

**RESOLUTION EXPLAINING THE RATIONALE BEHIND THE TOWNSHIP
BOARD'S APPROVAL TO EXTEND PART OF A COMMERCIAL
REHABILITATION EXEMPTION CERTIFICATE 4 CORNERS SQUARE LLC
CERTIFICATE #C2016-015A**

Resolution #23-054

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 21st day of November 2023 at 7:00 p.m. with those present and absent being.

PRESENT:

ABSENT:

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

WHEREAS, at a regular meeting of the Township Board held on September 19, 2023, the Township Board approved Resolution No. 23-033 which granted, subject to completion of the punch list on or before October 19, 2023, a two (2) 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.

WHEREAS, at a special meeting of the Township Board held on September 26, 2023, after further consideration, the Township Board approved Resolution 23-042 clarifying its intention by use of the term "punch list" in Resolution No. 23-033 to include DLZ's punch list, the six (6) items listed outstanding by the Community Development Director, completion of the checklist items from the Road Commission for Oakland County (RCOC) (except the permit documentation from the RCOC which can be provided at a later date) and final approval by the Community Development Department. Additionally, the date for completion is amended to reflect October 31, 2023.

WHEREAS, upon receipt of both Resolutions described above, the State Tax Commission requested the Township Board provide, by Resolution, the rationale that the Township Board approved the extension, despite previously indicating that no such extension would be granted.

NOW, THEREFORE, BE IT RESOLVED THAT Resolution No. 23-033 and Resolution No. 23-042 were approved by the Township Board for the following reasons:

- a. The Ground water clean-up was more extensive than originally estimated for the referenced property. DEQ Reference # RC-RRD-201-16-036; and
- b. The Covid-19 pandemic and the required government shutdowns imposed on construction projects adversely affected the timely rehabilitation of the referenced property; and
- c. The Certificate of Occupancy was not issued for the referenced property until June 2021, resulting in fewer years of exemption than anticipated.

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 the 21st day of November, 2023.

Anthony L Noble
White Lake Township Clerk