



**CITY OF WALLED LAKE  
DOWNTOWN DEVELOPMENT AUTHORITY  
TUESDAY, DECEMBER 8, 2015**

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

**ROLL CALL:** Ambrose, Blair, Lublin, Marshall, Shuman, Wlodarczyk, Allen

**ABSENT:** Kimmel, Ramsey, Ackley

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

**OTHERS PRESENT:** Executive Director Whitt, DDA Deputy Managing Director Rodgers, Finance Director Coogan, Police Chief Shakinias, Council Member Helke, Council Member Robertson

**REQUESTS FOR AGENDA CHANGES:**

To discuss under New Business:

1. Christmas Lights for Tree Lighting Event
2. Foster Farmhouse Update

**APPROVAL OF MINUTES:**

**DDA 12-01-15 APPROVAL OF THE MINUTES FROM THE NOVEMBER 10, 2015 MEETING**

Motion by Lublin, supported by Blair: CARRIED UNANIMOUSLY: To approve the Minutes from the November 10, 2015

**AUDIENCE PARTICIPATION:**

Council Member Helke said the Historical Commission was repealed at the last City Council meeting. She stated that herself and Darlene Williams are working on forming a Walled Lake Historical Society and is hoping to work in cooperation with the Commerce Historical Society, Friends of the Foster Farmhouse and the DDA.

Executive Director Whitt said the City Council approved first reading on an ordinance repealing Section 40 of the City Code: Historical Commission. He said if it passes on second reading then that whole section will be repealed. He said the City never had a Historical Society and in 1999 City Council basically took a 1977 Ordinance from the City of Farmington and adopted its entirety, trying to protect the local homes that were considered historical. He stated that no one is killing a Historical Society because it never existed but it is now being guided into the private sector.

Chairman Ambrose said recently reported just on the news in Farmington Hills homes that were labeled "Historical" had no teeth because now there is a developer that wants to take down six of those homes.

Council Member Helke said they are postponing starting the Historical Society until after the holidays and then they will work on their mission statement and will put a proposal together. She said they plan on talking with Commerce Township's Historical Society and Foster Farmhouse.

**I. UNFINISHED BUSINESS:** None

**II. NEW BUSINESS:**

1. Christmas Lights for the Tree Lighting

Chairman Ambrose asked about upgrading the Christmas lights for the Tree Lighting event.

Executive Director Whitt said a new budget will be coming up and the City can get new lights up for the holiday season.

2. Foster Farmhouse Update

DDA Board Member Lublin said the treasurer of the Foster Farmhouse would like the DDA to pay 50% of their current bill for plumbing work. He said the portion to be paid by the DDA is \$2395.14 subject to the plumber waiver of lien submitted.

Executive Director Whitt asked for clarification on the request; to pay the bill or give them money?

DDA Board Member Lublin said it is to reimburse the Lakes Area Community Foundation aka Foster Farmhouse group for the 50% they have spent.

Executive Director Whitt said that is a fantastic idea but the DDA has to get something back. He said there is no doubt that the Foster Farmhouse got the work done but now the DDA is openly spending money on a private project and the DDA has no accountability for that organization, ever. He said the DDA needs to think as a body if the DDA is going to give money, when is the last time the Foster Farmhouse had their own internal audit. He said who is doing their books on their stuff and where is the money going and coming from. He said there is a lot of money being collected and once the DDA buys into that the DDA becomes part of that group. He said it needs to be considered as a board, what the Foster Farmhouse is spending and then the DDA needs to look at all their spending as is done with the City's spending. He said the Board needs to think when the last time this entity was independently audited. He said there has been a lot of money spent and collected and there is no accountability and the second the DDA gives money the Board becomes attached. He said he has no clue what the Foster Farmhouse is doing with their money.

DDA Board Member Lublin said whatever the DDA has given to the Foster Farmhouse they have presented bills to the Board with Waiver of Liens and the DDA has only paid out based upon bills received.

Executive Director Whitt said if the DDA partners with the Foster Farmhouse like the Board is doing today, an open partnership; and if the Board isn't paying attention to the money then the DDA owns anything that goes wrong on that site. He said thousands of dollars over the last 15 years has been collected and there is not a whole lot to show for it. He said if the Board is going to give public money then the Board needs the Foster Farmhouse to report to the Board about how they are spending and collecting money.

DDA Board Member Lublin said the Board puts money aside for the contribution to helping the Lake's Area Community Foundation.

Executive Director Whitt said this is not in the budget if the Board is budgeting and contributing to an independent that is different than what you are doing today; today the Board is paying their bills.

Council Member Robertson said there is \$5,000 in the budget.

Executive Director said if the DDA gives the Foster Farmhouse \$5,000 then the DDA doesn't need to approve their bills, the Foster Farmhouse can spend the \$5,000 however they want. He stated the DDA needs to consider whether or not it is time to ask for an audit. He said it is part of the Board's duty as a public official. He said there has been a lot of money spent at the Farmhouse and they are just now getting plumbing 15 years later.

Council Member Helke asked how to get the ball rolling on the audit for the Foster Farmhouse. She said they need to get a clean bill of health. She asked who contacts the Foster Farmhouse and asks for the audit?

DDA Board Member Lublin said he would ask Tom for his tax returns filings for the Foster Farmhouse.

**DDA 12-02-15            MOTION TO REIMBURSE 50% OF FOSTER FARMHOUSE  
PLUMBING BILL IN THE AMOUNT OF \$2,395.14 SUBJECT TO  
WAIVER OF LIEN BEING SUBMITTED**

Motion by Lublin, seconded by Shuman; CARRIED UNANIMOUSLY: To reimburse 50% of Foster Farmhouse plumbing bill in the amount of \$2,395.14 subject to waiver of Lien being submitted.

DDA Board Member Marshall said he discussed with the Mayor about giving some recognition to the Walled Lake Central Band for their trip to New York where they performed in the Macy's Thanksgiving Parade. He said he and the Mayor discussed presenting something to the band at the next Council meeting.

**DDA 12-03-15            MOTION TO RECOMMEND GIVING RECOGNITION TO THE  
WALLED LAKE CENTRAL BAND FOR THEIR PERFORMANCE  
IN THE MACY'S THANKSGIVING PARADE**

Motion by Lublin, supported by Marshall: CARRIED UNANIMOUSLY: To recommend giving recognition to the Walled Lake Central Band for their performance in the Macy's Thanksgiving Parade.

**III.    OTHER BUSINESS:**

**A.    Planning and Development Report**

Executive Director Whitt said that Pepino's is going to open temporarily in Sylvan Lake. He said there may be disputes between the four owners as they are not all on the same page. He said two of the owners run the family restaurant and the other two own the building. He said he has spoken with two different lawyers on both sides. He said the DDA should be out on it early, but there are a lot of cooks in the kitchen. He said he will meet with the City Planner to see what can be done and if there is an obstacle to rebuilding. He said he needs to see if the DDA can help Pepino's which would mean giving them some money. He said Pepino's will have to go by the new rules but to the extent there are obstacles by our own rule might want to consider making those adjustments but won't know until he has a thorough review of that area.

**B.    Promotion Committee Report – Co-Chair E. Marshall and Wlodarczyk**

DDA Board Member Wlodarczyk said she was approached about the Beach Party. She said one person who approached her was the marketing director for Hospitality House they would be interested in partnering with the DDA. She said she suggested having the Beach Party the same day as the fireworks. She said she would like the DDA to discuss having the Beach Party next year. She said she knows the event in the past had low attendance. She said she spoke Denise Montgomery from the Rotary and they will not be involved because it is too close to their carnival. She said she told Denise if they are going to try and revive the Beach Party they are going to have to have a strong committee. She said the committee would be DDA and Hospitality House. She said that Hospitality House had a meeting last week and were going to discuss the possibility of participating in Beach Party and she hopes to hear back soon on what their decision was.

DDA Board Member Blair asked why would Hospitality House want to have a Beach Party.

DDA Board Member Wlodarczyk said because of the beer tent. She said they would make proceeds from the beer tent.

Council Member Robertson said the Beach Party cost a lot of money about \$7,500 for bands and he said he doesn't even know what the cost for Public Services are but again it is a lot of money that is essentially tax dollars to run this event, and then only gives \$3,000 to Hospitality House. He asked financially what is the upside of this event.

Police Chief Shakinas said during the Fireworks event there are hundreds of cars that travel the day of the fireworks and travel along Walled Lake Drive and pointed out that the City purposely avoided closing downtown for the fireworks.

Chairman Ambrose said the DDA will take the Beach Party into consideration and see if the Board can do it cost effectively.

**C. Executive Director Report**

Executive Director Whitt said the biggest thing for the DDA is what to do with the downtown during the repaving of Maple Road. He said the DDA will have to help the businesses that will be affected with the project. He said as a Board Member and business owner, it is the duty to let other business owners know of what is to come in the New Year.

**IV. CORRESPONDENCE:** None

**V. CONSIDERATION OF WARRANT:**

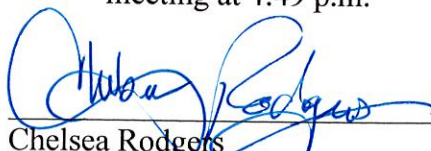
**DDA 12-04-15 APPROVAL OF THE WARRANT FOR NOVEMBER 2015**

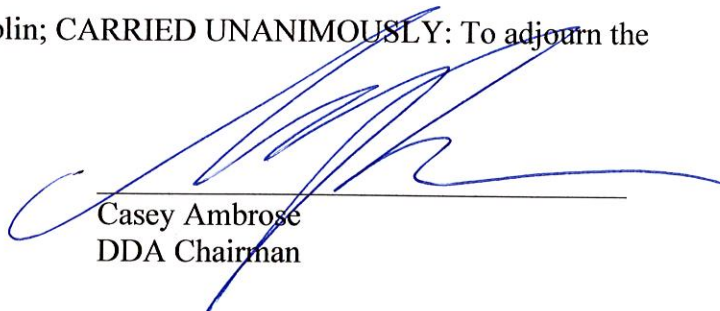
Motion by Lublin, supported by Shuman: CARRIED UNANIMOUSLY: To approve the warrant for November 2015

**VI. ADJOURNMENT:**

**DDA 12-05-15 ADJOURNMENT**

Motion by Shuman, seconded by Lublin; CARRIED UNANIMOUSLY: To adjourn the meeting at 4:49 p.m.

  
Chelsea Rodgers  
Deputy Managing Director

  
Casey Ambrose  
DDA Chairman