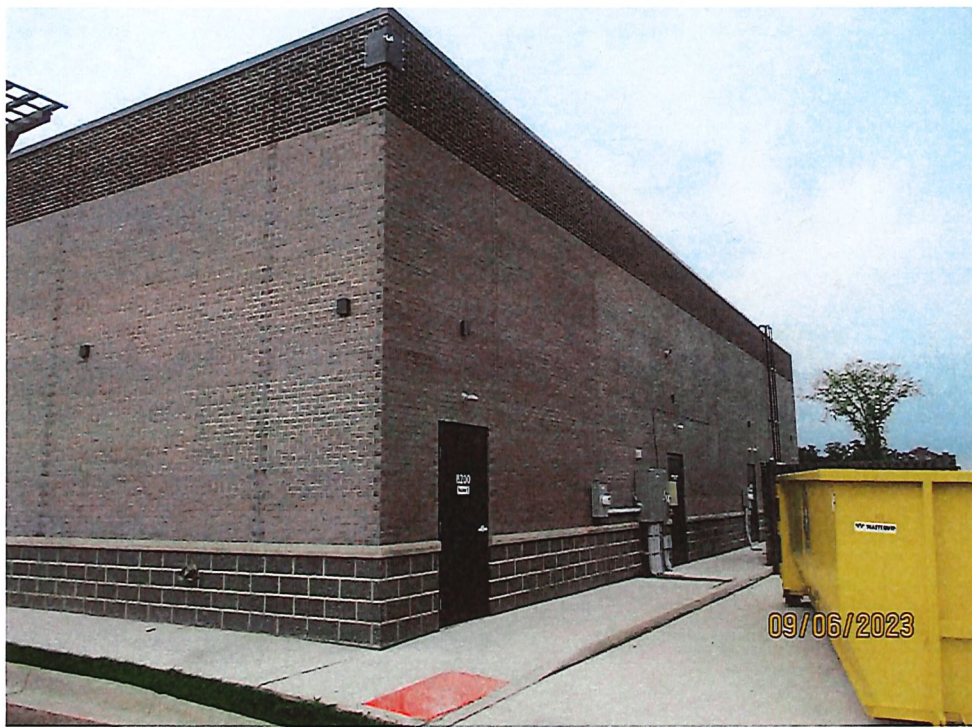
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8200 COOLEY LAKE RD



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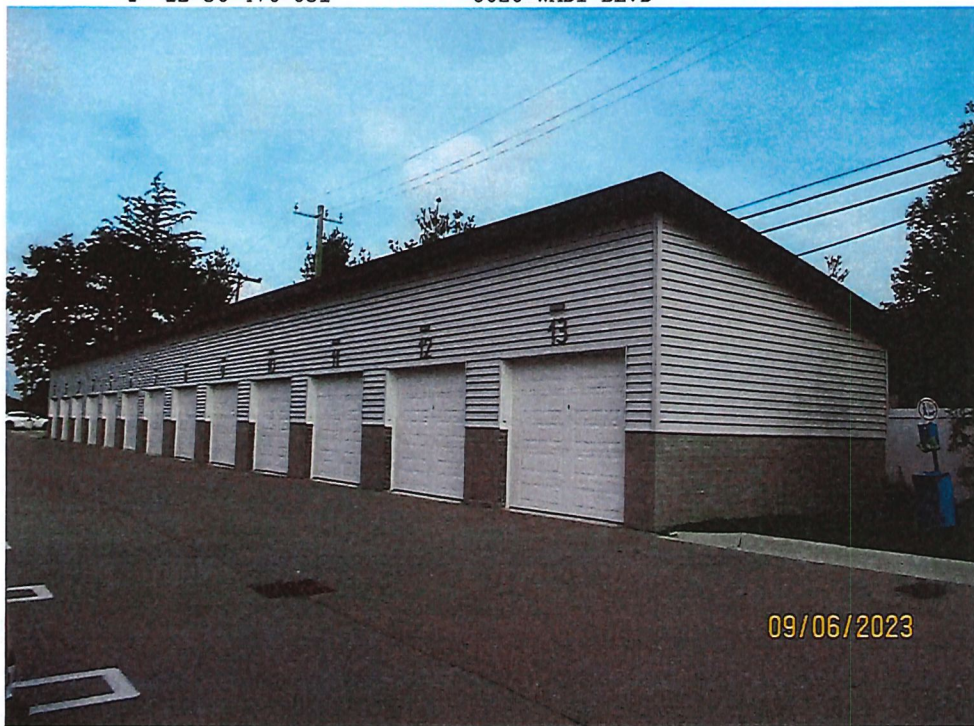
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8020 WADI BLVD



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