

**CITY OF OAK PARK  
OAKLAND COUNTY, MICHIGAN**

**RESOLUTION ESTABLISHING CORRIDOR IMPROVEMENT AUTHORITY  
AND DESIGNATING BOUNDARIES OF DEVELOPMENT AREA  
CM-09-356-15**

At a Regular Meeting of the City Council of the City of Oak Park, Oakland County, Michigan, held at Oak Park City Hall located at 14000 Oak Park Boulevard on the 8th day of September, 2015, at 7:00 p.m.

Present: Mayor McClellan, Mayor Pro Tem Levine, Council Member Burns, Council Member Seligson, and Council Member Speech  
Absent: None

The following preamble and resolution was offered by Burns and seconded by Speech:

**WHEREAS**, the Corridor Improvement Authority Act, 2005 PA 280, MCL 125.2871 et seq. (the "Act"), as amended, authorizes the City of Oak Park ("City") to establish a Corridor Improvement Authority ("Authority"), subject to the provisions of the Act; and

**WHEREAS**, the City has caused to be prepared plans for a Proposed Development Area; and

**WHEREAS**, by way of a resolution dated March 16, 2015, the City resolved its intention to establish and provide for the operation of an Authority and to designate a proposed Development Area pursuant to the Act; and

**WHEREAS**, after providing notice in the manner required by the Act, the City held public hearings concerning the proposed Authority on May 4, 2015, at 7:00 p.m. and May 18, 2015 at 7:00 p.m.; and

**WHEREAS**, more than 60 days have passed since the public hearing, as required by the Act; and

**WHEREAS**, the City finds that it is necessary and in the best interest of the public to redevelop its commercial corridors and to promote economic growth by establishing the proposed Authority; and

**WHEREAS**, the City wishes to proceed with establishing the Authority and designating the boundaries of the Development Area.

NOW, THEREFORE, the City Council of the City of Oak Park, Oakland County, Michigan resolves as follows:

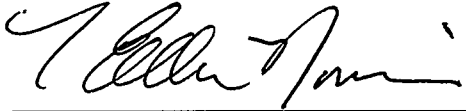
1. Pursuant to the Act, the City hereby establishes the Corridor Improvement Authority for the Proposed Development Area.
2. The Development Area shall consist of the property described in **Exhibit A** to this Resolution and shall have the boundaries described therein ("Development Area"). The boundaries of the Development Area may be altered or amended by the City Council in the future, as set forth in the Act.

3. The City finds that the Development Area meets the criteria set forth in Section 5 of the Act, as follows:
  - a. The Development Area is adjacent to or is within 500 feet of a road classified as an arterial or collector according to the federal highway administration manual "Highway Functional Classification – Concepts, Criteria and Procedures";
  - b. The Development Area contains at least 10 contiguous parcels or at least 5 contiguous acres;
  - c. More than one-half (1/2) of the existing ground floor square footage in the Development Area is classified as commercial real property under Section 34c of the General Property Tax Act, 1893 PA 206, MCL 211.34c;
  - d. Residential use, commercial use, or industrial use has been allowed and conducted under the Zoning Ordinance or conducted in the entire Development Area for the immediately preceding 30 years;
  - e. The Development Area is presently served by municipal water or sewer;
  - f. The Development Area is zoned to allow for mixed use that includes high-density residential use; and
  - g. The City agrees to all of the following:
    - (i) to expedite the local permitting and inspection process in the Development Area; and
    - (ii) to modify its Master Plan to provide for walkable non-motorized interconnections, including sidewalks and streetscapes throughout the Development Area.
4. The Authority shall be under the supervision and control of a board (“Authority Board”) consisting of the Mayor of the City or his or her assignee and seven (7) other members appointed by the Mayor in accordance with the Act, and subject to the approval of the City Council. At least one member of the Authority Board shall be a resident of the Development Area or an area within one-half mile of any part of said area, and a majority of the members shall be persons having an ownership or business interest in property located within the Development Area. The members of the Authority Board shall hold office and the Authority Board shall conduct itself in accordance with the terms and conditions of the Act. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office. The Authority Board shall elect a chairperson from its members.
5. The Authority Board shall adopt rules governing its procedures in accordance with the Act. Such rules, and any amendments thereof, shall be subject to the approval of the City Council, as provided by the Act.

6. The City Clerk is hereby directed to file a copy of this Resolution with the Secretary of State and to publish this Resolution once in a newspaper of general circulation in the City.
7. Any and all Resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

YEAS: McClellan, Levine, Burns, Seligson, Speech  
NAYS: None

**RESOLUTION DECLARED ADOPTED**



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T. Edwin Norris  
City Clerk

Dated: 9/8/15