

**CITY OF WALLED LAKE  
DOWNTOWN DEVELOPMENT AUTHORITY  
Tuesday, March 8, 2022**

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

Pledge of Allegiance led by DDA Chairman Blair

**ROLL CALL:** Ackley, Allen, Blair, Lublin, Marshall, Millen, Michigan

**ABSENT:** Easter, Shuman, Smith,

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

**OTHERS PRESENT:** Finance Director Pesta, DDA Managing Director Jaquays, Chief Shakinas, Captain Kolke, Superintendent Dan Ladd, Council Member Owsinek, Council Member Ambrose, Planning Commissioner Wolfson

**REQUESTS FOR AGENDA CHANGES: NONE**

**APPROVAL OF THE MINUTES:**

**1. Regular DDA Meeting of February 8, 2022**

**DDA 3-01-22 APPROVAL OF THE MINUTES FROM THE FEBRUARY 8, 2022 MEETING**

Motion by Millen, supported by Lublin: CARRIED UNANIMOUSLY: To approve the minutes from the February 8, 2022 meeting.

**CORRESPONDENCE:**

*March 7, 2022*

*To the DDA board,*

*It is with regret that I tender my resignation from the DDA board of directors effective immediately.*

*It has been a pleasure serving on the board for the past 18 years and I wish the DDA and the City of Walled Lake continued success.*

*Pat Wlodarczyk  
President/Owner  
Modern Floors*

*DDA Board Member Lublin Arrived 4:02 PM*

**AUDIENCE PARTICIPATION: NONE**

**DISCUSSION:**

**1. Downtown Development Authority (DDA) By Laws**

Managing Director Jaquays provided the board a copy of the most recent DDA by laws.

Executive Director Whitt suggested the board review the by laws and consider reducing the board size. Mr. Whitt said the DDA state statute allows the size to be adjusted, which means an amendment to the city ordinance. Mr. Whitt said any proposed adjustments can be discussed at the next meeting.

DDA Board Member Marshall asked if this discussion was in response to COVID-19?

DDA Chairman Blair explained this is to improve the board's quorum.

**UNFINISHED BUSINESS: NONE**

**NEW BUSINESS:**

**1. Growing MI Business Grant Program**

Managing Director Jaquays explained the Michigan Business Grant Program is being administered through the State of Michigan to distribute up to \$409 million dollars of the American Rescue Plan Act funds to be awarded through grants to businesses. Ms. Jaquays informed the board that the application process opened March 1 and will close March 31.

**EXECUTIVE DIRECTOR REPORT:**

**1. Decker Road Project Update**

DPW Superintendent Ladd explained the reconstruction project on Decker Road went to bid through MDOT and the bid was awarded to Cadillac Asphalt. Mr. Ladd said OHM was awarded the civil engineering bid. Mr. Ladd said the project will begin very shortly. Mr. Ladd described the project's scope of work.

DDA Board Member Lublin asked about GLWA's project and resurfacing 14 Mile Road from M-5 to East Walled Lake Drive?

Executive Director Whitt said while it may look like one project, DPW Superintendent Ladd has been instructed to try and coordinate Decker Road and the 14 Mile Project to be done simultaneously. Mr. Whitt said there will be many projects happening this year.

## **2. Update on Mercer Beach Improvements, Phase I**

DPW Superintendent Dan Lad explained the stormwater management and infrastructure project will begin at the shoreline of the beach. Mr. Ladd said there will be a stormceptor delivery tomorrow which will separate heavy metals and debris from the water before it gets discharged into the lake. Mr. Ladd said the curbs and sidewalks will be removed and replaced. Mr. Ladd said across Walled Lake Drive to Witherall they will be installing new storm infrastructure.

DDA Chairman Blair asked if there will be any road closures?

Superintendent Ladd said there may be temporary lane closures, but they intended to keep Walled Lake Drive open.

Executive Director Whitt said City Council authorized the attorney to withdraw the lawsuit for the taking of the easement on the Tiki Bar property. Mr. Whitt said he gave instruction to the consultant engineer to relocate the pipe on the City's property.

## **3. Pontiac Trail Resurfacing Project**

Managing Director Jaquays informed the board that City Manager Whitt executed an agreement with the Board of County Road Commissioners and Oakland County to use Tri-Party Program funding to resurface Pontiac Trail from East West Maple road to the western city limits.

DPW Superintendent Ladd said the limits of the project will extend to Wixom Road. Mr. Ladd said the estimated total cost of the project is \$700,000. Mr. Ladd said the City will be contributing approximately \$108,000 towards the project. Mr. Ladd said the goal is to have Pontiac Trail resurfaced before the Memorial Day parade. Mr. Ladd said there are several resurfacing projects that will be happening in Oakland County this year.

Managing Director Jaquays said this project will be going through the City's downtown district and suggested this is an opportunity for businesses to consider the idea of a Private-Public-Partnership with the DDA to improve sidewalks along Pontiac Trail.

DDA Board Member Millen asked what the process is?

DPW Superintendent Ladd said the work includes milling the curb edges, leveling, and then adding a two-inch asphalt overlay.

DDA Board Member Millen asked how a business could get involved with the Private-Public-Partnership? Mr. Millen said the Greenhouse is interested in improving downtown and repairing the sidewalks.

Executive Director Whitt said any business entity connected to the roadway can partner with the DDA or the City in an agreement to contribute funding to repair the sidewalks. Mr. Whitt said

the Tri-Party Program is to fix roads, but now is the time to discuss repairing old sidewalks. Mr. Whitt clarified that the Private-Public-Partnership is not to spend DDA funds on redoing sidewalks for businesses that do not contribute.

DDA Board Member Millen described the Greenhouse's corner and the sidewalk and curb concerns.

**DDA 3-02- 22            MOTION TO INSTRUCT MANAGING DIRECTOR TO  
CONTACT BUSINESSES ALONG PONTIAC TRAIL AND IN THE  
DOWNTOWN DISTRICT TO CONSIDER A PRIVATE-PUBLIC-  
PARTNERSHIP**

Motion by Lublin, supported by Millen: CARRIED UNANIMOUSLY: To instruct Managing Director to contact businesses along Pontiac Trail and in the Downtown District to consider a Private-Public-Partnership

**WARRANT REPORT:**

**DDA 3-03- 22            APPROVAL TO RECEIVE AND FILE THE WARRANT FOR  
FEBRUARY 2022**

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

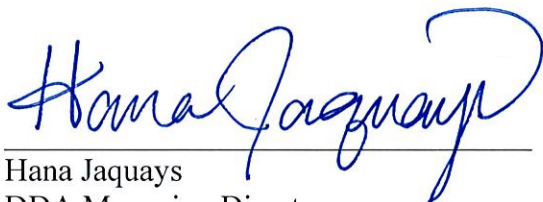
**DDA BOARD MEMBER COMMENTS**

DDA Board Member Lublin reported the school property is waiting for the State's approval and restrictions before putting the property on the market.

**ADJOURNMENT:**

**DDA 3-04-22            ADJOURNMENT**

Motion by Lublin, seconded by Millen; CARRIED UNANIMOUSLY: To adjourn the meeting at 4:46 p.m.

  
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Hana Jaquays  
DDA Managing Director

  
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Steve Blair  
DDA Chairman