



CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, June 9, 2026

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

Pledge of Allegiance led by DDA Chairman Blair

ROLL CALL: Blair, Gunther, Johnston, Langan M, Langan T, Lublin, Marshall,
McDonald, O'Leary, Raleigh

ABSENT:

OTHERS PRESENT: Police Chief Shakinas, Deputy Chief Kolke, Fire Chief Gonzalez,
DPW Superintendent Ladd, Finance Director Pesta, City Attorney
Vanerian

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

REQUEST FOR AGENDA CHANGES: None

APPROVAL OF THE MINUTES:

1. Regular DDA Meeting of May 12, 2026

DDA 06-01-26 APPROVAL OF THE MEETING MINUTES OF MAY 12, 2026

Motion by McDonald, seconded by Johnston: CARRIED UNANIMOUSLY: To
approve the meeting minutes of May 12, 2026.

CORRESPONDENCE: None

AUDIENCE PARTICIPATION : None

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Commercial refuse collection downtown

DDA Managing Director Pesta explained as the city prepares for the annual fireworks event,
code enforcement is focused on cleaning up and making sure our downtown is maintained for the
summer festival coming up, June 20th. Ms. Pesta said code enforcement is out, throughout the

downtown area, monitoring property maintenance, and working with commercial businesses to ensure trash is being collected regularly. Ms. Pesta explained these efforts are intended to maintain the appearance and ensure the downtown is prepared for the increased activity associated with the upcoming events.

Mayor Gunther said there's a couple of the businesses there next to the Greenhouse and there's a bunch of garbage cans that the garbage department will not pick up because they're in the pile and put in the alley. Mayor Gunther said we might be thinking it's their fault, but they don't feel like they can get anything accomplished.

DDA Managing Director Pesta explained that all downtown commercial businesses are required to maintain private refuse collection service through a contracted waste hauler. She noted that businesses that fail to comply with these requirements may be subject to enforcement action. Ms. Pesta explained as part of ongoing code enforcement efforts, staff are verifying that all downtown businesses have active refuse service agreements in place and are utilizing appropriate trash enclosures. Ms. Pesta said these requirements are intended to ensure proper waste management for both the commercial businesses and the residents of any apartments located above the businesses.

Mayor Gunther said he can understand going after the garbage, which just seems a little weird. He said he doesn't know if they're contracted with anybody, but it's something that they were complaining about.

DDA Board Member T. Langan asked if the city's refuse contract includes any commercial trash pick-up.

DDA Managing Director Pesta said no, only residential.

DDA Board Member T. Langan said then the commercial establishments are responsible for getting a refuse contract themselves.

EXECUTIVE & MANAGING DIRECTOR REPORT:

1. Update – Engineer RFP

DDA Managing Director Pesta explained that the consultant engineer is still in the process of preparing the request for proposal (RFP) for the downtown project. She said he is working on incorporating the feedback and ideas that were discussed during the more recent meeting to ensure the document reflects the city's priorities and project goals. Ms. Pesta explained at the same time, the consultant engineer is developing the simplest and most cost-effective design approach that will achieve the full ADA compliance that's being requested while meeting the project's needs. She said once the revisions are completed, we will be able to review and get this RFP finalized.

2. Public Safety Activity Report

Police Chief Shakinas said code enforcement is in the process of making sure that there are no boats on the lake that were not supposed to be there. Chief Shakinas explained that many of the existing boat stickers have reached the end of their useful life and will need to be replaced. Police Chief Shakinas explained any sticker that has become faded or is no longer clearly visible will need to be renewed. Police Chief Shakinas discussed two condemned unsafe structures in the city. Chief Shakinas said one of them is going to be 410 Decker, a house that was just let go and allegedly the owner plans on tearing it down and building a new home. Chief Shakinas explained his understanding is the homeowner has been in contact with all the utilities and now just waiting on DTE. Chief Shakinas said the other home at 464 Sparks Lane, that home had a structure fire and all the utilities have been cleared except for DTE again. Chief Shakinas said code enforcement is running into a lot of issues with homeowners and property owners in general, not cutting their grass.

Chief Shakinas discussed the continuing traffic issues, more specifically, drivers who are not driving at safe speeds. He explained officers have been focused on Leon and Walled Lake Drive last month, and it has made an impact. Chief Shakinas said it is noticeable that the message has been received by Leon and Walled Lake Drive travelers. He said the traffic is looking a lot better. Chief Shakinas explained officers are going to focus on some other roads in the coming month. Chief Shakinas said the council supported purchasing more radar signs and they are expected to be delivered this week and then the signs will be deployed out on the streets.

3. Walled Lake Civic Fund Fireworks – Public Safety Traffic Control Update

Police Chief Shakinas discussed the traffic control order for the upcoming fireworks event. Chief Shakinas said the downtown area will be closed at approximately 7am. He said officers will be down there posting signs. He explained the goal is to make sure the people can get around the streets downtown, like years past, signs will be posted on one side of the street with no parking. He said that way one side of the street is clear for emergency vehicles. Chief Shakinas said starting at 7am E. Walled Lake Drive between Liberty and Witherall will be closed and at approximately 8:30pm the side streets down will be closed.

DDA Board Member Johnston asked if Ferland is going to be closed. Chief Shakinas said it will be closed from East Lake to Market.

DDA Board Member Johnston discussed the fireworks event and said all the acts are booked, all the food trucks are booked, all the vendors are in place and security is contracted. Mr. Johnston said the stage has been booked and they're going to be delivered Friday morning. Mr. Johnston said the beer tent and truck will be there on Friday as well. Mr. Johnston said the blow up structures will be delivered day of the event. Mr. Johnston said everything starts at 1pm.

Police Chief Shakinas said police officers will be assigned downtown beginning at 11am.

DDA Board Member Johnston said there is a full line up of entertainment from 1:00pm all the way to the fireworks display. He said a local person, DDA Board Member M. Langan's

daughter, Courtney Langan, will be singing at 3pm. Mr. Johnston said the feedback has been amazing and the event is going to be big.

Police Chief Shakinas said all hands will be on deck from both the police and fire department and there will be 27 officers and reserve officers working that day.

DDA Board Member Johnston said as part of the liquor license there will be 5 private security guards working the beer tent that day.

DDA Chairman Blair said to Mayor Gunther this is a little unconventional, but would you like to take the floor?

Mayor Gunther said we got to take look and have open conversation. Mayor Gunther said he has gone through, and been going through a bunch of things, trying to figure out how do we prep ourselves to get some public funding, some actually private funding. But one of the things we stumbled into and asked the city attorney to take a look at the Public Act 57. Mayor Gunther said it was updated in 2018 and it looks like a few of our DDA requirements are still from the old law that got that got taken out and updated. Mayor Gunther said it got rescinded and then this one got updated and he thinks it'd be important for us to take a look at that so we make sure we're fully compliant.

City Attorney Vanerian explained PA57 started under the wire under the old statute, which allowed the city to capture a certain portion of taxes from other taxing jurisdictions. City Attorney Vanerian explained they did not have the ability to opt out under that old law and under the new law, they do have the option of opting out. City Attorney Vanerian explained further we would not be able to necessarily capture all the tax revenue that this DDA currently gets under the old statute. City Attorney Vanerian said he will look over it and make sure everything is up to date.

Mayor Gunther asked DDA Board Member Lublin why the DDA does not participate in the Main Street program.

DDA Board Member Lublin explained there was extensive compliance and in order to be in the higher tier, the County required all kinds of things, regular statistical reports, progress updates, other documentation showing activity and performance. DDA Board Member Lublin explained it required a significant investment of time and resources and the County was not giving us back anything. DDA Board Member Lublin said one of the things is, they want the DDA to have its own office and these are things that were not needed.

DDA Board Member Marshall said the cost of Main Street was exorbitant and it was more than just an annual cost.

Mayor Gunther thinks it's only like the high-end tier is \$395 a year and the low end is \$95, but it gives you access to some stuff.

DDA Board Member Marshal said no, it's other things that you had to do through the course of the year.

Mayor Gunther said it makes a little bit of sense. Mayor Gunther said if there is a mandatory report you can automate the shit out of it.

DDA Board Member Lublin said no, the County made the DDA jump through hoops. DDA Board Member Lublin said it came down to the board didn't feel that the County really gave the DDA that much in return for the cost of the program. DDA Board Member Lublin explained the purpose of DDA is the funding of major development projects.

DDA Chairman Blair said it was not the money; it was all the hoops the board had to do for nothing in return.

Mayor Gunther said he doesn't read any of that in the current. Mayor Gunther said it's interesting because you don't necessarily like to trust the County with the way they behave lately, right. Mayor Gunther said the County got the city with assessing services with a 200% increase. Mayor Gunther said the County started doing that stuff and the County continues to look like they're going to do more increases of that where the County charge the city for what we outsource to them more than it probably would have cost it had we kept it and he doesn't necessarily trust the County, but this seems like an interesting thing. Mayor Gunther said he agrees though that if there is a lot of reporting it won't be worth the time.

DDA Chairman Blair stated he reach out to the County.

DDA Board Member Marshall asked what's the benefit.

Mayor Gunther said it opens up some opportunities to certain. Mayor Gunther said they won't say that you're not qualified for certain funding, grant monies, but they will, they do look at it and they score it. there's a certain amount of scores, people that are in certain programs like Main Street, CLG. Mayor Gunther said any of the grants that come out of the government, whether it's state, local, federal, they give it to them and it won't say you can't get it. Mayor Gunther said you're qualified, but you don't get as much points and when they review all of them, they give stuff to other people.

DDA Board Member T. Langan said couldn't we just open a daycare and get all that money?

Mayor Gunther said well we could, I'm not looking at jail time for any of that.

Tom Langan said he was kidding, that wasn't serious.

Mayor Gunther said but we could start a civic fund baby.

DDA Board Member Lublin said there is no work involved in the civic fund.

Mayor Gunther said it's automated. It's a little tougher when we're walking the city begging for money. Mayor Gunther said we do get some grants and everybody goes and they fight about and argue that we do get grants, we do get, but we don't get a lot and when you look at other cities and what the grant money that they are able to get, like we've got a cemetery that is a perpetual, infinitely perpetual expense to take care of and we can't get any grants for that out of the historic commissions because we don't, we're not part of a, there's a certain organization, CLG. Mayor Gunther said if you don't get funding, you are never going to be able to get out of that perpetual money getting yanked out of your general funds. Mayor Gunther said the city does get a CB or a block grant, but it's tiny and it's all kind of gone now and if we don't try and go after this stuff, we ain't going to be able to fund stuff that we'd like to.

DDA Board Member T. Langan asked the mayor what is this CLG?

Mayor Gunther said it is your community self-certified community where you're able to declare things historic district and the DDA can't because for some reason we eliminated the historic district.

DDA Board Member T. Langan said that is a good thing because if what you're talking about is impeding someone's ability to do what they want with their own property, well, I know what a historical designation does. Mr. T. Langan explained if you're talking about that trade-off so we can cut the grass at the cemetery, I think we should charge more for the cemetery and create a sinking fund.

Mayor Gunther said if you structure the thing properly, and he kind of thinks he did, he's got something drafted. Mayor Gunther said you've got a cemetery that you better try and get some funds for and even if you just approve it for that and promise that you'll look at other things that are historical, if you don't do it, you get excluded from a shit ton of opportunity. Mayor Gunther said even on the private side, like the Riley family wouldn't be able to give the DDA money because it requires a certain number of organizations you have to be a part of and, you know, a certified government entity is one of them, and we're not.

WARRANT REPORT:

1. May 2026

DDA 06-02-26 APPROVAL TO RECEIVE AND FILE THE WARRANT FOR MAY 2026

Motion by Lublin, seconded by Langan, T: CARRIED UNANIMOUSLY: To receive and file the warrant for May 2026.

ADJOURNMENT:

DDA 06-03-26 ADJOURNMENT

Motion by Lublin, seconded by Johnston: CARRIED UNANIMOUSLY: To adjourn the meeting at 4:36 P.M.



Chelsea Pesta
DDA Managing Director



Steve Blair
DDA Chairman