



**CITY OF WALLED LAKE  
DOWNTOWN DEVELOPMENT AUTHORITY  
Tuesday, March 12, 2024**

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

Pledge of Allegiance led by DDA Chairman Blair

**ROLL CALL:** Ackley, Amin Blair, Johnston, Lublin, Marshal, Mechigan

**ABSENT:** Allen, Millen, Smith

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

**DDA 03-01-24 MOTION TO EXCUSE DDA BOARD MEMBER ALLEN AND DDA BOARD MEMBER MILLEN**

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

**OTHERS PRESENT:** Deputy Public Safety Director Shakinas, Acting Chief of Police Kolke, Deputy Fire Chief Gonzalez, DPW Superintendent Ladd

**REQUESTS FOR AGENDA CHANGES: NONE**

**APPROVAL OF THE MINUTES:**

**1. Regular DDA Meeting of February 13, 2024**

**DDA 03-02-24 APPROVAL OF THE MINUTES FROM THE FEBRUARY 13, 2024 MEETING**

Motion by Lublin, supported by McDonald: CARRIED UNANIMOUSLY: To approve the minutes from the February 13, 2024 meeting.

**CORRESPONDENCE: NONE**

**AUDIENCE PARTICIPATION: NONE**

**UNFINISHED BUSINESS: NONE**

**NEW BUSINESS: NONE**

## EXECUTIVE & MANAGING DIRECTOR REPORT:

### 1. DDA District Business Update

Managing Director Jaquays said a new business will be opening up in the downtown district at 239 E. Walled Lake Drive, Game and Company. Ms. Jaquays said the business intends to offer a space for the public to hangout and play board games. Ms. Jaquays said the business plans to have soft opening this weekend, and a Grand Opening scheduled for April 6. Ms. Jaquays said the City has received a demo permit for 800 N. Pontiac Trail, Walled Lake's new Taco Bell. Ms. Jaquays said it is working through the building process and the different permitting agencies before the permit gets issued. Ms. Jaquays said construction vehicles were on-site earlier in the week to prepare for the demolition activity. Ms. Jaquays said letters will be sent to the neighboring businesses to inform them of the demolition and construction activities once the permit is issued.

Executive Director Whitt said a company was on-site to disconnect the water, sewer, and electricity. Mr. Whitt said they are during interior cleaning. Mr. Whitt said the City cannot issue the demolition permit until we receive an asbestos report.

Ms. Jaquays reported on the 14 Mile and Decker project, Walled Lake's new Starbucks featuring a drive-through. Ms. Jaquays said at February's council meeting, Council approved the conditional rezoning. Ms. Jaquays said the City will begin receiving construction plans and continues to monitor the work happening at the site. Ms. Jaquays said the City monitors the activity at 1075 E. West Maple, Walled Lake's old liquor station, and that the front office has not received any information on the proposed tenant.

DDA Chairman Blair requested a status update for 1237 E. West Maple.

Deputy Public Safety Director Shakinas said the Code Enforcement Officer issued a citation to the property owner. Mr. Shakinas acknowledged that the site is a mess. Mr. Shakinas said the case is now moving through the courts.

Executive Director Whitt reported on 121 N. Pontiac Trail, and said he has instructed the City Attorney to prepare a consent judgment that discontinues the legally-nonconforming use of rentals and retails. Mr. Whitt said the City continues to pursue enforcement.

DDA Board Member Lublin asked about Burger King?

Ms. Jaquays said they have passed their final inspections and will be opening soon.

### 2. DDA Budget Discussion

Managing Director Jaquays said to meet the charter requirements of presenting a budget to City Council by May, City Administration will be presenting a budget to the DDA board next month for the board's consideration. Ms. Jaquays said on the City's website is the DDA's audited

financial report and annual TIF report to the Michigan Department of Treasury. Ms. Jaquays reported on the audited fund balance, revenues, and appropriated funds.

Mr. Whitt said the DDA board can make budget amendments contingent on Council's approval.

### **3. Public Safety Activity Report**

Managing Director Jaquays said on February 27<sup>th</sup> the City held a local election for the Public Safety Millage and it passed with 70% of the community's support.

DDA Chairman Blair commended the efforts of the Public Safety Team for the apprehension of a breaking and entering suspect.

Mr. Shakinas said over the past two months, several businesses were being broken into and property damage was done. Mr. Shakinas said a targeted patrol unit was established and the officers caught the suspect in the act. Mr. Shakinas said the suspect fled the scene and dropped numerous items. Mr. Shakinas said the suspect returned to the business the following morning to retrieve his belongings. Mr. Shakinas said officers were already on-site and the Walled Lake team put him into custody. Mr. Shakinas said they are working with Commerce Township and West Bloomfield where crimes were also committed.

Mr. Whitt said surveillance footage from one of the businesses helped the patrol unit with identification. Mr. Whitt said some of the belongings that were dropped included a taser, and a note stating, "Empty the cash register and put the money in the bag. I've been watching you for two weeks.". Mr. Whitt commended the Public Safety team.

### **4. City, DDA, and Business Event Report**

Ms. Jaquays said the City's annual egg hunt is scheduled for March 30, 2024 and will be at Hiram Sims. Ms. Jaquays said there will be a magic show, pony rides, petting zoo, and complementary face painting from Ms. Loretta Whitt and her friend. Ms. Jaquays said the City's market place is scheduled to open May 1<sup>st</sup> and the vendor application has been available on the City's website. Ms. Jaquays said past vendors and new vendors have already begun submitting their applications. Ms. Jaquays said Ms. Hall will continue to assist with the market operations.

DDA Chairman Blair asked about the change in hours and how the market has adapted?

Ms. Jaquays said the vendors and patrons have found the time change to be beneficial.

Ms. Jaquays said the City has received a request from the Walled Lake Bass Fishing Derby team to host a tournament scheduled for June 8, 2024. Ms. Jaquays said they have partnered with MSU aquatics for boat washing at Riley Park. Ms. Jaquays said the Public Safety Team will be working with them and the activities for that day. Ms. Jaquays said staff is also preparing for the annual fireworks event scheduled in June.

DPW Superintendent Ladd said there has been some light poles and light relocation at the beach. Mr. Ladd said a tree has been removed at the beach. Mr. Ladd said the City has received the 10 light poles DDA approved last year. Mr. Ladd said the manufactured design on the bottom where the bolts are located are crooked. Mr. Ladd described the slight aesthetic differences.

Mr. Whitt said Casey's of Walled Lake will be celebrating St. Patrick's Day over the weekend and invited the public and board members to get their green beer.

**5. Status Report on 615 N. Pontiac Trail, School Property**

Ms. Jaquays said the site is currently owned by the Walled Lake Consolidated School District. Ms. Jaquays said the 6.45-acre site is zoned for community service. Ms. Jaquays said City Council has the authority to rezone the site with recommendations from the DDA and Planning Commission.

Mr. Whitt said there are underground environmental reports that need to be completed with the State. Mr. Whitt said the previous school leadership tore the building down, and the City sued to try and rehabilitate the site through a private-public partnership.

Mr. Whitt recommended to Mayor Ackley and the DDA Board to consider Casey R. Ambrose to serve as a board member.

**WARRANT REPORT:**

**DDA 03-03- 24      APPROVAL TO RECEIVE AND FILE THE WARRANT FOR  
FEBRUARY 2024**

Motion by Lublin, supported by Amin: CARRIED UNANIMOUSLY: To receive and file the warrant for January 2024

**DDA BOARD MEMBER COMMENTS: NONE**

**ADJOURNMENT:**

**DDA 03- 04- 24      ADJOURNMENT**

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

  
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Hana Jaquays  
DDA Managing Director

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Steve Blair  
DDA Chairman