



**CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY**

Tuesday, January 9, 2024

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

Pledge of Allegiance led by DDA Chairman Blair

ROLL CALL: Ackley, Blair, Johnston, Lublin, Marshal, Mechigan, McDonald

ABSENT: Allen, Amin, Millen, Smith

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

**DDA 01-01-24 MOTION TO EXCUSE DDA BOARD MEMBER AMIN AND
MILLEN**

Motion by Blair, supported by Lublin: CARRIED UNANIMOUSLY: To excuse DDA Board Member Amin and DDA Board Member Millen

OTHERS PRESENT: Finance Director Pesta, Deputy Chief of Police Kolke, Deputy Public Safety Director Shakinas, Deputy Fire Chief Gonzalez

REQUESTS FOR AGENDA CHANGES: NONE

APPROVAL OF THE MINUTES:

1. Regular DDA Meeting of November 14, 2023

**DDA 01-02-24 APPROVAL OF THE MINUTES FROM THE NOVEMBER 14,
2023 MEETING**

Motion by Blair, supported by McDonald: CARRIED UNANIMOUSLY: To approve the minutes from the November 14, 2023 meeting.

CORRESPONDENCE: NONE

AUDIENCE PARTICIPATION: NONE

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

EXECUTIVE & MANAGING DIRECTOR REPORT:

1. 14 Mile Road Completion Report

Executive Director Whitt reported that the County completed the road resurfacing project, from Haggerty to 14 Mile Road. Mr. Whitt clarified that once the County awarded the bid to the contractor, the project timeline was administered through the contractor when the project would start/finish.

DDA Board Member Lublin asked if the Great Lakes Water Authority was involved?

Managing Director Jaquays said the project was initially held up for a year, due to maintenance work in Walled Lake's jurisdiction. Ms. Jaquays said after GLWA's completed their work, they were able to coordinate with the Oakland County Road Commission on the resurfacing project.

Mr. Whitt said the project, as a whole, was a joint-effort of the Road Commission and Great Lakes Water Authority.

2. City Events

A. Tree Lighting After-Action Report

Managing Director Jaquays said the Tree Lighting event was a success with many residents in attendance. Ms. Jaquays said the Parks and Recreation commission discussed opportunities for improvement including upgrading the PA system and purchasing more refreshments.

Chairman Blair asked if there was any advertising of the event?

Ms. Jaquays said a Facebook Event was created, the City advertised on the City's website homepage and marquee sign, and a print advertisement went out through Oakland Press.

Mr. Whitt said the City is also searching for a new Santa Claus. Mr. Whitt said Scott Schrader, Assistant City Manager, was recently appointed as the County Administrator for Wyoming County, New York.

3. Tax Increment Financing (TIF) Plan Update

Managing Director Jaquays said a memo has been provided to the Board explaining the statutory requirements for restating and extending the DDA's current TIF plan. Ms. Jaquays said the current plan was approved by City Council in 2008. Ms. Jaquays said administration is recommending a 10-year extension of the plan to continue capturing revenue for enhancements and projects within the DDA district.

**DDA 01-03- 24 MOTION TO ADOPT RESOLUTION 2024-01 RECOMMENDING
ADOPTION OF AN ORDINANCE TO REAFFIRM AND EXTEND
THE DOWNTOWN DEVELOPMENT AUTHORITY
DEVELOPMENT AND TAX INCREMENT FINACING PLANS
RESPECTIVELY**

Motion by Lublin, supported by McDonald: CARRIED UNANIMOUSLY: To adopt Resolution 2024-01 recommending adoption of an ordinance to reaffirm and extend the Downtown Development Authority Development and Tax Increment Financing Plan respectively

Ms. Jaquays said to meet the statutory requirements, City Council is required to hold a public hearing on the development and TIF plan. Ms. Jaquays said a copy of the public hearing notice has been provided and will mailed to the parcels within the DDA district. Ms. Jaquays said the public notice is required to be posted in 20 conspicuous places in the district and asked for DDA members with storefronts to please post the notice.

DDA Chairman Blair asked if the board will need to go to businesses and ask them to post it?

Ms. Jaquay said herself and City Manager will be visiting businesses later in the month to request they post the notice.

Mr. Whitt thanked Finance Director Pesta for her work in preparing the finance tables.

Mr. Whitt reported on activity that occurred in the downtown district over the weekend. Mr. Whitt said a "coffee shop" was operating in the Salvation Army Plaza that became an illegal speakeasy consisting of drinking and gambling. Mr. Whitt said after reviewing footage and collecting witness statements, around 8 AM on Saturday, an argument occurred that became physical and led to shots being fired. Mr. Whitt said it does not appear that anybody was shot; the lacerations on one victim that was on-site were treated by Walled Lake's paramedics. Mr. Whitt explained that he responded and was on-site as well as Deputy Fire Chief, Deputy Public Safety Director, and Deputy Chief of Police. Mr. Whitt said a door glass was shot out and a vending machine inside Salvation Army was hit and the shots fired also hit a parked F150 truck. Mr. Whitt described the property manager as a corporate slumlord for allowing this kind of activities.

Mr. Whitt said while traveling through the City over the weekend, him and his family were at the corner of 14 Mile and E. Walled Lake Drive when a fire broke out at the 14 Mile Apartment complex. Mr. Whitt reported that the apartment owner is another slumlord who failed to provide proper heating to the tenants and instructed the tenants to use space heaters. Mr. Whitt said the City's Public Safety Team is addressing the living conditions of that complex. Mr. Whitt said there were a few deaths over the weekend as well. Mr. Whitt said the Public Safety Departments were busy and encouraged the DDA board and public to support the Public Safety millage in that is on the ballot in February's election.

DDA Chairman Blair asked how it was possible for a business like that to operate?

Finance Director Pesta explained that the business proposal was first presented to the Planning Commission through a special land use application as a members-only coffee shop.

Mr. Whitt said the manager of the management company is aware of these on-going activities. Mr. Whitt said the City will be addressing the failure of that corporate slumlord through Code Enforcement.

DDA Board Member McDonald asked how it was possible for the apartment units to not have heat?

Mr. Whitt said that will be addressed and figured out through Code Enforcement.

DDA Chairman Blair asked what activity is happening at Burger King?

Mr. Whitt said new signage has been installed and they are actively working to reopen.

DDA Chairman Blair asked about the proposed gas station at E. West Maple and Decker?

Ms. Jaquays said the organization withdrew their proposal sometime late fall last year. Ms. Jaquays said 1186 E. West Maple, previously operating as Jenni's Restaurant, received site plan and special land use approval a year ago to establish a Savy Slider's drive-through. Ms. Jaquays said Savy Slider's withdrew their proposal; the property owner will be coming before the Planning Commission tonight to request a one-year extension to find a tenant.

WARRANT REPORT:

DDA 01-04- 24 APPROVAL TO RECEIVE AND FILE THE WARRANT FOR NOVEMBER 2023 AND DECEMBER 2023

Motion by Lublin, supported by Marshall: CARRIED UNANIMOUSLY: To receive and file the warrant for November 2023 and December 2023

DDA BOARD MEMBER COMMENTS:

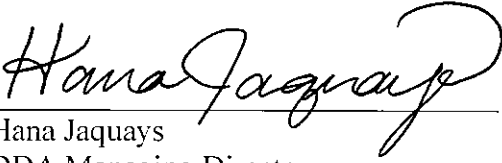
Mayor Ackley said the discussion of rental unit inspections should be revisited. Ms. Ackley commended the City's Public Safety Team.

DDA Board Member Johnston said he has rental properties in Plymouth and shared his experiences with inspections.

ADJOURNMENT:

DDA 01- 05- 24 ADJOURNMENT

Motion by Lublin, seconded by McDonald; CARRIED UNANIMOUSLY: To adjourn the meeting at 4: 41 PM.



Hana Jaquays
DDA Managing Director

Steve Blair
DDA Chairman