



CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
TUESDAY, MAY 8, 2018

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

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

ABSENT: Easter, Maurer

Quorum present, the meeting was declared in session.

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

REQUESTS FOR AGENDA CHANGES: None

DDA 05-01-18 MOTION TO EXCUSE BOARD MEMBERS EASTER AND MAURER

Motion by Allen, seconded by Fernandes, CARRIED UNANIMOUSLY: To excuse DDA Board Members Easter and Shuman.

APPROVAL OF MINUTES:

DDA 05-02-18 APPROVAL OF THE MINUTES FROM THE MARCH 13, 2018 MEETING

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

AUDIENCE PARTICIPATION: None

1. UNFINISHED BUSINESS: None

2. NEW BUSINESS:

1.) Main Street

DDA Board Member Fernandes said she met with three people at Main Street and explained they offered to come in and help review the DDA plan and if the DDA Board would like they could do a quick presentation. DDA Board Member Fernandes said the DDA doesn't have to reinvent the wheel and can use what other communities are and she said she is going to a celebration on

May 10th. DDA Board Member Fernandes asked if they could come in at the next meeting and speak for five minutes to see if they have anything to offer the DDA.

Executive Director Whitt said if they are placed on the agenda they can speak for a few minutes.

OTHER BUSINESS:

1. Update – 1215 Decker Road proposal

Executive Director Whitt explained about nine years ago the City approved a plan for storage that was submitted however the developer did not live up to his promises. Mr. Whitt said the developer came in and cleared the land and then walked away from the project. Mr. Whitt explained the previous site plan application led to a lawsuit about the fence the developer tore the fence down and never replaced it. Mr. Whitt explained the new city council settled the lawsuit and fixed the fence from the tree funds that were collected from the developer. Mr. Whitt explained the piece of property was purchased off the court step for \$100,000 and the new applicant submitted similar plans that were previously approved. Mr. Whitt said the new group was ready to say and do anything at the Planning Commission meeting. Mr. Whitt said he met with the leadership from Dover Hill and Wimbledon and created a list of things the developer will need to address. Mr. Whitt said he has not met with the developer yet. Mr. Whitt again explained the Dover Hill residents were done a disservice by the former developer and there is a list of things to go over with the new developer. Mr. Whitt said he will work with the City Attorney to draft a developer agreement to protect those in Dover Hill. Mr. Whitt explained that if the developer listens he may be able to put that property to use.

2. Update – Decker Road PUD proposal

Executive Director Whitt discussed the proposal of the PUD on Decker Road and the proposal started with 44 homes and the applicant reduced the numbers of homes to 36 homes on the newest plan submitted to the City. Mr. Whitt said the City has to protect those who live on Leon. Mr. Whitt explained that he talked with residents on Leon Road about the new proposal that was submitted. Mr. Whitt explained that this would be developed by way of another developer agreement. Mr. Whitt explained that it is the city council's responsibility to deal with the newest proposal.

DDA Chairman Ambrose explained the process and developers come to the City with concept plans first before spending money on a full set of plans.

3. Update – Remediation project of 1275 E. West Maple

Executive Director Whitt said the area next door to City Hall is in the downtown district and the lot is now usable. Mr. Whitt said the property backs up to the trail and there are possibilities for the property the DDA needs to consider for the future.

4. Update – Downtown Porta-John enclosure project

Executive Director Whitt explained that the project at Mercer beach is about a new enclosure for the portable restrooms. Mr. Whitt said the restrooms facilities no longer block the view of the city's beach.

5. Update – Community Education Center

Executive Director Whitt said nothing has happened since the Judge's ruling in favor of the School Board and the building still stands. Mr. Whitt explained that the DDA will look at that property, put it to use by recommending the best zoning for development. Mr. Whitt explained it is 6.45 acres and DDA has a responsibility for recommending the best zoning. Mr. Whitt said no one has come to the City to discuss the possible uses for the property. Mr. Whitt said he has no information about the plans of the School Board on demolishing the building.

6. Update – Beach Party

Managing Director Pesta said there was a meeting two weeks ago. Ms. Pesta said the applications have been sent out to vendors and the entertainment has been booked. Ms. Pesta said The Beach is participating with the event this year and is paying for Power Play Detroit and the beer tent.

Executive Director Whitt said that DDA Board Member Shuman was honored by the Walled Lake Consolidated School Board for his philanthropy.

DDA Board Member Lublin said he is working on selling more Adirondack chairs. Mr. Lublin said the school is no longer taking anymore chairs to paint but DDA Board Member Wlodarczyk has people who will paint the chairs for anyone.

Executive Director Whitt explained that over the weekend he responded to a storm drainage pipe collapsed on Leon and Arvida. Mr. Whitt said the storm drains are at the end of life and the DDA has the responsibility to deal with those issues in the downtown area. Mr. Whitt explained the City called outside contractors on Sunday and the collapsed storm drain has already been repaired.

DDA Board Member Shuman said he drives over M-5 and that bridge is getting bigger and bigger. Mr. Shuman asked for an update.

Executive Director Whitt opined that the bridge is a bridge to nowhere. Mr. Whitt explained that the cost is over \$5-million-dollars if not more of taxpayers' monies and the City was told that the project would not cost the taxpayers anything. Mr. Whitt said the City is set to spend \$450,000 on the trail, yet the City cannot buy fire equipment and the City cannot fix the sidewalks downtown, or sidewalks near the Walled Lake Villa or the Chestnut Hill subdivision. Mr. Whitt opined that this was because the City is spending \$450,000 on a trail and \$5-million-dollars is being spent on the bridge. Mr. Whitt opined that this bridge cost impacts the City taxpayers

because the state said if the bridge is costing is \$5-million-dollars then the state will not give the trailway enough money to finish the other part of the project because so much was spent on the bridge. Mr. Whitt opined that some people have been sold a bill of goods, it is the biggest con job he has seen since his eight years with the City. Mr. Whitt opined the state won't give the trailway anymore money, so the trail will get paved, but the Depot station, parking lot, or the trail head will not get done unless the Board Members, the taxpayers of Walled Lake, spend another half a million.

3. CORRESPONDENCE: None

4. CONSIDERATION OF WARRANT:

DDA 05-03-18 APPROVAL TO RECEIVE AND FILE THE WARRANT FOR MARCH 2018:

Motion by Lublin, supported by Blair: CARRIED UNANIMOUSLY: To approve the warrant for March 2018.

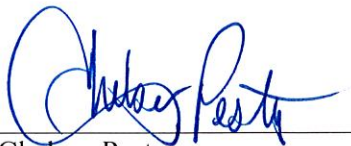
DDA 05-04-18 APPROVAL TO RECEIVE AND FILE THE WARRANT FOR APRIL 2018:

Motion by Lublin, supported by Wlodarczyk: CARRIED UNANIMOUSLY: To approve the warrant for April 2018.

5. ADJOURNMENT:

DDA 05-05-18 ADJOURNMENT

Motion by Lublin, seconded by Fernandes; CARRIED UNANIMOUSLY: To adjourn the meeting at 4:41 p.m.



Chelsea Pesta
DDA Managing Director



Casey Ambrose
DDA Chairman