

**CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, September 12, 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, Lublin, Marshal, Mechigan, Millen,
McDonald

ABSENT: Amin, Johnston, Smith,

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

OTHERS PRESENT: DDA Managing Director Jaquays, Finance Director Pesta, DPW
Superintendent Ladd, Deputy Chief of Police Kolke, Chief of
Police Shakinas

**DDA 09-01-23 MOTION TO EXCUSE DDA BOARD MEMBER AMIN AND
JOHNSTON**

Motion by Blair, supported by Lublin: CARRIED UNANIMOUSLY: To excuse DDA
Board Member Amin and Johnston

REQUESTS FOR AGENDA CHANGES: NONE

APPROVAL OF THE MINUTES:

1. Regular DDA Meeting of August 8, 2023

**DDA 09-02-23 APPROVAL OF THE MINUTES FROM THE AUGUST 8, 2023
MEETING**

Motion by Blair, supported by McDonald: CARRIED UNANIMOUSLY: To approve
the minutes from the August 8, 2023 meeting.

CORRESPONDENCE: NONE

AUDIENCE PARTICIPATION: NONE

UNFINISHED BUSINESS: NONE

NEW BUSINESS: NONE

EXECUTIVE & MANAGING DIRECTOR REPORT:

1. Code Violations

DDA Executive Director Whitt said violations downtown have continued; warnings have been issued and citations will be following. Mr. Whitt said one of the buildings under review is the building that is currently under construction at 141 East Walled Lake Drive. Mr. Whitt said instruction has been given to DPW Superintendent Ladd that if the road repairs are not completed, that DPW will finish the work. Mr. Whitt said the space behind the buildings is unsightly. Mr. Whitt referenced another violation area in the downtown district across from Riley Park and described garbage that has been piling up. Mr. Whitt said it is his understanding that the building has become a flop house and a plan is being created to get a search warrant for health and safety violations.

Mr. Whitt said the biggest issues downtown is addressing the parking issue. Mr. Whitt suggested the idea of designing a private-public partnership with the Greenhouse, who owns the corner parking lot, and proposing to pave the lot for future development. Mr. Whitt said this will require contribution among the business owners and the DDA. Mr. Whitt gave the example of how the Public Safety Campus has undergone upgrades and how that has contributed to growth at the Market Place.

Police Chief Shakinas described a few locations throughout Walled Lake that are currently being reviewed for code violations. Mr. Shakinas said the house next to the beach has been recently purchased and a ticket issued for the fence. Mr. Shakinas said 141 E. Walled Lake, the proposed restaurant, is also being reviewed. Mr. Shakinas said the decommissioned batting cages on E. Walled Lake Drive will be a serious project. Mr. Shakinas said it does take time to observe movement.

Ms. Jaquays provided the board with an update on DM Motors and said a site plan has been received, however it is incomplete as the City is waiting for a completed site plan application and fees.

DDA Chairman Steve Blair asked if the lot across from Walled Lake Beach was for sale and if the DDA/City would be open to purchasing it?

Mr. Whitt said yes, that lot is for sale. Mr. Whitt said once the property owner is back in town, a meeting will be arranged to discuss his plans for the site and facilitate a discussion.

DDA Board Member Allen said several years ago, a plan was designed for the DDA to close Market Street and construct a parking garage.

DDA Board Member Millen said if the intent is to pave the parking lot, he will provide the funds to make it happen.

2. Gateway Improvements

Ms. Jaquays identified 14 Mile as a gateway into Walled Lake and said resurfacing of 14 Mile from Haggerty Road to East Walled Lake Drive should begin shortly. Ms. Jaquays said the work is being completed by Oakland County Road Commission and was originally delayed due to Great Lakes Water Authority finishing work last year; she has been visiting the website for any updates as well traveling along 14 Mile Road for any signs that would signal that activity would begin.

DPW Superintendent Ladd described the overlay project and what kind of work to anticipate.

Ms. Jaquays said the City has received plans for proposed construction at the corner lot of 14 Mile and Decker. Ms. Jaquays said the plans are for a proposed drive-through business and a retail component. Ms. Jaquays said the Starbucks located across the street is interested in adding a drive-through and locating to Walled Lake. Ms. Jaquays reported that Kum & Go received approval, the City is waiting to receive construction plans. Ms. Jaquays said Taco Bell is looking to relocate within Walled Lake to the old Big Boy's site, 800 North Pontiac Trail. Ms. Jaquays said they will be demolishing the existing building and constructing a new building with a drive-through. Ms. Jaquays said when initially presented, there were concerns with emergency vehicle access and access for other business owners nearby. Ms. Jaquays said the revised plans seem to address those concerns; there will be two ingress/egress points on the site as well as access to the neighboring property.

Mr. Whitt said one potential issue may be water access to the site. Mr. Whitt said historically, the site receives its water services from Casey's lot. Mr. Whitt said construction plans may include having to go under Pontiac Trail which may be a concern.

Mr. Ladd said another gateway improvement is a new rain garden located along the west side of the Fire Department's building. Mr. Ladd said the Huron River Watershed Coalition provided a team of volunteers to complete the work that involved excavating and planting. Mr. Ladd also said the Public Safety Campus is undergoing beautification enhancements with the addition of 21 new trees on site that will be placed along the berm and west side.

3. City Events

a. Market Place Updates

Ms. Jaquays said Market Manager Hall has been overseeing the operations for the past two years and has recently been assigned as the Waled Lake Parks and Recreation Coordinator. Ms. Jaquays said in addition to assisting the office staff and managing the market, Ms. Hall will continue her duties at the Police Department and has been assigned as the Walled Lake Linear Trail manager to review safety concerns, signage, and beautification.

Discussion was held on changing the market day to a different day.

Mr. Blair suggested renting or leasing the space out during the holiday season for the sale of pumpkins or Christmas trees.

Ms. Jaquays said Mayor Ackley has invited board members to attend the annual State of the Lakes luncheon hosted by the Lakes Area Chamber of Commerce on September 26th.

Mayor Ackley said it is a great event to meet government officials and local business owners.

4. Mayor Ackley's Trunk-or-Treat

Ms. Jaquays said Ms. Hall has been tasked with organizing the private-public-partnership event scheduled for October 29th from 12pm – 2pm. Ms. Jaquays said Ms. Hall has already begun planning with the Greenhouse staff to arrange entertainment activities. Ms. Jaquays said the DDA has sponsored the petting zoo and pony rides and thanked the board for their support.

Mr. Whitt said Ms. Hall will also be working with the Police in coordinating public safety coverage.

Mr. Blair invited the DDA board members to attend and host a trunk.

WARRANT REPORT:

DDA 09-04- 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


ADJOURNMENT:

DDA 09- 05- 23 ADJOURNMENT

Motion by Lublin, seconded by Millen; CARRIED UNANIMOUSLY: To adjourn the meeting at 4:54 PM.



Hana Jaquays
DDA Managing Director



Steve Blair
DDA Chairman