



**CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
TUESDAY, FEBRUARY 10, 2015**

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

ROLL CALL: *Ackley, Allen, Ambrose, Lublin, Marshall, Ramsey, Shuman,
Wlodarczyk

ABSENT: Blair, Kimmel

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

OTHERS PRESENT: Executive Director Whitt, Finance Director Coogan, Police Chief Shakinas, DDA Deputy Managing Director Rodgers, Public Works Coordinator McGill, Council Member Owsinek, Council Member Robertson, Council Member Sturgeon, Intern Velazquez

REQUESTS FOR AGENDA CHANGES: None

APPROVAL OF MINUTES:

DDA 02-01-15 APPROVAL OF THE MINUTES FROM THE DECEMBER 9, 2014 MEETING

Motion by Lublin, supported by Allen: CARRIED UNANIMOUSLY: To approve the Minutes from the December 9, 2014 meeting.

AUDIENCE PARTICIPATION: None

I. CONSIDERATION OF WARRANT:

DDA 02-02-15 APPROVAL OF THE WARRANT FOR DECEMBER 2014 WITH EXPLANATION OF \$582.99 EXPENDITURE ON THE DECEMBER WARRANT

Motion by Lublin, supported by Wlodarczyk: CARRIED UNANIMOUSLY: To approve the warrant for December 2014 with explanation of \$582.99 expenditure on the December warrant.

DDA 02-03-15 APPROVAL OF THE WARRANT FOR JANUARY 2015

Motion by Lublin, supported by Wlodarczyk: CARRIED UNANIMOUSLY: To approve the warrant for January 2015.

II. OLD BUSINESS: None

III. NEW BUSINESS:

- a. 2015 Memorial Run & Fun Estimated Revenue and Expenditures

DDA Board Member Marshall said the Promotion Committee has a meeting tomorrow at 10 a.m. at City Hall and invited everyone to join.

DDA 02-04-15 MOTION TO APPROVE 2015 MEMORIAL RUN & FUN ESTIMATED REVENUE AND EXPENDITURES

Motion by Ackley, supported by Allen: **CARRIED UNANIMOUSLY:** To approve the 2015 Memorial Run & Fun Revenue and Expenditures

Chairman Ambrose said he was approached by a resident that asked if the DDA were going to have the fireworks this year. He added it was brought to his attention if the DDA would want to combine the Civic Fund fireworks and beach party together.

Discussion held.

IV. OTHER BUSINESS:

- A. Planning and Development Report**
a. Wolverine Lake – Master Plan

Executive Director Whitt advised the DDA that Oakland County looked over Wolverine Lake Master Plan and there are no inconsistencies with the Master Plan and they are moving forward.

**Shuman arrived 4:34 p.m.*

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

- C. Executive Director Report**
a. Walled Lake Commons sale from Phillips Edison
- New Owner – Novi Village Square, LLC

Executive Director Whitt said there is an update with DDA and where it does business at Walled Lake Commons. He explained that it seems that Phillips Edison has sold the property to a LLC, Novi Village Square. He said it has been recently filed at the Secretary of State. He explained Phillips Edison sent an e-mail with the new owner, Mike Yono. He said Mike Yono, who goes by several other names, has been representing himself as the new owner of Walled Lake Commons. He explained that Mr. Yono called to have lunch with the City Manager, which the City Manager declined, then Mr. Yono came to City Hall to explain that he owns the plaza and also owns the hardware store. He said he has some issues with Mr. Yono, when Mr. Yono went to Oakland County and told the County that he had approval to drop his taxes on this whole plaza because he met with the City Manager and took him to lunch. Mr. Whitt explained that he never went to lunch with Mr. Yono and had not met him until after he went to the County, it was then

Mr. Yono said he would be happy to allow the DDA to stay in this facility with a month to month basis. He told the DDA that the current lease agreement is in their packet with the letter sent to Mr. Yono asking for the same terms, another year lease for zero dollars. He said that Mr. Yono sent an e-mail today saying that he would allow the DDA to stay at this facility for \$15,000 to occupy for a lone year lease. He said the DDA will be making Plan A, B, and C to move out. He said the DDA is not in the position to spend DDA money on a great facility because DDA is not there yet. He reminded the DDA that the lease is good until April 2015. He said the DDA will be out of this facility sooner than later but he will send one more letter to Mr. Yono to try and get a good deal for the DDA. He said there is no point to stick around with a sixty (60) notice because it leaves the DDA not able to make any improvements to the building or to make any plans with that type of notice. Mr. Whitt said he hopes Mr. Yono can fill this place up.

b. Foremost Development Update

Executive Director Whitt said Foremost Development went before Planning Commission and did not present enough paperwork or a site plan that could be voted on. He said Foremost Development drafted up some preliminary plans and the City engineers and Consultants have reviewed the plans. He said he is not convinced of the feasibility of the project yet but it is still moving forward. He said the project is a possibility. He said he is not sold that Foremost can present something to Council that is worthy and cut a deal. He said the City does need revenue but the City does not need to give away the store. He said there are PDF copies and hard copies at City Hall. He is asking the DDA Board members to get up to speed on the Foremost Development project. He said Mr. Bailey is asking for a Special Meeting of the Planning Commission for February 24, 2015 and it will be discussed at tonight's meeting.

DDA Board Member Lublin said density is one of the biggest issues with the Foremost project.

DDA Chairman Ambrose said the issue with Foremost Development is the lacking information that has been presented so far.

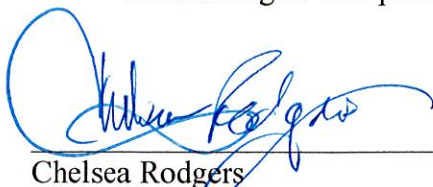
Discussion held.

V. **CORRESPONDENCE:** None

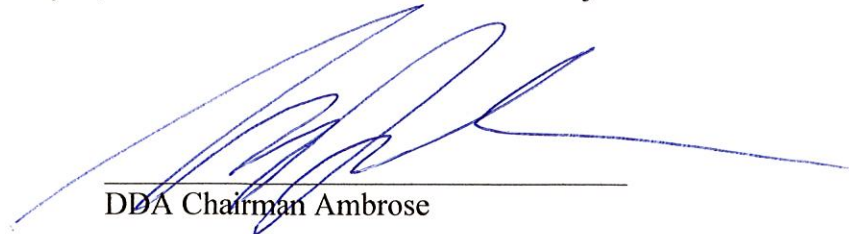
VI. **ADJOURNMENT:**

DDA 02-05-15 ADJOURNMENT

Motion by Lublin, seconded by Wlodarczyk; CARRIED UNANIMOUSLY: To adjourn the meeting at 4:57 p.m.



Chelsea Rodgers
Deputy Managing Director



DDA Chairman Ambrose