

CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, September 10, 2024

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

Pledge of Allegiance led by DDA Chairman Blair

ROLL CALL: Ackley, Allen, Blair, Johnston, Lublin, Marshal, McDonald,
Mechigan, Millen

ABSENT: Amin

OTHERS PRESENT: Council Member Ambrose, Council Member Owsinek, Mayor Pro
Tem Woods, Public Safety Deputy Director Shakinas, Deputy
Chief Kolke, Fire Chief Gonzalez, DPW Superintendent Ladd,
Finance Director Pesta, City Attorney Vanerian, and City Clerk
Stuart

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

DDA 09-01-24 MOTION TO EXCUSE DDA BOARD MEMBER AMIN

Motion by Blair, supported by Millen CARRIED UNANIMOUSLY: To excuse DDA
Board Member Amin.

REQUESTS FOR AGENDA CHANGES:

None

APPROVAL OF THE MINUTES:

1. Regular DDA Meeting of August 13, 2024

**DDA 09-02-24 APPROVAL OF THE MINUTES FROM THE AUGUST 13, 2024
MEETING**

Motion by Millen, supported by Mechigan: CARRIED UNANIMOUSLY: To approve
the minutes from the August 13, 2024 meeting.

CORRESPONDENCE:

None

AUDIENCE PARTICIPATION:

None

UNFINISHED BUSINESS:

None

Mayor Ackley joined the meeting via electronic means 4:08 p.m.

NEW BUSINESS:

None

EXECUTIVE & MANAGING DIRECTOR REPORT:

1. DDA District, Decker Developments

City Manager Whitt explained the new development housing Starbucks at 14 Mile and Decker Road is still in process and the new development at 800 N Pontiac Trail, Taco Bell is moving along quickly.

1. Discussion on Legal Issue

DDA Board Member Millen asked about surveys downtown. City Manager Whitt explained the surveys are currently being worked on and a response to MDOT for ADA non-compliance will be provided this week. City Manager Whitt explained there is a particular owner of a downtown building who believes they are the sole owner of an alley way the survey will be reviewing this in detail as well.

DDA Board Member Lublin explained the surveys will provide the entire scope of potential work and they are necessary.

City Manager Whitt explained he made an adjustment to staffing to proceed through the upcoming downtown work. City Manager Whitt said the new DDA Managing Director is Chelsea Pesta, DPW Superintendent Ladd, City Attorney Vanerian will now also be attending meetings. City Manager Whitt explained the junior employee is Ms. Jaquays and adjustments have been made.

City Attorney Vanerian explained the DDA has broad powers and authorities to do projects downtown. Properties that will benefit from the improvement will have a special assessment. There are ordinance requirements to assign a special assessment district, and he will be assisting working through the legal requirements to do so.

DDA Chairman Blair asked what if there are properties owners that refuse to participate in the special assessment.

City Attorney Vanerian explained there are required public hearings, and it will be up to the board to make the decisions, it could become a civil issue should a property owner not want to participate.

DDA Board Member McDonald said the DDA has broad powers and authorities and asked if this special assessment would be through the DDA or the city. He asked if the legal costs would be paid by the DDA or the city.

DDA Board Member Lublin said for accounting if work is being done on behalf of the DDA, the attorney fees will be assessed to the DDA.

City Manager Whitt explained to hire an outside lawyer, costs additional money. City Manager Whitt said there is lawyer on city staff, and it has worked well over the years. City Manager Whitt said City Attorney Vanerian is an employee and is paid under contract, bringing him and having the City Manager's staff serving the DDA board will be a cost savings to the city and DDA. City Manager Whitt said the special assessment can only be spoken about in general terms at this point, we do not have the survey yet. City Manager Whitt explained there will be a taking of properties, a special assessment district, when the city decides to special assess, there will be a bond issuance and then there will be hiring of a bond council when the time comes.

Board Member McDonald asked if the DDA has authority to place a special assessment district.

City Attorney Vanerian said yes, that is how it occurs in many municipalities.

City Manager Whitt explained the DDA is a component name of the city, the onus is not being shifting to the DDA, this is real downtown development work.

2. Ladd Road Resurfacing Update

City Manager Whitt said the project may not be starting until October now.

3. Public Safety Activity Report

City Manager Whitt said there is involvement of EGLE with property at 1270 N Pontiac Trail.

Public Safety Deputy Director Shakinis explained the property at 1270 N. Pontiac Trail has activity that EGLE is now involved in. Property owners were filling in the wetlands. The city noted this activity prior and advised them to stop immediately. The owner said they would. It is almost a 1/3 of an acre of property the user has filled in on the property. Deputy Director Shakinis explained EGLE has satellite images since 2014 providing the wetland area and current images show the site being filled in with materials expanding the hard surface. Deputy Director Shakinis explained EGLE provide the owner 30 days to remove everything, plant numerous trees, restore the site and explained the state will be enforcing.

Deputy Director Shakinis said there are numerous code enforcement issues being processed to keep the city clean and grass kept up. City Manager Whitt said there are always the same top five that are not good corporate partners.

Deputy Director Shakinis said the FLOCK cameras were installed, and the city had its first success. Lieutenant Jousma and Officer Shallow pursued a stolen car at Maple and Decker Road in front of Advanced Plumbing. It was an F-150 coming into the city. Deputy Director Shakinis said the technology is incredible, the plate is hit and in seconds there is information reported to the police.

City Manager Whitt said all the boards and the commissions are invited to a City of Walled Lake recognition dinner on September 20th. The resolution was moved by Council Member Owsinek who is here in attendance today. There will be food, beverage and entertainment provided all are invited. City Manager Whitt said this opportunity to recognize the people who support this city is great.

DDA Board Member Millen said the Mayor's Trunk or Treat is scheduled for Sunday October 27, 2024 11am to 1pm, in the past the DDA has sponsored this event, the DDA has donated funds.

**DDA 09-03-24 MOTION TO SUPPORT THE MAYOR'S TRUNK OR TREAT
AND APPROPRIATE FUNDS TO BOOK THE PETTING ZOO**

Motion by Lublin, supported by Johnston: CARRIED UNANIMOUSLY CARRIED: To support the Mayor's Trunk or Treat and appropriate funds to book the petting zoo.

WARRANT REPORT:

1. August 2024

**DDA 09-04-24 APPROVAL TO RECEIVE AND FILE THE WARRANT FOR
AUGUST 2024**

Motion by Lublin, supported by McDonald: CARRIED UNANIMOUSLY: To receive and file the warrant for August 2024

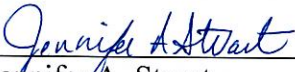
DDA BOARD MEMBER COMMENTS:

None


ADJOURNMENT:

DDA 09-05-24 ADJOURNMENT

Motion by Millen, seconded by Mechigian: CARRIED UNANIMOUSLY: To adjourn the meeting at 4:40 P.M.



Jennifer A. Stuart
City Clerk
Approved 10/8/24



Steve Blair
DDA Chairman