



**CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, February 14, 2023**

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

Pledge of Allegiance led by DDA Chairman Blair

ROLL CALL: Ackley, Allen, Blair, Johnston, Lublin, Marshal, Millen

ABSENT: Amin, Mechigan, McDonald, Smith

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

OTHERS PRESENT: DDA Managing Director Jaquays, DDA Executive Director Whitt
Finance Director Pesta, Police Chief Shakinas

**DDA 2-01-23 MOTION TO EXCUSE DDA BOARD MEMBER AMIN, DDA
BOARD MEMBER MECHIGAN, DDA BOARD MEMBER
MCDONALD, DDA BOARD MEMBER SMITH**

Motion by Blair, supported by Allen: CARRIED UNANIMOUSLY: To excuse DDA
Board Member Amin, DDA Board Member Mechigan, DDA Board Member
McDonald, DDA Board Member Smith

REQUESTS FOR AGENDA CHANGES: NONE

APPROVAL OF THE MINUTES:

1. Regular DDA Meeting of January 10, 2023

**DDA 2-02-23 APPROVAL OF THE MINUTES FROM THE JANUARY 10, 2023
MEETING**

Motion by Millen, supported by Ackley: CARRIED UNANIMOUSLY: To approve the
minutes from the January 10, 2023 meeting.

CORRESPONDENCE: NONE

AUDIENCE PARTICIPATION: NONE

UNFINISHED BUSINESS: NONE

NEW BUSINESS: NONE

EXECUTIVE & MANAGING DIRECTOR REPORT:

1. Walled Lake Beach Update

Managing Director Jaquays said the City is continuing the preparation for the beautification of the beach. Ms. Jaquays said the City has been in communication with DTE to remove the light pole in the center of the beach. Ms. Jaquays noted that there are 2-3 light poles on the beach that keep the beach well-lit in the evening.

DDA Chairman Blair asked if the lights were LED?

DPW Superintendent Ladd said yes. Mr. Ladd said the meter has been removed from the existing pole that will be removed. Mr. Ladd said a new pedestal will be installed and the lights have been upgraded to LED.

DDA Board Member Lublin Arrived at 4:05 p.m.

2. Riley Park- Foster Farmhouse

Managing Director Jaquays said there are amenities located at Riley Park such as the gazebo, improved playscape, and the Foster Farmhouse.

Executive Director Whitt said there is always a maintenance issue. Mr. Whitt said the Farmhouse will need to be re-roofed and the paint job only lasts a few years. Mr. Whitt said the gazebo is in rough shape and recommended the structure be removed/adjusted to incorporate a pickle ball court.

DPW Superintendent Ladd described the proposed changes to the gazebo to reduce the maintenance and upgrade the structure. Mr. Ladd said there is land behind the gazebo that can be used to install pickle ball courts.

Mr. Whitt said Council Member Lublin has suggested the City consider pickleball courts due to an increase in popularity. Mr. Whitt said a formal proposal will be presented before City Council, the DDA can consider funding that improvement as Riley Park does fall within the DDA's district.

3. Downtown Sidewalk Improvements

Managing Director Jaquays said a special assessment district may be considered to fund sidewalk improvements.

DDA Board Member Blair asked what is required to establish a special assessment district?

Executive Director Whitt said the City's engineer will be involved to prepare legal descriptions. Mr. Whitt said a public hearing will be held before City Council.

DDA Board Member Millen suggested the sidewalks along Pontiac Trail be included in the special assessment district and/or considered for improvements.

Mr. Whitt said yes, that can be looked at. Mr. Whitt said the City has a public safety millage and a library millage; a special assessment district would be a first. Mr. Whitt said there is a lot of fixing necessary, a special assessment district would assist with funding those improvements.

DDA Board Member Lublin said there are many variables and factors that contribute to a special assessment district.

DDA Board Member Millen said he is prepared to help the City to benefit the community and improve the downtown business district.

DDA Board Member Ackley said this would be the first special assessment district considered for Walled Lake. Ms. Ackley said improvements for the City are necessary and finding ways to fund those improvements can be considered through a special assessment.

4. Code Violations- Business District

Managing Director Jaquays said the developer has been working with the building department to move that project ahead.

Executive Director Whitt said the developer is doing digging on the inside and moving the dirt to a neighboring property. Mr. Whitt said they are working on fixing the structural deficiencies.

Mr. Whitt reported on a code enforcement concern in the Tri-A neighborhood and explained that a resident is storing deer carcasses in their backyard and tanning the hides on the fence. Mr. Whitt said the code enforcement officer has contacted the resident and the resident was upset because it is considered a 'hobby'.

Police Chief Shakinis reported that there is about a dozen deer hides hung along a chain-link fence in the Tri-A neighborhood. Mr. Shakinis said code enforcement has made contact, citations will be issued.

Mr. Whitt said the church authorities at 850 Ladd Road have informed the City Attorney that the water tower will be coming down. Mr. Whitt said until that happens, the City can then celebrate. Mr. Whitt said the guard shack and brick wall that were in disrepair are no longer there.

5. Enterprise Drive Development- Insight Commercial

Managing Director Jaquays said she and City Manager Whitt met with local real estate agent Randy Thomas to discuss a proposed development at Enterprise Drive. Ms. Jaquays noted that about 400 feet of Enterprise Drive is located in Walled Lake's jurisdiction, while the remainder is located in Commerce Township. Ms. Jaquays said discussion is taking place with Mr. Thomas and the future developer to consider assisting with the repaving of Ladd Road.

Executive Director Whitt said they did meet Mr. Thomas with 'Insite Commercial' and the developer to discuss Enterprise Drive. Mr. Whitt said the developer has proposed privatizing Enterprise Drive so they own the entire development, however, they will need the 400 feet that

falls within Walled Lake's jurisdiction. Mr. Whitt said that decision will be made by City Council. Mr. Whitt said the City is responsible for maintaining Ladd Road. Mr. Whitt said Mayor Ackley invited County Commissioner Raman to meet city staff and discussion was held to find funding sources to repave Ladd Road. Mr. Whitt said Mr. Raman sits on the Finance Committee and Economic Development Committee. Mr. Whitt said this proposed development will help three different communities and bring in jobs.

DPW Superintendent Ladd said using Tri-Party funds, the intent would be to repave Ladd Road.

WARRANT REPORT:

**DDA 2-03- 23 APPROVAL TO RECEIVE AND FILE THE WARRANT FOR
JANUARY 2023**

Motion by Lublin, supported by Allen: CARRIED UNANIMOUSLY: To receive and file the warrant for January 2023

DDA BOARD MEMBER COMMENTS:

DDA Board Member Ackley welcomed DDA Board Member Johnston.

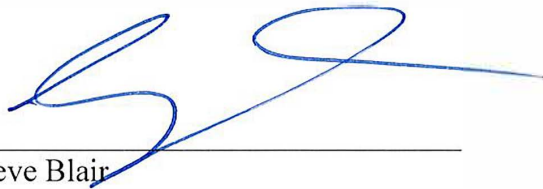
ADJOURNMENT:

DDA 2-04-23 ADJOURNMENT

Motion by Lublin, seconded by Millen; CARRIED UNANIMOUSLY: To adjourn the meeting at 4:42 PM.



Hana Jaquays
DDA Managing Director



Steve Blair
DDA Chairman