



INDEPENDENT LIVING
— ALLIANCE —

General Meeting

May 16, 2024

Location: Summit on the Park banquet room
4600 Summit Pkwy, Canton Mi 48188

Building Community · Enriching Lives · Enabling Independence

ILA is a Non-profit 501c3 Organization Founded in 2019

- Formed by a small group of parents
- Board of Directors:
 - Randy Leslie, President
 - Larry Ott, Vice President
 - Dave Ebner, Treasure
- Committee Members:
 - Sue Leslie, Gina Ebner, Coralee Ott, Leigh Schwartz, Debbie Lawless, Christina Bair, Lisa Kreza-Bristow, Dave & Janelle Hansen, Glenn & Lynn Valine, Kathy Brennan, Tyler Haberer, Ariel Martay, Richard Simtob, Diane Blackburn, Elizabeth Pilotto, Christine Valley, Chris Andrews

Our Mission

To build the best future for adults with Intellectual and Developmental Disabilities by establishing an intentional community that is safe, inclusive, economical and supportive of their daily needs.

Addressing the Needs of Adults With Intellectual and Developmental Disabilities (I/DD)

75%

of adults with I/DD
live with parent caregivers

- Building an intentional community in Canton, MI that features a newly constructed 40-unit apartment complex.
- Providing resources and support services to address daily life needs of residents:
 - Safe and secure individual apartment living
 - Life skills programming
 - Health and wellness
 - Athletic and social activities
 - Transportation options

Providing a Safe and Inclusive Housing Option to Enrich the Lives of I/DD Adults



Developing Housing

with a highly qualified staff



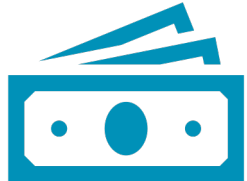
Establishing Partnerships

with Special Olympics and Canton's Leisure Services



Purchasing Property

by late summer 2024



Empowered Fundraising Team

to ensure capital requirements to build and on-going operational costs

Addressing Multiple Initiatives Simultaneously to Achieve our Objective

Regulatory Guidance

- Establishing relationships with key Lansing legislators to ensure compliance and to request public funding consideration
- Working closely with the leadership team of the Township of Canton, including Community Supervisor, Community Development Director, & Community Planner
- Progressing through the Planned Development District (PDD) and Site Plan Review Process

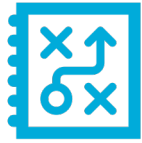
Reaching Further into Greater Community

- Partnering with Canton Leisure Services to provide and support the social involvement and physical growth of our extended community
- Partnering with Special Olympics of Michigan to provide athletic activities and promote the health & wellness of our extended community

Site Plan Review Process Progressing

- Property
 - Entered into a purchase agreement for 4.3 acres at 51333 Cherry Hill Road (southeast corner of Napier)
 - Due diligence complete
- Building
 - Architectural revisions complete including elevations with proposed exterior lighting, landscaping and exterior material selections
 - PDD approval (with noted exceptions) recommended at the April 1 Township of Canton Public Meeting
 - PDD approval (with noted exceptions) received at the May 14 Township Board of Trustees Meeting
- Next key milestone:
 - Preparations for Site Plan Review Approval
 - Close on the property by August 14, 2024

Clearly Defined Committee Charters



- Executive Committee:

- Oversight of the on-going business of ILA
- Recruit and expand the ILA Board of Directors
- Responsible for the relationships with the Township of Canton, Lansing legislators, Canton Leisure Services, Special Olympics of Michigan and construction team



- Programming Committee:

- Developing transportation plan
- Developing relationships and understanding potential synergies with staffing providers
- Establishing job description and responsibilities of ILA coordinator



- Community & Public Relations Committee:

- Focus on developing community relationships
- Developing our social media strategy
- Setting up key events like today's meeting – ***thank you for the great job!***

Clearly Defined Committee Charters



- Finance and Risk Committee:
 - Budgeting and accounting of financial performance
 - Develop strategies to mitigate business risks



- Audit & Compliance Committee:
 - Ensure compliance to federal and state financial requirements
 - Prepare and manage audit activities



- Building Committee:
 - Lead design and construction activities post property closing



- Fundraising Committee:
 - Develop fundraising focus and strategy
 - Cultivate relationships with potential donors and investors

Active Fundraising Underway : Covering our Costs to Date!



Donation	Amount	# Donations
Corporate grants	\$17,893	16
Individual and business contributions	\$216,330	325
Sub-total	\$234,223	
Investments (future proceeds)	\$250,000	1
Grand Total	\$484,223	342

ILA Business Expenses Managed Very Efficiently to Date, but Major Expenditures are Pending



	Amount
Organizational Start-Up	\$18,488
Administration/Website	\$5,460
Fundraising	\$95,095
Property Deposit	\$10,000
Architect / Engineering	\$45,517
Total	\$174,560

\$1,000,000 Property Campaign Needed for our Community Development



Capital Uses

Amount

Purchase Property

\$540,000

Zoning & Site Approval

\$65,000

Full Construction Drawing

\$395,000

Total

\$1,000,000

Carefully Planned Budget for Success

ILA Capital Budget

START-UP COSTS	TOTAL COSTS
Acquisition (Land / Zoning)	\$ 600,000
Construction Costs	
Site Work (Earth Work/demolition, Roads/Walks, Utilities, Landscaping, etc.)	1,125,000
Structures (Building Concrete, Carpentry, Roofing/Siding, Flooring, HVAC, etc.)	7,306,675
General Requirements	747,790
Builder's Fees	261,543
Construction Contingency	1,000,000
Total Construction Costs	\$ 10,441,008
Professional Fees (Architectural/Engineering, Survey, Appraisal, Contingency)	\$ 512,500
Interim Construction Costs (Financing, Taxes, Insurance, Title Work)	\$ 514,158
Kitchen	\$ 1,000,000
Estimated Start-up Budget	\$ 13,067,666

Line of Sight to Achieve Fundraising Needs

\$1M Capital Campaign

\$8M Public Funding

\$4M Private Fundraising

\$1M

2024

\$6M

2025

\$5M

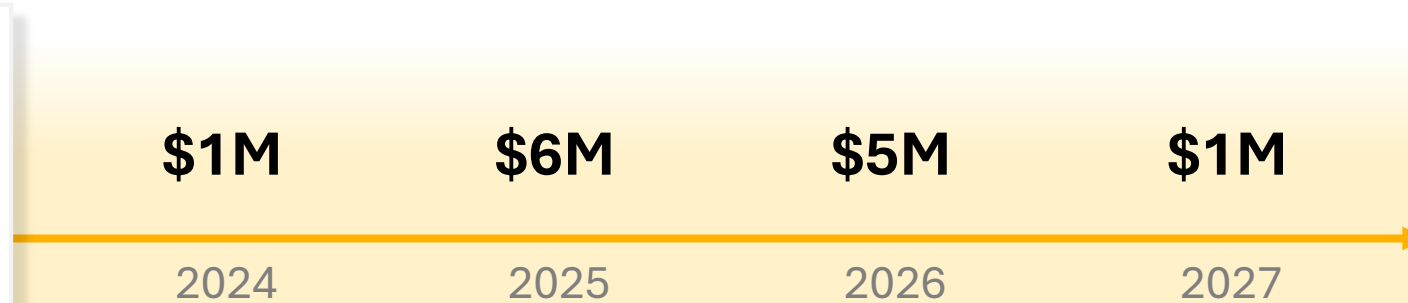
2026

\$1M

2027

\$13M

Fundraising
Need



Carefully Planned Budget for Success

ILA Operating Budget

COST ITEMS	TOTAL COST
Admin Expenses	\$ 472,500
Overhead	\$ 132,800
Kitchen / Education	\$ 102,656
Staffing/Education	\$ 187,387
Transportation Expenses	\$ 244,387
Security	\$ 79,279
Total expenses	
Estimated Operational Budget	\$ 1,219,009

We Need You - Join Us and Make a Difference!

- ILA must achieve our Property Campaign by raising \$1M
- Please help us achieve our vision and donate to ILA
- Please spread the word about ILA
- Thank you!



Scan to Donate





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Connect with Us

- Follow us on Facebook / LinkedIn and reshare
- Web: www.ilaliving.org
- Email: info@ilaliving.org

Support



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THANK YOU!