



**CITY OF WALLED LAKE  
DOWNTOWN DEVELOPMENT AUTHORITY  
Tuesday, October 10, 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, Jonston,

**ABSENT:** Smith

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

**OTHERS PRESENT:** DDA Managing Director Jaquays, Finance Director Pesta, DPW Superintendent Ladd, Chief of Police and Interim Fire Chief Shakinas

**REQUESTS FOR AGENDA CHANGES: NONE**

**APPROVAL OF THE MINUTES:**

**1. Regular DDA Meeting of September 12, 2023**

**DDA 10-01-23 APPROVAL OF THE MINUTES FROM THE SEPTEMBER 12, 2023 MEETING**

Motion by Blair, supported by Lublin: CARRIED UNANIMOUSLY: To approve the minutes from the September 12, 2023 meeting.

**CORRESPONDENCE: NONE**

**AUDIENCE PARTICIPATION: NONE**

**UNFINISHED BUSINESS: NONE**

**NEW BUSINESS: NONE**

**EXECUTIVE & MANAGING DIRECTOR REPORT:**

**1. 14 Mile Road Update**

Managing Director Jaquays said a project that the City has been anticipating is the resurfacing of 14 Mile Road, from Haggerty to East Walled Lake Drive. Ms. Jaquays said Oakland County Road

Commission (OCRC) has notified the City that they expect the project to begin at the end of this week or early next week. Ms. Jaquays said herself and City Manager Whitt traveled the project this afternoon to observe any activity and reported that traffic cones have been placed along 14 Mile Road. Ms. Jaquays said the City will continue to monitor the activity along 14 Mile Road and wait for milling machines to arrive.

DDA Chairman Blair asked how long the project will take and which areas of the City it will affect?

DPW Superintendent Ladd said about two weeks. Mr. Ladd described the current road conditions on 14 Mile. Mr. Ladd said OCRO is not anticipating any lane closures, there will be flag staff managing traffic.

## **2. City Events**

### **A. Market Place Update**

Ms. Jaquays said three markets remain for the 2023 season and invited board members to visit. Ms. Jaquays said the last festival is scheduled for next Wednesday, it will be a themed Harvest Festival and said patrons and vendors are encouraged to dress up. Ms. Jaquays said live music and take-home crafts will be available.

DDA Chairman Blair asked if the updated hours have been beneficial?

Ms. Jaquays said yes, being open longer has given vendors the opportunity to be at the market longer and people continue to shop until 2.

Mr. Blair asked if the City has revisited the idea of changing the time or date?

Ms. Jaquays said after vendors have been surveyed, the City can review their availability to see if an alternative time is feasible. Ms. Jaquays said discussion did take place at last evening's Parks and Recreation commission meeting to revisit the idea of changing the market hours/date.

DDA Executive Director Whitt cautioned the board about abruptly changing the time and date of the market. Mr. Whitt asked the board, why does Walled Lake have a market? Mr. Whitt said it is for the people, not the vendors. Mr. Whitt said there is a cost associated with changing the market day. Mr. Whitt said if the market were to be changed to Saturday, we would be in direct competition with other bigger markets. Mr. Whitt said the community has come to expect a Wednesday market.

Mr. Blair asked if the City knew how many people visited the market on Wednesday?

Ms. Jaquays said currently, the City does not have the staffing to provide a headcount each Wednesday; and estimated a few hundred visit the site during peak market season.

Mr. Whitt said his observations show a full parking lot most Wednesdays in comparison to when only a few cars would be parked. Mr. Whitt said we do have good response to our market. Mr.



Whitt said the key to building the market was the parking lot, changed gravel, and a cleaner and safer facility.

Mayor Ackley discussed how the Wednesday date was chosen when the market initially began.

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

Ms. Jaquays said Ms. Hall has been appointed as the Parks and Recreation Coordinator and has been overseeing the operations for this event. Ms. Jaquays said Ms. Hall has been in communication with Greenhouse staff in organizing the trunks. Ms. Jaquays said there will be gift baskets available for raffle. Ms. Jaquays invited the DDA board members to host a trunk.

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

Ms. Jaquays announced that this year's theme has been decided and it will be a Nutcracker Christmas theme. Ms. Jaquays said Ms. Hall has also been orchestrating this event. Ms. Jaquays said ornaments have been ordered.

Ms. Jaquays reported that last month the Lakes Area Chamber of Commerce hosted their annual State of the Lakes Address and thanked Chairman Blair and Board Member McDonald for their attendance.

Mr. Whitt said Walled Lake had strong representation at the event with three tables.

Mayor Ackley thanked the board and staff for their support.

Ms. Jaquays said the Fire Department will be having their open house event this Saturday.

Mr. Whitt said after 40 years of service, Fire Chief Coomer has retired. Mr. Whitt said the Interim Fire Chief is Paul Shakinas and Acting Chief of Police is Heather Kolke. Mr. Whitt said Mr. Shakinas is a certified fire fighter and a certified police officer. Mr. Whitt said Fire Marshall Jason Gonzalez was promoted to Deputy Fire Chief.

Ms. Jaquays updated the board on a few projects the City has been working on. Ms. Jaquays said the City gave zoning approvals for a proposed Kum & Go gas station at the corner of Maple and Decker Road. Ms. Jaquays said the engineering firm representing Kum & Go notified the City that they will no longer be pursuing the project.

Mr. Whitt advised that it would not be wise to jump in the middle of it. Mr. Whitt said the City does not know why the decision was made, and speculated that it could be a number of things.

Mr. Lublin listed various reasons as to why the proposal was decided not to continue.

Ms. Jaquays informed the board that 800 N. Pontiac Trail received zoning approvals for a new drive-through Taco Bell. Ms. Jaquays said a concern that has been raised is with Oakland County

Road Commission and their disapproval of having two access points into the site from Pontiac Trail.

Ms. Jaquays said the City has received many inquiries regarding the vacant lot across from the beach and noted that it is for sale. Ms. Jaquays said a meeting has been scheduled with the property owner to discuss his future plans for the site.

Mr. Blair said it is curious why the current property owner, who is selling the land, wants to be involved with future development.

Mr. Whitt said when he first starting working with the City, 13 years ago, the lot was overgrown. Mr. Whitt said he would coordinate with Mr. Keisoglou on cleaning the property and Mr. Keisoglou was accommodating to the City for allowing the City to utilize the property for various events. Mr. Whitt clarified that it is a private piece of property. Mr. Whitt said Mr. Keisoglou has expressed his interest in developing the property in coordination with other people.

Mr. Lublin asked how big the property is?

Ms. Jaquays said .83 acres.

Mr. Blair asked what the property is zoned?

Ms. Jaquays said C-3.

Mr. Whitt asked how many parcels?

Ms. Jaquays said the land for sale is comprised of three parcels. Ms. Jaquays said there is an established building on the Northwest corner of the site that is on a separate parcel and owned by a different entity. Ms. Jaquays informed the board of a lot combination the City received for Barrels of Wine and explained that the building currently sits on three separate parcels. Ms. Jaquays said the City has contingently approved the lot combination request as long as the property owners submits a signed agreement providing emergency vehicle access to the rear of the property.

Mr. Lublin asked what the benefit is for combining the parcels?

Ms. Jaquays said it is the City's understanding that by combining the parcels, the property owner would be able to add a second story on their building.

#### **WARRANT REPORT:**

**DDA 10-02- 23      APPROVAL TO RECEIVE AND FILE THE WARRANT FOR  
AUGUST 2023**

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

**DDA BOARD MEMBER COMMENTS: NONE**

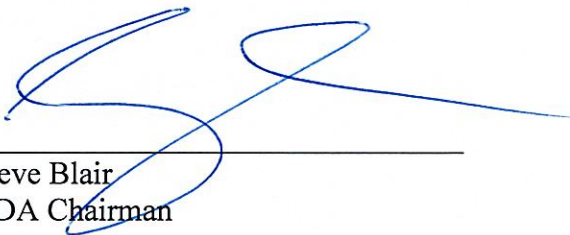
**DDA BOARD MEMBER COMMENTS: NONE**

**ADJOURNMENT:**

**DDA 10- 03- 23      ADJOURNMENT**

Motion by Lublin, seconded by Millen; CARRIED UNANIMOUSLY: To adjourn the meeting at 4:43 PM.

  
\_\_\_\_\_  
Hana Jaquays  
DDA Managing Director

  
\_\_\_\_\_  
Steve Blair  
DDA Chairman