



Kiwanis Club of Whitmore Lake

Northfield Township - 76 Barker Road Proposal

Club Overview

In September 2017, Kiwanis Club of Whitmore Lake celebrated its 70th anniversary. Kiwanis is a global organization of volunteers dedicated to changing the world one child and one community at a time.

With local partnerships with Whitmore Lake Public Schools, Northfield Township Community Center, Northfield Township Area Library and Northfield Township Human Services, many scholarships, programs, projects and community events have been supported through the Kiwanis – over \$10,000 annually and averaging over 500 volunteer hours monthly. Through annual support to the Kiwanis Foundation, the Kiwanis Club of Whitmore Lake supports family services programs at Motts Hospital.

✓ Fundraising

All fundraising efforts come from the following:

- Individual donations or from GoFundMe
- Corporate donations
- Kiwanis Rummage Sale Store
- Proceeds from the Kiwanis Christmas Tree Sales
- Proceeds from 5K/10K Whitmore Lake Races
- Kiwanis Gourmet Nuts
- Peanut Day

✓ Supporting Children and the Community

Community Easter Egg Hunt
 Leadership and Graduating Senior Scholarship
 4th of July Parade
 Salvation Army – Feeding His Sheep
 Whitmore Lake Robotic Club
 Whitmore Lake Elementary Book Bingo
 Community Electrical Supply – North Main
 American Legion – Girls State Program
 Kiwanis Key Leader
 Northfield Township Dog Park
 Sponsor Hands-on Museum @ WLPS

Northfield Township Community Center Program and Events
 Northfield Township Area Library Programs and Events
 Whitmore Lake Trunk or Treat
 3rd Grade Dictionary and Thesaurus Program
 Whitmore Lake Equestrian Team
 Whitmore Lake Elementary – Music Program
 Northfield Human Services
 Kiwanis Police Academy
 Wesley United Methodist Church
 Regency – Rummage Sales and Bingo
 WLPS Community Rec – Baseball and Swim team

<p>✓ Service Leadership Programs</p>	<p>Kiwanis defines Service Leadership as a vital step in service learning. Once a young person fully understands the concept of learning by help others, he or she begins to grow personally as a leader. Kiwanis Club of Whitmore Lake supports three Service Leadership Programs:</p> <p>Key Club: Junior High and High school student members perform acts of service in their communities such as cleaning up parks, collecting clothing and organizing food drives. There are over 40 Junior High and High school students in Whitmore Lake High School participating as members.</p> <p>Builders Club: As an international student-lead organization, members are provided with opportunities to perform service, build character and develop leadership. There are over 30 Sixth Grade Students in Whitmore Lake Elementary School participating as members.</p>
<p>Proposal A</p>	<p>Kiwanis Club of Whitmore Lake purchase the property at 75 Barker Road from Northfield Township for \$1.00 with the following conditions of use:</p>
<p>✓ Restoration</p>	<p>The Kiwanis Club of Whitmore Lake will restore the exterior look of the historical building while modernizing the facility with new paint, windows, exterior light fixtures, and awnings.</p>
<p>✓ Refurbish</p>	<p>The Kiwanis Club of Whitmore Lake will refurbish the facility to satisfy Michigan Building Codes for use as a store, Whitmore Lake Kiwanis Store, and a community center. The refurbishment will be planned out in two phases:</p> <p>Phase 1: Upgrade the first floor bathrooms and entries to be ADA compliant. Structural engineering and fire mitigation improvements along with electrical wiring and plumbing to code throughout the building. Installation of furnace and water treatment system as needed.</p> <p>Phase 2: Addition of an elevator for ADA accessibility to the second floor, refurbishment of the second floor bathroom to be ADA compliant. Upgrade the kitchen bringing the electrical wiring and plumbing up to code.</p> <p>Capital expenditures are to exceed \$50,000 over the next two to five years.</p>

<p>✓ Community Parking</p>	<p>The Kiwanis Club of Whitmore Lake is will agree to turn over 75 Barker Road parking facilities to Northfield Township to use as community parking. The usage agreement of the community parking will be in perpetuity as long as the Kiwanis Club of Whitmore Lake owns 75 Barker Road.</p>
<p>✓ Satisfy Conditions</p>	<p>If, for whatever reason, the Kiwanis Club of Whitmore Lake does not satisfy the above conditions for use, the Northfield Township reserves the right to purchase back the property for the price it was sold plus the cost of the capital improvements made by the Kiwanis Club of Whitmore Lake. The club will be required to keep records of such improvements with costs and date of completion – reporting those records to Northfield Township on an annual basis.</p>
<p>✓ Right of First Refusal</p>	<p>Northfield Township will have the right of first refusal on any sale offer made for the property.</p>
<div data-bbox="58 711 804 857" style="background-color: #336699; color: white; border-radius: 15px; padding: 20px; text-align: center; font-size: 24px; font-weight: bold;"> <p>Proposal B</p> </div>	<p>Kiwanis Club of Whitmore Lake will utilize 75 Barker Road from Northfield Township for a weekly Saturday community event with the following conditions of use:</p>
<p>✓ Community Event</p>	<p>The Kiwanis Club of Whitmore Lake will submit a civic event permit to use the first floor of 75 Barker Road for Kiwanis Rummage Sale Store on Saturdays only. The club will comply with all requirements of the civic event permit, inclusive of Certificate of Insurance.</p>
<p>✓ Portion of Proceeds</p>	<p>The Kiwanis Club of Whitmore Lake will donate to Northfield Township 25% of the store’s monthly proceeds, not to exceed six thousand dollars (\$6,000) annually to set aside for capital improvements for 75 Barker Road.</p>
<p>✓ Grants and Fundraising</p>	<p>The Kiwanis Club of Whitmore Lake is a 501(c)4 and Kiwanis Foundation of Whitmore Lake is a 501(c)(3) organization. The club will submit, on behalf of Northfield Township, for Kiwanis International Grants and community grants to acquire funds for capital improvements of 75 Barker Road.</p> <p>The Kiwanis Club of Whitmore Lake raises Corporate and Individual funds on behalf of community programs and events – the club will proactivity raise funds to address Michigan Building Code requirements, with the goal to raise \$4,000 per year for capital improvements for 75 Barker Road.</p>

<p>✓ Feasibility of Partnership with Northfield Township and the DDA</p>	<p>Northfield Township: Continues to have usage of the community parking as long as the township owns the building. Paints and fixes the external structure of 75 Barker</p> <p>Downtown Development Authority: Restoration of the second floor for 75 Barker.</p> <p>Kiwanis Club of Whitmore Lake: Restoration of the first floor for 75 Barker.</p>
<p>✓ Right of First Refusal</p>	<p>The Kiwanis Club of Whitmore Lake requests the right of first refusal on any sale offer made for the property, including the costs of capital improvements provided by the club. Upon ownership, the Kiwanis Club of Whitmore Lake will agree to turn over 75 Barker Road parking facilities to Northfield Township to use as community parking. The usage agreement of the community parking will be in perpetuity as long as the Kiwanis Club of Whitmore Lake owns 75 Barker Road.</p>