

CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
TUESDAY, JANUARY 9, 2018

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

ROLL CALL: Ackley, Allen, Ambrose, Fernandes, Lublin, Marshal, Wlodarczyk

ABSENT: Blair, Easter, Maurer, Shuman

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

OTHERS PRESENT: Executive Director Whitt, Finance Director Coogan, Police Chief Shakinas, City Clerk Stuart, Council Member Costanzo

REQUESTS FOR AGENDA CHANGES:

DDA 01-01-18 MOTION TO EXCUSE BOARD MEMBERS BLAIR, EASTER, MAURER, AND SHUMAN

Motion by Lublin, seconded by Allen, CARRIED UNANIMOUSLY: To excuse board members Blair, Easter, Maurer, and Shuman.

APPROVAL OF MINUTES:

DDA 01-02-18 APPROVAL OF THE MINUTES FROM THE NOVEMBER 14, 2017 MEETING

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

AUDIENCE PARTICIPATION: None

1. UNFINISHED BUSINESS: None

1. NEW BUSINESS: None

OTHER BUSINESS:

A. Planning and Development Report

- **Maple Road Zoning**

Executive Director Whitt said there are some areas along Maple Road that should be rezoned to attract and encourage developers to develop the CEC property.

- **Parking Ordinance Review**

Executive Director Whitt said the business owners need to look at the parking ordinance and give the city administration their recommendations.

B. Executive Director Report

- **Update: CEC Preliminary Injunction**

Executive Director Whitt said the judge granted the city's motion from the bench. Mr. Whitt said the judge said the school board cannot tear the building down based on reasons in the lawsuit. Mr. Whitt explained the school thought they had the power and the city had no say, but the city will always have a say and he informed the school board of that. Mr. Whitt said the DDA needs to move now during the a preliminary injunction, as it is only temporary. Mr. Whitt said the DDA is going to redevelop 6.45 acres. He said the DDA and city have saved the building for now.

DDA Chairman Ambrose said the judge is calling for summary disposition from the school board within 30 days.

Executive Director Whitt explained that would mean the school board would file the motion on summary disposition means based on all the facts provided there is no dispute over the facts. Mr. Whitt said the DDA needs to act there is a 30-day window; when setting meetings keep that timeframe in mind. Mr. Whitt explained to keep the judge's interest, the DDA needs to develop a plan.

Bob Donohue brought documents of a project going on in Holly, Michigan. Mr. Donohue said he has lived in area for years and has 40 years of experience of historical preservation. Mr. Donohue said the school building is the first and oldest consolidated school building built. Mr. Donohue said it is the building that is everything Walled Lake is. Mr. Donohue explained that economic development starts with the community's identity. Mr. Donohue said the building is considered as an economic development project. Mr. Donohue explained that if it was torn down, a smaller building could go up and would be less square footage and worthless, so it is important to a quality development on the property who will use the 6.45 acres to its advantage. Mr. Donohue said there are many developers who would want to work on that project. Mr. Donohue said the monster in the room is the school board, they are afraid of a charter school going in. Mr. Donohue expressed that he feels the school board had no clue of the city's rights, state planning laws or zoning options. Mr. Donohue said in his packet there is information of how a developer would fund the project.

DDA Board Member Fernandes asked if the building has any historical tax credits? Mr. Donohue said yes and they were retained the full twenty percent. Ms. Fernandes asked if this building site is on any historical sites? Mr. Donohue said no but the building is eligible. Ms.

Fernandes asked how long would it take to process preservation? Mr. Donohue said anywhere 6 months to 2-years.

DDA Executive Director Whitt said the city council passed a resolution that the city was looking for a right of first refusal. Mr. Whitt said the city has already expressed the possibility of buying the property. Mr. Whitt said it is his recommendation if that occurred it would be purchased by the DDA and the public record shows the school board was expecting less than a million dollars for the property after the building would be demolished. Mr. Whitt said the DDA needs to put together a strategy and is going to play a huge role in a public/private partnership. Mr. Whitt said the DDA does not have to buy the property first but getting a first right of refusal is an important piece of paper to negotiate and cut a deal with the school board.

**DDA 01-03-18 MOTION TO DIRECT DDA EXECUTIVE DIRECTOR/CITY
MANAGER WITH ADMINISTRATION TO TALK WITH THE
SCHOOL BOARD TO DISCUSS OPTIONS OF FIRST RIGHT OF
REFUSAL OR PUBLIC/PRIVATE PARTNERSHIP.**

Motion by Ackley, supported by Allen: CARRIED UNANIMOUSLY: To direct the DDA executive director/city manager with city administration to talk with the school board to discuss options of first right of refusal or public/private partnership.

Discussion:

DDA Board Member Lublin suggested the DDA works towards finding a developer.

DDA Executive Director Whitt said first put together request for proposal (RFP) to get developers' interest in the project. Mr. Whitt said the DDA will be rezoning that property. Mr. Whitt explained that is why the parking ordinance and zoning are on the table too, to attract big developers. Mr. Whitt said everything along Maple Road has to be reviewed for parking and potential zoning ordinances amendments.

**DDA 01-04-18 MOTION TO DIRECT DDA EXECUTIVE DIRECTOR/CITY
MANAGER WITH ADMINISTRATION TO PREPARE REQUEST
FOR PROPOSALS (RFPS) FOR DEVELOPERS TO DEVELOP
CEC PROPERTY**

Motion by Lublin, supported by Fernandes: CARRIED UNANIMOUSLY: To direct the DDA executive director and city manager with city administration to prepare request for proposals (RFPS) for developers to develop CEC property.

- **Foster Farmhouse**

Executive Director Whitt said he has been receiving strong pushback from the community saying that nothing has been done with the building for 20 years. Mr. Whitt said the Parks and Recreation commission made a motion to take control of the farmhouse. Mr. Whitt said Parks

and Recreation said it has damaged Riley park. Mr. Whitt said he will meet with the people at the end of the month. Mr. Whitt suggested to make a motion to place \$5,000 back in the budget to bring the project to an end. Mr. Whitt explained there has been no accounting for years and there is still no audit to review. Mr. Whitt explained the group then decided to change their bylaws, so they do not have to produce the accounting records.

Chairman Ambrose said he hears the comments from residents and the surrounding area and that it should have never been put there in the first place. There is a bottom line cost.

DDA 01-05-18 MOTION TO PUT \$5,000 BACK IN THE DDA BUDGET FOR ADMINISTRATIVE USE FOR THE FOSTER FARMHOUSE

Motion by Ackley, supported by Blair: CARRIED UNANIMOUSLY: To put \$5,000 back in the DDA budget for administrative use for the Foster Farmhouse.

C. Promotion Committee

DDA Chairman Ambrose said June 23, 2018 is the date for the summerfest.

3. CORRESPONDENCE: None

4. CONSIDERATION OF WARRANT:

DDA 01-06-18 APPROVAL OF THE WARRANT FOR NOVEMBER 2017

Motion by Lublin, supported by Ackley: CARRIED UNANIMOUSLY: To approve the warrant for November 2017 warrant.

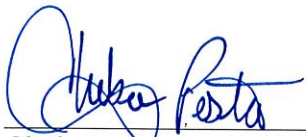
DDA 01-07-18 APPROVAL OF THE WARRANT FOR DECEMBER 2017

Motion by Lublin, supported by Ackley: CARRIED UNANIMOUSLY: To approve the warrant for December 2017.

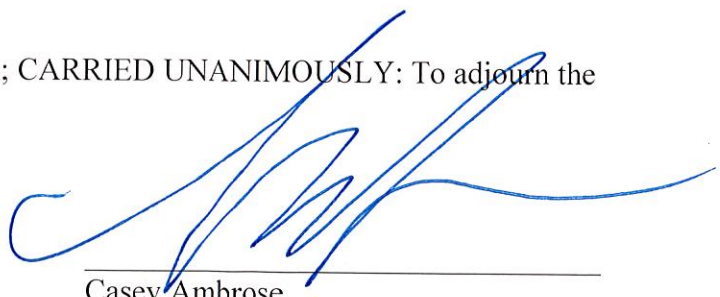
5. ADJOURNMENT:

DDA 01-08-18 ADJOURNMENT

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



Chelsea Pesta
DDA Managing Director



Casey Ambrose
DDA Chairman