



**CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
TUESDAY, JANUARY 8, 2019**

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

ROLL CALL: Ackley, Allen, Ambrose, Atwell, Blair, Fernandes, Lublin,
Marshal, Shuman, Wlodarczyk

ABSENT: Easter

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

OTHERS PRESENT: Executive Director Whitt; Managing Director Pesta, Finance
Director Barlass, Deputy Clerk Gross, Council Member Costanzo,
Council Member Owsinek, Council Member Robertson, Chief
Shakinas

**DDA 1-01-19 MOTION TO APPOINT WLODARCZYK AS THE TEMPORARY
CHAIRMAN OF TONIGHTS MEETING**

Motion by Shuman, supported by Lublin: CARRIED UNANIMOUSLY: To appoint
Wlodarczyk as the temporary chairman of tonight's meeting.

REQUESTS FOR AGENDA CHANGES: None

**DDA 1-02-19 MOTION TO STRIKE MOTION 11-3-18 ON PAGE 4 IN THE
NOVEMBER PACKET**

Motion by Lublin, supported by Wlodarczyk: CARRIED UNANIMOUSLY: To strike
motion 11-3-18 on page 4 in the November packet.

APPROVAL OF MINUTES:

**DDA 1-03-19 APPROVAL OF THE MINUTES FROM THE NOVEMBER 13,
2018 MEETING**

Motion by Lublin, supported by Blair: CARRIED UNANIMOUSLY: To approve the
minutes from the November 13, 2018 meeting.

AUDIENCE PARTICIPATION: None

1. UNFINISHED BUSINESS: None

2. NEW BUSINESS:

Mr. Whitt explained that water services for the city have been contracted out to water resource commission (WRC). Mr. Whitt explained that the WRC has made several repairs and the business district will be seeing WRC vehicles around the city. Mr. Whitt explained that the WRC has been identifying the city's resources with one objective of identifying problems within the water system's infrastructure. Mr. Whitt opined that the City had no professional capability to do this prior to WRC's arrival. Mr. Whitt stated that within the first three days WRC employees found four shut off valves that had been buried in the ground. Mr. Whitt said in the past this meant if there were a water main break, Public Works labors would have to turn off water to a lot more businesses and residents than what was necessary because the city labors couldn't find the correct water shut off valve. Mr. Whitt also mentioned WRC has begun rehabilitating fire hydrants.

EXECUTIVE DIRECTOR REPORT:

1. Discussion – Community Education Center Rezone

Mr. Whitt explained that the Community Education Center property has been cleaned up nicely and the area is protected. Mr. Whitt said the city has 6.45 acres and said those in the business district and citizens can provide input on what happens with the rezoning there. Mr. Whitt said any development will impact our community and that becomes the new downtown. Mr. Whitt said everyone needs to provide their ideas and get those ideas to the table. Mr. Whitt said ultimately the planning commission will make the decision to rezone that property. Mr. Whitt said the city needs to begin discussions on rezoning the property.

Mr. Blair stated the DDA needs to do what is going to benefit the city the most, what gives the city the biggest bang for the money, that adds to the tax base and that will help the city out. Mr. Blair said he does not want to see low income housing, churches or schools.

Mr. Whitt explained that any project that is off the tax roll is not going to benefit the city. Mr. Whitt explained low income housing could bring more people into the city but is a draw on city services and becomes costly to the city with no return.

Mr. Blair explained this is the one and only opportunity the DDA is going to have to help develop a downtown shopping district. Mr. Blair said it's never going to happen by the lake. Mr. Blair said the city doesn't need low income housing or a trailer park. Mr. Blair said he would like to see retail, food, coffee houses, or boutiques. Mr. Blair said his concern as a business owner, who has been here 44 years, is what's in the best interest of the city.

Mr. Lublin said at this point it's important to rezone it to the highest and best use. Mr. Lublin said the DDA certainly wants it to be whatever is in the best interest of the city.

Mr. Whitt recommended the DDA board members come to the planning commission meeting tonight because there is a new planner with our consulting group, so it will be an opportunity to meet her, as she will be right in the middle of this planning process. Mr. Whitt opined that the city council will vote to rezone the property.

**DDA 1-04-19 MOTION TO SEND DDA'S SUPPORT TO PLANNING
COMMISSION AND CITY COUNCIL TO REZONE THE
PROPERTY TO THE HIGHEST AND IN THE BEST INTEREST
OF THE CITY**

Motion by Lublin, supported by Blair: CARRIED UNANIMOUSLY: To send DDA's support to planning commission and city council to rezone the property to the highest and in the best interest of the city

Discussion:

Mr. Shuman asked there be no storage on the property because it destroys the land for 30 or 40 years.

Mr. Whitt said that if there is no development then the DDA will never get any return on the property.

2. Discussion – Michigan Airline Trailway

Mr. Whitt explained that the people voted against raising taxes to pay for the Michigan Airline Trailway trail. Mr. Whitt said the city council also ear marked almost half a million dollars to go for the trail. Mr. Whitt explained that what will be on the agenda for the next meeting will be whether Walled Lake continues ahead with the trail council or whether the City develops the trail. Mr. Whitt said if the city council votes to do its own work and pull out of the extra level of government, the city is still in the trail business and will still have a trail. Mr. Whitt said he recommends DDA or the Parks & Recreation committee oversee the trail matters in the future. Mr. Whitt explained that with that half a million dollars the city could do a whole lot with rehabilitating the depot building. Mr. Whitt explained that right now the city has no indication there is a grant money available to rehabilitate the depot, yet the city taxpayers have been getting promises for years that the city will receive a grant. Mr. Whitt opined that the City needed to use the \$450,000 towards the Tri-A subdivision infrastructure repairs or a pumper truck for the fire department. Mr. Whitt said if one has been around long enough, one might remember the promise about the trail was that there would be no cost to the tax payers. Mr. Whitt said that even with all this money Walled Lake has contributed towards the trail and they have done nothing with the trail head. Mr. Whitt opined that if one would ask where the state grant money went, it went to the monument, they call it a bridge on M-5, the gateway to Commerce. Mr. Whitt explained that at one point the city had the supervisor here for a council meeting saying he opposed the bridge 100%. Mr. Whitt opined that Commerce spent over a million dollars more than they expected to just on the bridge area to make that work. Mr. Whitt opined that Walled Lake was still not getting anything from it. Mr. Whitt stated that it is a trail right now, will be a

trail forever and the City of Walled Lake is bound to maintain that trail. Mr. Whitt said the city has given away a lot of our money and still don't have our depot done. Mr. Whitt said he believes that discussion will get curious at the council meeting, that will be on the agenda.

3. Update - Non-Point Source Grant

Managing Director Pesta explained the DDA board approved to do additional surveying downtown because the NPS changed the guidelines for the grant. Mrs. Pesta said the surveying has been done and resubmitted, so we are just waiting until July to know if we are awarded the grant. Mrs. Pesta said in the mean time the DDA must continue doing work and surveying for phase two. She explained if phase one is accepted, the DDA has a limited time to get things ready to submit for phase two of the grant. Mrs. Pesta said we are moving forward, and Boss Engineering is getting ready to put the scope of work together for what needs to be completed for phase two. Mrs. Pesta said as of now the DDA won't hear anything on what was submitted until July of this year.

Mr. Whitt explained that what that means is that the City continues to build packages for grants and even if the city doesn't get a grant this time, the same engineering work can be used on the next effort and nothing will be lost. Mr. Whitt said if the city is not approved this time, we will be applying for any other grants that come up. Mr. Whitt said we look everywhere we can, but they aren't freely given as people want to believe.

Managing Director Pesta explained the other grant the city was submitting for is a federal road grant for a other part of Decker Rd. and for a part of Ladd Rd. Mrs. Pesta explained that the city just completed a traffic study with Boss Engineering and those two grants for those projects will be submitted for by the end of this month. Mrs. Pesta opined that the city will probably hear back from the Federal Road Commission before April.

Mr. Whitt opined that this interrelates with the DDA, the DDA is not independent of the city. These road project affects the city's operational budget and it helps the DDA make decisions. Mr. Whitt explained that we are getting to the point where the DDA has some money in fund balance, so we will have that discussion when the time comes.

3. CORRESPONDENCE: None

4. WARRANT REPORT: None

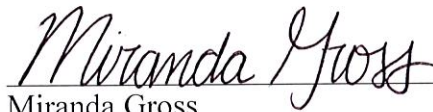
**DDA 1-05-19 MOVE TO RECEIVE AND FILE THE WARRANT FOR
NOVEMBER AND DECEMBER 2018:**

Motion by Lublin, supported by Wlodarczyk: CARRIED UNANIMOUSLY: To receive and file the warrant for November and December 2018.

5. ADJOURNMENT:

DDA 1-06-19 ADJOURNMENT

Motion by Lublin, seconded by Shuman; CARRIED UNANIMOUSLY: To adjourn the meeting at 4:59 p.m.



Miranda Gross
Deputy Clerk



Casey Ambrose
DDA Chairman