

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

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, Millen,  
Mechigan, McDonald

**ABSENT:** Allen, 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, Deputy Chief of  
Police Kolke, DPW Superintendent Ladd

**DDA 03-01-23 MOTION TO EXCUSE DDA BOARD MEMBER ALLEN AND DDA  
BOARD MEMBER SMITH**

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

**REQUESTS FOR AGENDA CHANGES: NONE**

**APPROVAL OF THE MINUTES:**

**1. Regular DDA Meeting of February 14, 2023**

**DDA 03-02-23 APPROVAL OF THE MINUTES FROM THE FEBRUARY 14, 2023  
MEETING**

Motion by Millen, supported by Lublin: CARRIED UNANIMOUSLY: To approve the  
minutes from the February 14, 2023 meeting.

**CORRESPONDENCE: NONE**

**AUDIENCE PARTICIPATION: NONE**

**UNFINISHED BUSINESS: NONE**

**NEW BUSINESS: NONE**

## **EXECUTIVE & MANAGING DIRECTOR REPORT:**

### **1. Code Violations- Business District**

Managing Director Jaquays reported that the developer at 139 East Walled Lake Drive submitted architectural plans; however, the submission was not complete and the City is still in need of the application and fees.

DDA Executive Whitt said this is the building that was in violation. Mr. Whitt said considerable amount of work has been done on the inside. Mr. Whitt said he does not believe there are any life safety issues at this time. Mr. Whitt said the City will assist in facilitating improvements at the corner. Mr. Whitt said as activity continues, the DDA and City Council will receive updates.

DDA Chairman Blair asked how the developer will meet the parking requirements?

Mr. Whitt said the developer owns a few parcels in the downtown district. Mr. Whitt said he could partner with other businesses to meet the marking requirements. Mr. Whitt said at this time, the City's priority is to stabilize the building.

DDA Board Member Mechigan expressed his concern with the work that is being done to the building. Mr. Mechigan opined that some of the work being done is not structurally sound. Mr. Mechigan suggested the City send someone to inspect the building.

Mr. Whitt said we are in a position now to review the submitted plans and the building itself.

DDA Board Member Amin agreed with Mr. Mechigan and expressed her concern with the structural work being done to the building.

### **2. Enterprise Drive Development- Insight Commercial**

Managing Director Jaquays described the site and the characteristics of Enterprise Drive. Ms. Jaquays said Mr. Whitt and herself will be meeting with the real estate agent, Randy Thomas, within the next few weeks to discuss the proposed activity.

Chairman Blair asked how much of the proposed development will be in Walled Lake?

Ms. Jaquays stated approximately 400 feet of Enterprise Drive from center line of Ladd Road, is in Walled Lake's jurisdiction.

DDA Board Member Lublin said the conceptual plan shows development along Enterprise Drive.

Mr. Blair asked if this development would add to Walled Lake's tax base?

Mr. Whitt said if the developer wanted to include signage, that may require a site plan. Mr. Whitt said that could be the main reason why the developer wants to acquire, and for the City to abandon, the 400 feet that is in Walled Lake's jurisdiction. Mr. Whitt opined that the developer's intent is for the City to abandon it's right so Enterprise Drive could be subject to a commercial development. Mr. Whitt said that activity is happening on Claranton Drive, north of Enterprise



Drive. Mr. Whitt said with the development happening on Ladd Road, it would be timely for the City to facilitate improvement along Ladd.

Ms. Jaquays said another proposed development that could happen is on the vacant lot at the intersection of East West Maple and Decker. Ms. Jaquays said City Hall has been receiving calls from the potential developer, 'Kum and Go', for a new establishment. Ms. Jaquays said nothing formal has been submitted to the City yet.

Mr. Whitt said the City will work with the developer when they submit plans.

Mr. Lublin asked for clarification on the location. Mr. Lublin noted that the Greenway Drain goes through those parcels.

### **3. Oakland County Parks- Park and Trail Capital Grant Program 2023**

Managing Director Jaquays said Oakland County Parks and Recreation is offering a grant opportunity for park improvement and trailways. Ms. Jaquays said one of the eligible projects that the City could apply for is the creation and installation of pickleball courts.

DPW Superintendent Ladd said an attractive spot for new park development would be at Riley Park. Mr. Ladd said behind the gazebo there is sufficient space to fit either two or three pickleball courts.

DDA Board Member Amin asked what the projected cost would be?

DPW Superintendent Ladd said there are few different options for installation when it comes to materials that would affect the cost. Mr. Ladd said roughly the project would cost \$30,000 to \$50,000.

Ms. Jaquays said the application deadline is April 21. Ms. Jaquays said HR Director/Deputy City Clerk Ms. Gross will be assisting in the grant submission and working with the Parks and Recreation commission.

Ms. Amin asked if the City has reached out to the community to gauge interest for pickleball courts? Ms. Amin asked if any alternatives have been considered for that space?

Ms. Jaquays said discussion for pickleball courts has been going on for about a year. Ms. Jaquays said we are having discussion now with the board to receive feedback.

DDA Board Member Johnston suggested the pickleball courts be designed to be reutilized as a different court if pickleball becomes a fad.

DPW Superintendent Ladd explained that the courts can be rehabbed into a tennis or basketball court.

DDA Board Member Marshall asked if the courts at Hiram Sims were considered for the pickleball courts?

DDA Board Member Lublin said those courts would need to be resurfaced and the grant opportunity would be more attractive by proposing new development.

Mr. Whitt said City administration has reviewed multiple sites when pickleball discussion began. Mr. Whitt said the Parks and Recreation has discussed pickleball courts. Mr. Whitt discussed how the City will match the grant.

**DDA 03-03- 23            MOTION TO REQUEST DDA MANAGING DIRECTOR TO  
DRAFT A RESOLUTION IN SUPPORT OF THE OCPR GRANT**

Motion by McDonald, supported by Lublin: To request DDA Managing Director to draft a resolution in support of the OCPR Grant

**4. City Events**

Managing Director Jaquays said the farmers market application is now available on the City's website. Ms. Jaquays said prior vendors have been invited to attend and a few applications have already been returned. Ms. Jaquays noted a time adjustment this season; the market will be operating between 8-2.

Chairman Blair asked if Intern Hall will be assisting the market again?

Ms. Jaquays said yes, Intern Kaylee Hall will be helping with the market and being the point of contact on-site and in City Hall. Ms. Jaquays said opening day is scheduled for May 3 and described some of the festivities that will be happening during the day.

Chairman Blair said he is glad Ms. Hall is returning to the market.

**WARRANT REPORT:**

**DDA 03-04- 23            APPROVAL TO RECEIVE AND FILE THE WARRANT FOR  
FBERUARY 2023**

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

**DDA BOARD MEMBER COMMENTS:            NONE**

**ADJOURNMENT:**


**DDA 03-05- 23            ADJOURNMENT**

Motion by McDonald, seconded by Lublin; CARRIED UNANIMOUSLY: To adjourn the meeting at 4:46 PM.



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Hana Jaquays  
DDA Managing Director



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Steve Blair  
DDA Chairman