



**CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY**

Tuesday, August 9, 2022

The Meeting was called to order at 4:00 p.m.

Pledge of Allegiance led by DDA Chairman Blair

ROLL CALL: Amin, Ackley, Allen, Blair, Lublin, Marshal, Millen, Mechigan, McDonald, Smith

ABSENT: Easter

There being a quorum present, the meeting was declared in session.

OTHERS PRESENT: DDA Managing Director Jaquays, Chief of Police Shakinas, Assistant City Manager Schrader, Finance Director Pesta

REQUESTS FOR AGENDA CHANGES: NONE

APPROVAL OF THE MINUTES:

1. Regular DDA Meeting of July 12, 2022

DDA 08-01-22 APPROVAL OF THE MINUTES FROM THE JULY 12, 2022 MEETING

Motion by Millen, supported by Lublin: CARRIED UNANIMOUSLY: To approve the minutes from the July 12, 2022 meeting.

CORRESPONDENCE: NONE

AUDIENCE PARTICIPATION: NONE

UNFINISHED BUSINESS: NONE

NEW BUSINESS: NONE

EXECUTIVE & MANAGING DIRECTOR REPORT:

**1. 615 N. Pontiac Trail – Walled Lake Consolidated School District (WLCSD)
Property Status Update**

Managing Director Jaquays said her and City Manager Whitt met with real estate agent Randy Thomas who has been working with the school board to market the property. Ms. Jaquays said

the property is not officially on the market as the school board is waiting final approval from the State. Ms. Jaquays said the property is currently zoned for Community Service and suggested the board discuss what development they would like to see at the property.

Executive Director Whitt said after meeting with Mr. Thomas, the school is not ready yet to officially market the property. Mr. Whitt said the discussion will be centered around what the future zoning is. Mr. Whitt explained that when the Education Center building existed it was facing Pontiac Trail which is why it has a Pontiac Trail address. Mr. Whitt said by proactively changing the zoning, a future developer will know what to propose. Mr. Whitt said the final decision on rezoning will be made by Council.

DDA Chairman Blair recalled past discussions on the property and said that the general consensus at the time was to have commercial on the Pontiac Trail frontage and residential in the back.

Mr. Whitt said that is still a possibility. Mr. Whitt reiterated that the final decision will be made by Mayor and Council.

DDA Board Member McDonald asked if there is a commercial/residential ratio for mixed-use zoning?

Mr. Whitt said there is a concept called Commercial Planned Development which would go before the planning commission. Mr. Whitt said typically, developers like straight zoning. Mr. Whitt said by initiating discussion, the DDA Board can make a recommendation to Council and/or the planning commission on the zoning. Mr. Whitt said we could also coordinate a joint meeting.

DDA Chairman Blair questioned if the City could purchase the property?

Mr. Whitt said that would be the beginning of a private-public-partnership and a possibility. Mr. Whitt said he did discuss that with Mr. Thomas. Mr. Whitt said the school board is in control of the property.

2. Farmers Market 15th Week Report

Ms. Jaquays reported that management intern Kaylee Hall has been a tremendous help this season. Ms. Jaquays said last month the market hosted a summer festival that included a small petting zoo, pony rides, and BBQ food from one of the vendors. Ms. Jaquays said the City partnered with State Farm who sponsored a shaved ice truck. Ms. Jaquays said there was record turnout at the festival with 26 vendors. Ms. Jaquays said the market is growing and offering a wide variety of produce and vendors.

Mr. Whitt said that remediation along the Greenway Drian will begin as early as this week. Mr. Whitt said after improvements along the drain are completed, there will be a ribbon cutting ceremony.

3. Pontiac Trail Resurfacing Project Status Update

Ms. Jaquays said the City has not yet been informed of an official start date of when the overlay project will begin.

Mr. Whitt said that most of the initial repair work has been completed.

4. Mercer Beach Phase II Status Update

Ms. Jaquays reported that the bids came back higher than expected and that administration will be reviewing and designing a plan to piecemeal the aesthetic appeal of the beach in a fiscally responsible way.

Mr. Whitt said the fencing on both sides of the beach will be fixed. Mr. Whitt said both properties adjacent to the beach have blight. Mr. Whitt said the City has been actively working to address blight and have written a dozen tickets so far.

5. Decker Road Project Finishing Report

Ms. Jaquays said the improvements along Decker Road have significantly improved the gateway into Walled Lake and our downtown district.

WARRANT REPORT:

DDA 08-02- 22 APPROVAL TO RECEIVE AND FILE THE WARRANT FOR JULY 2022

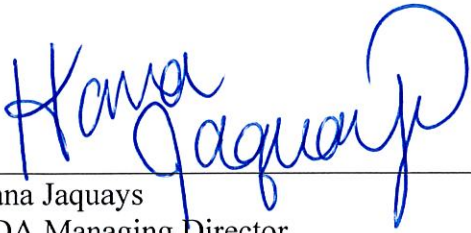
Motion by Lublin, supported by Amin: CARRIED UNANIMOUSLY: To receive and file the warrant for July 2022

DDA BOARD MEMBER COMMENTS: NONE

ADJOURNMENT:

DDA 08-03-22 ADJOURNMENT

Motion by Lublin, seconded by Millen; CARRIED UNANIMOUSLY: To adjourn the meeting at 4:47 PM.



Hana Jaquays
DDA Managing Director



Steve Blair
DDA Chairman