



**CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
TUESDAY, MARCH 14, 2017**

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

ROLL CALL: Allen, Ambrose, Blair, Lublin, Marshall, Shuman

ABSENT: Ackley, Easter, Maurer, Wlodarczyk

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

OTHERS PRESENT: Executive Director Whitt, Finance Director Coogan, City Clerk Stuart, Council Member Robertson, Council Member Owsinek, Council Member Helke

REQUESTS FOR AGENDA CHANGES: None

APPROVAL OF MINUTES:

DDA 03-01-17 APPROVAL OF THE MINUTES FROM THE FEBRUARY 14, 2017 MEETING

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

AUDIENCE PARTICIPATION:

Dennis Burks – 206 Spring Park – Mr. Burks began his diatribe with: “Hi gang. I like your masquerade thing here. We are going to do a little Groundhog Day like the movie. Alright. I am going to ask you again who is the executive director of the DDA? You all are making yourselves look bad.” In attendance was Council Member Robertson who attempted to respond to Mr. Burks’s remarks, when Mr. Burks retorted to Robertson in a sharply abusive denunciation by stating, “Nobody asked you to speak! *Shut up!*”

DDA Director Ambrose cautioned Mr. Burks about his diatribe by stating to “be careful what you say around here or you will be asked to leave. You have three minutes address your concerns”.

Mr. Burks said he wanted his three minutes back and asked who are the DDA “alternate members”. Mr. Burks said, “In the DDA paperwork there states that people can retire get a retirement plan from, and other things from, the DDA fund. Is there anybody here that currently looking forward to retirement on the DDA fund, or currently getting any retirement money from the DDA fund? Shake your head, No. Apparently, you don’t know how to read. Is there anyone currently getting any type of insurance health insurance or any other kind of insurance from the

DDA because it also offered through the DDA retirement and health insurance. Nothing?
Nobody knows anything about this?

Mr. Burks finished his diatribe by stating, "Thanks. As usual you have been more than useless."

Gabe Costanzo – 815 Bluffton – explained he was attending the meeting on behalf of the Parks and Recreation Commission to update the DDA board about the Parks and Recreation Commission meeting. Mr. Costanzo explained that the Commission was working on a vendor letter for the June 24th event and that he is working on donations for summer events which is very challenging.

I. UNFINISHED BUSINESS:

A. Discussion – Commerce, Walled Lake, Wixom Trailway

Finance Director Coogan said the Trailway has been purchased. The City Council is holding a public meeting March 15, 2017 at 7:00 p.m. at the fire hall to obtain **taxpayer** input. There are a lot of questions if the visions of all three communities align.

Executive Director Whitt said copies of articles from Oakland Press and Spinal Column were provided to the board. He explained the articles discuss a possible tax increase to fund Trail and that if there is no tax increase, money for building and maintaining the Trail will have to come from other places in the City's general fund. Mr. Whitt explained that, taxpayers, residents and business owners will be affected. He explained that the public meeting will be discussing proposed Resolution 2017-14 which considers a withdrawal from the Commerce, Walled Lake, Wixom Trailway Council, but that it does not mean the trail will not exist. He explained that Trail will be developed and the City will be responsible for maintenance of the trail whether or not the City remains with the Trailway Council.

Finance Director Coogan explained there is only 1.54 miles of the total Trailway within the City, which equates to 29% of the length of trail and the City only has 11% of the total population between the three communities that would potentially use the trail. The City's tax base is not growing as Commerce Township or the City of Wixom and yet the Trailway Council is splitting the cost as one third for each community. The City will own 29% of the length of the trail and will be required to pay 29% of the total construction cost. The total cost is completely unknown at this point. What has been expensed is \$38,000 for Trailway director and legal counsel. The City is the only community of the three entities that has a very large liability, the depot station. The maintenance of that structure would stay with the City. Currently, the Trailway Council is discussing rehabbing the depot and adding drinking fountains, bike racks, and bathrooms.

City Manager Whitt said the discussion of cost must be had; keeping in mind the population between the three governments is very different. He explained that the City does not have an increasing tax base as does the City of Wixom and Commerce Township and that he does not see any votes on City Council of raising taxes. Mr. Whitt said if there were votes to withdrawal form

the Trailway Council, his job would then be to factor in the development and maintenance of the Trail into the regular budget of the City's public works operation.

DDA Board member Lublin explained it is important to remember that if the City withdrawals from the Trailway Council, the City would still have the Trail but would be able to control all of the expenses in developing and maintaining the Trail.

II. NEW BUSINESS:

A. LED Presentation – City Intern

Jessica Worley, City Intern provided a presentation of potential cityscape lighting improvements for the Public Safety campus keeping the manufacturing in Michigan and the midwest. She said the lighting downtown is difficult and costly to replace there is also a \$500 surcharge because the paint color on the pole is a custom color. She said during her research the lighting through then entire city is very different. For example, the light in front of the police station is different than lighting in front of the fire department. She said the question of tying in the uniformity between the downtown and throughout the City. She said there were 240 light poles throughout the City.

Council Member Owsinek stated the LED lights last approximately 10-20 years longer than an average bulb.

DDA Board member Lublin said he has property that he switched over the LED lighting and the cost savings was 75%. DDA Member Blair agreed and said his was approximately 70%.

OTHER BUSINESS:

A. Planning and Development Report

Executive Director Whitt said Mr. Maher was in the audience and his him to report on the project for 861 N. Pontiac Trail. Mr. Maher thanked the Board for the opportunity to speak. He said they are finishing the engineering and architectural drawings. He said is looking to break ground in six weeks or so.

B. Executive Director Report

Mr. Whitt said the absent board members reported to City hall they were not able to attend today's meeting.

DDA Chairman Ambrose asked the status of the engineering survey. Finance Director Coogan reported the City engineer is working on obtaining proposal to expand the survey of the storm water survey to include water, storm water and roads. She said the storm water survey will be presented to Council at the April budget workshop meeting.

III. CORRESPONDENCE: None

IV. CONSIDERATION OF WARRANT:

DDA Board Member Lublin commented on the \$500 sign grant recently approved and issued.

DDA 03-02-17 APPROVAL OF THE WARRANT FOR FEBRUARY 2017

Motion by Lublin, supported by Allen: CARRIED UNANIMOUSLY: To approve the warrant for February 2017


V. ADJOURNMENT:

DDA 03-03-17 ADJOURNMENT

Motion by Blair, seconded by Marshall; CARRIED UNANIMOUSLY: To adjourn the meeting at 4:45 p.m.



Jennifer Stuart
City Clerk



Casey Ambrose
DDA Chairman