



**CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
TUESDAY, APRIL 12, 2016**

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

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

ABSENT: Ramsey

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 Shakinas, Council
Member Helke, Council Member Owsinek, Council Member
Robertson

REQUESTS FOR AGENDA CHANGES: None

APPROVAL OF MINUTES:

**DDA 04-01-16 APPROVAL OF THE MINUTES FROM THE FEBRUARY 9, 2016
MEETING SUBJECT TO CHANGES**

Motion by Ackley, seconded by Blair: **CARRIED UNANIMOUSLY:** To approve the
Minutes from the February 9, 2016 meeting

AUDIENCE PARTICIPATION:

I. UNFINISHED BUSINESS: None

II. NEW BUSINESS:

1. DDA 2016 DRAFT Budget

Deputy Managing Director Rodgers said looking at the history since 2010 the end fund balance has been steadily increasing and at the end of this year the end fund balance will be one million. She said the DDA has been saving a lot of money over the last five years. She said the projection for next year's fund balance is 1.2 million dollars.

**Lublin arrived 4:13 p.m.*

**DDA 04-02-16 APPROVAL OF THE 2016 DDA BUDGET AND FORWARD TO
THE CITY COUNCIL**

Motion by Ambrose, seconded by Shuman: CARRIED UNANIMOUSLY: To approve the 2016 DDA Budget and forward to the City Council

OTHER BUSINESS:

A. Planning and Development Report

Deputy Managing Director Rodgers said the Clark Gas Station at 670 N. Pontiac Trail is coming before the Planning Commission to expand its gas station. She said the owner of the Clark Station purchased the building Watkins used to be in Watkin's Flowers and is going to put the new convenient store in its place.

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

DDA Board Member Marshal said he has talked about the Beach Party but no one has met yet. He said the plan is to have the beach party in conjunction with the fireworks.

C. Executive Director Report

Executive Director Whitt introduced Joe Roberts who is the attorney for Pepino's and a family member of the Bernardi's.

Joe Roberts said his aunt's run the restaurant and the family collectively owns the land. He stated the restaurant put him through his school. He said he wants to talk about the quota liquor license, maybe another license, or maybe the DDA license. He said there is a problem with parking down on the site right now. He explained some ideas he and the family been talking about. He said Nudell is going to be the architect. He said he wants to reach out to the DDA and come up with a theme that is consistent with the historical significance of that corner with the town pump and Riley Park. He said he wants to talk about the parking challenges the family is going to have. He said the demo is done. He said he wants to start up a partnership and make the downtown a destination stop.

Executive Director Whitt said the City is in direct contact with the family and there is no other individual who presumes to represent Pepino's. He said the City has met with his family several times.

Mr. Roberts said he doesn't want to disrupt the restaurant again for four (4) months while the liquor license coming back and he sees that as a need early on. He asked a quota spot available to get another license in town, will Council revisit the development liquor license avenue that is statutory available but previously rejected.

Executive Director Whitt said he is learning wrong information from the wrong person. He said the development liquor license wasn't rejected it was the person.

Mr. Roberts said he has a year and a half until it is done and he said he is battling with the insurance company trying to get maximum claim.

Executive Director Whitt said there is a dispute downtown that is currently in court. He said the lawsuit is between Pepino's and their neighbors. He said the City has to stay independent from that situation. He said the City is not going to tell Pepino's what to do. He said the City can tell Pepino's what it can't do that is how it works.

Mr. Roberts said what is the long term of Riley Park, is it going to be worked on. He said he spoke with his neighbor Mr. Sai and is hopeful that he is ready to discuss developing that whole corner. He said he is going to start with image boards with Mr. Jackson.

III. CORRESPONDENCE: None

IV. CONSIDERATION OF WARRANT:

DDA 04-03-16 APPROVAL OF THE CHECK DISBURSEMENT FOR FEBRUARY 2016 SUBJECT LOOKING INTO \$500 FOR PICTURE PERFECT

Motion by Lublin, seconded by Blair: CARRIED UNANIMOUSLY: To approve the check disbursement for February 2016 subject looking into \$500 Picture Perfect.

DDA 04-04-16 APPROVAL OF THE CHECK DISBURSEMENT FOR MARCH 2016 WARRANT

Motion by Lublin, seconded by Blair: CARRIED UNANIMOUSLY: To approve the check disbursement for March 2016.

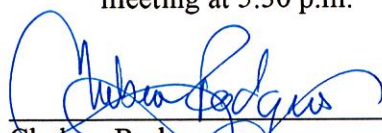
DDA Board Member Blair said the DDA should look into LED lighting for the downtown to save money.

Police Chief Shakinis said the City is already working on the LED lighting for the public safety campus.

V. ADJOURNMENT:

DDA 04-05-16 ADJOURNMENT

Motion by Lublin, seconded by Allen; CARRIED UNANIMOUSLY: To adjourn the meeting at 5:30 p.m.


Chelsea Rodgers
Deputy Managing Director

Casey Ambrose
DDA Chairman