



**CITY OF WALLED LAKE**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Tuesday, November 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, Amin, Blair, Lublin, Marshal, Mechigan, Millen, McDonald

**ABSENT:** Johnston, Smith

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

**DDA 11-01-23 MOTION TO EXCUSE DDA BOARD MEMBER JONSTON**

Motion by Blair, supported by Lublin: CARRIED UNANIMOUSLY: To excuse DDA Board Member Jonston.

**OTHERS PRESENT:** Finance Director Pesta, DPW Superintendent Ladd, Chief of Police Shakinas, Deputy Fire Chief Gonzalez

**REQUESTS FOR AGENDA CHANGES: NONE**

**APPROVAL OF THE MINUTES:**

**1. Regular DDA Meeting of October 10, 2023**

**DDA 11-02-23 APPROVAL OF THE MINUTES FROM THE OCTOBER 10, 2023 MEETING**

Motion by Lublin, supported by McDonald: CARRIED UNANIMOUSLY: To approve the minutes from the October 10, 2023 meeting.

**CORRESPONDENCE: NONE**

**AUDIENCE PARTICIPATION: NONE**

**UNFINISHED BUSINESS: NONE**

**NEW BUSINESS:**

DDA Chairman Blair said DDA Board Member Johnston is looking for assistance from the city for the fireworks event for the drone show, he would like to use the vacant property on E. Lake Drive and 14 Mile. Chairman Blair said DDA Board Member Johnston is looking at landing sites for the drones.

Executive Director Whitt said city staff can make contact with the ownership to see if there a possibility of utilizing the lot.

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

### **1. 14 Mile Road Update**

DPW Superintendent Ladd stated it appears that the paving has been completed along 14 Mile Road between Haggerty and E. Lake Drive, however striping the road still needs to occur before the project is completed. Mr. Ladd the company doing the striping was out yesterday putting the temporary white lines out and then the shoulders would be the last step for completing the project.

### **2. City Events**

#### **A. Marketplace Update**

Finance Director Pesta said the last Marketplace took place on October 25<sup>th</sup> and there was a huge turnout from vendors and patrons. Ms. Pesta explained the marketplace manager Hall is finalizing the end-of-year survey to send out to our vendors for feedback on this year's season as well as to receive feedback on what the vendors would like to see in the future. Ms. Pesta says the survey should be going out by the end of the year.

DPW Superintendent Ladd said that 19 trees were planted at the Casey J. Ambrose public safety campus. Mr. Ladd explained the trees were planted along the berm and on the other side of the Greenaway Drain as well as along the west side of the property to try and hide the unsightly gas station next door. He said 11 pine trees were planted and the rest were maple trees.

#### **B. Mayor Ackley's Trunk-or-Treat Event**

Executive Director Whitt thanked Mr. Millen and Mayor Ackley for helping with the event. Mr. Whitt said it was another success. Mr. Whitt gave praises to one of Greenhouses employees, Kelsey, for her participation in setting up the event and working with the city.

Mayor Ackley said the event was a success. Mayor Ackley explained that the event started as a temporary thing but seems to be an annual event for the kids. Mayor Ackley said it is a much safer atmosphere for the kids. Mayor Ackley thanked the Green House and city for their continued support and look forward to it again next year.

DDA Board Member Millen thanked his staff and the city staff. He said it was a true community event. DDA Board Member Millen stated there were about 60 cars, the largest turn out to date and wants to continue to grow the event every year. DDA Board Member Millen said at Christmas



time Greenhouse is going to take \$20,000 and rent out Stonecrest to provide toys to around 400 children on Saturday, December 23<sup>rd</sup>.

### **C. Tree Lighting Event**

Executive Director Whitt said the last city event for 2023 is the City's annual tree lighting event. Mr. Whitt said the event will take place Monday, December 4<sup>th</sup> at 7 p.m. Mr. Whitt invited the DDA Board to attend and see who of the recreation commission attends the event. Mr. Whitt said it is everyone's event but it will be run by city staff and the Mayor will be there to turn on the tree.

Executive Director Whitt brought up code enforcement issues with the big blue building downtown along Pontiac Trail. Mr. Whitt said city staff were sent in to do an inspection of the building that was believed to be in serious violation of the code and putting people in unsafe conditions.

Deputy Fire Chief Gonzalez on October 25<sup>th</sup> himself and the code enforcement officer did an inspection at 121 N. Pontiac Trail. Deputy Fire Chief Gonzalez said the fire department deemed the building as an unsafe structure. Mr. Gonzalez stated during the inspection they discovered 4 illegal apartments in the basement. Mr. Gonzalez explained that code enforcement also deemed the building as an unsafe structure and issued a citation and now just waiting for a court date to be scheduled.

Executive Director Whitt explained the city is going to go through the courts to get these issues addressed. Mr. Whitt explained he does not believe this will be remedied in a way to meet the building code requirements. Mr. Whitt explained in the basement there is a makeshift bathroom that the four sleeping rooms share.

Deputy Fire Chief Gonzalez explained that there is no escape because there are either bars or boards on the windows. Deputy Fire Chief Gonzalez explained the only exit out of the basement is an illegal exit because it opens the wrong way and is completely stuck and there are two staircases there and one was completely blocked. Deputy Fire Chief Gonzalez said there are over 20 violations from the fire department alone.

Mayor Ackley asked how many people are living in the building?

Deputy Fire Chief Gonzalez said potentially 7 to 8 people living in the building.

Executive Director Whitt explained the city plans to pursue it until there is a remedy. Mr. Whitt explained he does not see the remedy of allowing people to live there with only one bathroom and four sleeping rooms. Mr. Whitt explained it is a hoarding situation. Mr. Whitt explained sometimes the city has to get involved with a heavy hand and people are at risk if they are living in the basement and they cannot get out. Mr. Whitt told the board about the incident in Novi where people were living in the basement and several people died, it's the same kind of thing and if the city looks the other way the city could be responsible.

Executive Director Whitt expressed he does not want to get the building condemned but if the owner does not remedy the violations the building will get condemned. Mr. Whitt explained he prefers the owner to cut a deal with someone and get the property cleaned up.

Executive Director Whitt said that 141 E. Walled Lake Drive has cleaned up his area and the outside of the building is done and will be able to work on the inside soon. Mr. Whitt said the liquor station off of Maple Road is owned by a management company and they have been making improvements to the façade of the building.

DDA Board Member Millen asked if there was an update on the sidewalks for downtown.

Executive Director Whitt said Mr. Millen has done a nice job on his sidewalks. Mr. Whitt said there is no update other than the people there they believe that the city residents are supposed to pay for their sidewalk on their property. Mr. Whitt he has two properties on the corner that are looking great and now if the owners in the middle would be willing to make some improvements he would be pleased.

**WARRANT REPORT:**

**DDA 11-03- 23      APPROVAL TO RECEIVE AND FILE THE WARRANT FOR  
OCTOBER 2023**

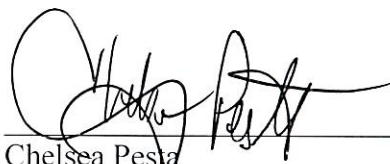
Motion by Lublin, supported by McDonald: CARRIED UNANIMOUSLY: To receive and file the warrant for October 2023

**DDA BOARD MEMBER COMMENTS: NONE**

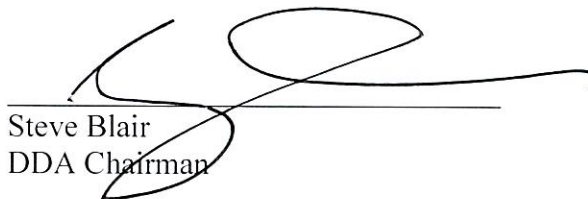
**ADJOURNMENT:**

**DDA 11- 04- 23      ADJOURNMENT**

Motion by Lublin, seconded by Millen; CARRIED UNANIMOUSLY: To adjourn the meeting at 4:33 PM.



Chelsea Pesta  
Finance Director



Steve Blair  
DDA Chairman