

**CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
TUESDAY, FEBRUARY 13, 2018**

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

ROLL CALL: Ackley, Allen, Ambrose, Blair, Easter, Fernandes, Lublin,
Marshal, Maurer, and Wlodarczyk

ABSENT: Shuman

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

OTHERS PRESENT: Executive Director Whitt, DDA Managing Director Pesta, Finance
Director Coogan, Police Chief Shakinas, Council Member
Costanzo

REQUESTS FOR AGENDA CHANGES:

DDA Board Member Fernandes asked to put under new business meeting location.

DDA Board Member Lublin asked to add Summfest under new business.

DDA 02-01-18 MOTION TO EXCUSE BOARD MEMBER SHUMAN

Motion by Lublin, seconded by Allen, CARRIED UNANIMOUSLY: To excuse DDA
board member Shuman.

APPROVAL OF MINUTES:

**DDA 02-02-18 APPROVAL OF THE MINUTES FROM THE JANUARY 9, 2018
MEETING**

Motion by Lublin, supported by Wlodarczyk: CARRIED UNANIMOUSLY: To approve
the minutes from the November 14, 2017 meeting.

AUDIENCE PARTICIPATION:

Council Member Costanzo said he has attended another community's DDA meeting and that
community was part of the Main Street program and understands Walled Lake no longer in the
Mainstreet Program. Council Member Costanzo said the Main Street program is designed to
raise money for the DDA. Mr. Costanzo said the Main Street program will help develop
economic development vision since the DDA has been struggling with it for years. Mr. Costanzo
said the DDA should reconnect with the Main Street program at the lowest level.

Chairman Ambrose said Walled Lake was one of the original three founding participating cities with the Oakland County Mainstreet. Mr. Ambrose said the Oakland County Main Street program was a great way to connect with other communities but with the economic challenges the number one requirement the DDA have certified Main Street Manager at a cost. Mr. Ambrose and the DDA Board thought the money could be used in a better way. Mr. Ambrose said the Walled Lake DDA still has access to all the Main Street program resources.

DDA Board Member Lublin said Walled Lake DDA was the poster child of the Main Street Program and the DDA won all the awards. Mr. Lublin said there is a low level and Main Street tried to keep the DDA in at the \$300, \$500, \$1,000 and the DDA got nothing out of it. Mr. Lublin said the promotion committee, which is still active here is and it's like two divisions, the city has a Park and Recreation, that is very healthy today. Mr. Lublin said the promotion committee was probably the DDA's most active Mainstreet program and the committee did a great job. Mr. Lublin said it is a mistake and expensive and Walled Lake has done it and has seen it.

Executive Director Whitt said Downtown Development Authority and Main Street are two different entities. Mr. Whitt said before he arrived the DDA separated from Main Street because it was incredibly expensive, the idea that Main Street is part of the DDA is not correct. Mr. Whitt said the DDA decided to save the money and stop spending money to send people across the nation to Main Street conferences and bring nothing back to the city. Mr. Whitt explained if the DDA wants to explore that option again, the board will have to look at the budget and determine if the program is worth the money.

1. UNFINISHED BUSINESS:

1. Community Education Center Update

Executive Director Whitt said the city filed a lawsuit and won a temporarily injunction. Mr. Whitt said the judge allowed the school board to auction off their stuff inside. Mr. Whitt said the city's position is to rehab or repurpose the building. Mr. Whitt said the final motion is coming possibly by February 28, 2018. Mr. Whitt said the city has tried to do a consent judgment and negotiate with the school board. Mr. Whitt said if the school board wins summary disposition the school building will be torn down. Mr. Whitt said the school board would be smart to cut a deal with the DDA and the city to put a consent judgment together.

2. Foster Farmhouse Update

Executive Director Whitt said parks and recreation had some meetings and said the Foster Farmhouse is a detriment to the park. Mr. Whitt said Parks and Recreation wants the Foster Farmhouse finished. Mr. Whitt said he met with Ms. Flammer who brought a lawyer with her instead of an accountant. Mr. Whitt said it was peculiar because the city has been asking for an audit and still has never received one. Mr. Whitt said Ms. Flammer asked him why the meeting was called. Mr. Whitt said Ms. Flammer came to a city council meeting and asked for a meeting. Mr. Whitt said he will give Ms. Flammer one more chance to give an audit to the city to show

where the money is coming from and going. Mr. Whitt said Parks and Recreation said the Foster Farmhouse has not been operating correctly and no one in the group knows where the money is going. Mr. Whitt said he is not worried about the audit at this stage and is going to put a proposal together to finish the farmhouse. Mr. Whitt said Ms. Flammer told him the last heating bill for last month was \$500.

DDA Board Member Allen said that does not make sense because the heating bills are only supposed to be \$25 a month. Mr. Allen said the DDA spent \$26,000 on a geothermal heating unit for the farmhouse.

DDA Board Member Easter asked if Executive Director Whitt can put together a cost utilization: one showing the worth of the property with the farmhouse and the other showing the worth of the property without the farmhouse.

Executive Director Whitt said this came up because the Parks and Recreation is working on a plan for the parks. Mr. Whitt said the Parks and Recreation has been looking at all the parks, the infrastructure and the gazebo.

2. NEW BUSINESS:

1. Meeting Location

DDA Board Member Fernandes asked if the board can look at another place to hold the meeting. Ms. Fernandes said she wants to converse more and not just receive reports and see the DDA as a working group. Executive Director Whitt said the DDA is a public meeting, the DDA is a board.

DDA Chairman Ambrose said the DDA can hold the next meeting at the fire hall.

2. Beach Party

DDA Board Member Wlodarczyk said she would send out an e-mail to schedule a meeting next week.

OTHER BUSINESS:

A. Planning and Development Report

B. Executive Director Report

C. Promotion Committee

3. CORRESPONDENCE: None

4. CONSIDERATION OF WARRANT:

DDA 02-03-18 APPROVAL OF THE WARRANT FOR JANUARY 2018:

Motion by Lublin, supported by Easter: CARRIED UNANIMOUSLY: To approve the warrant for January 2018.

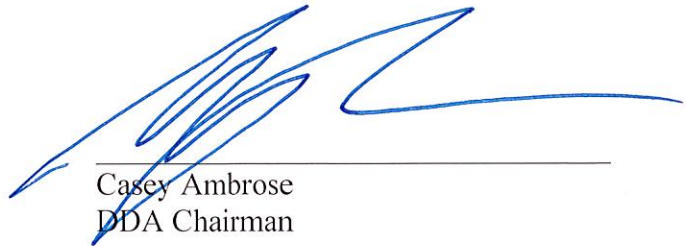
5. ADJOURNMENT:

DDA 02-04-18 ADJOURNMENT

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



Chelsea Pesta
DDA Managing Director



Casey Ambrose
DDA Chairman