

CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, April 8, 2025

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

Pledge of Allegiance led by DDA Chairman Blair

ROLL CALL: Allen, Amin, Blair, Lublin, Marshall, McDonald, Millen, Raleigh

ABSENT: Ackley, Johnston, Mechigian

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

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

**DDA 04-01-25 MOTION TO EXCUSE DDA BOARD MEMBERS ACKLEY,
JOHNSTON, AND MECHIGIAN**

Motion by Millen, seconded by Lublin: CARRIED UNANIMOUSLY: To excuse DDA Board Members Ackley, Johnston, and Mechigian.

REQUESTS FOR AGENDA CHANGES:

None

APPROVAL OF THE MINUTES:

1. Regular DDA Meeting of March 11, 2025

**DDA 04-02-25 APPROVAL OF THE MINUTES FROM THE MARCH 11, 2025
MEETING**

Motion by Raleigh, seconded by Millen: CARRIED UNANIMOUSLY: To approve the minutes from the March 11, 2025 meeting.

CORRESPONDENCE:

None

AUDIENCE PARTICIPATION:

None

UNFINISHED BUSINESS:

1. Discussion Banks-Dolbeer Foster Farmhouse

City Manager Whitt explained that the administration has decided to repaint the building's exterior, as its current condition is considered an eyesore. Some board members have already invested several hours of their time and thousands of dollars in this structure. This final coat of paint will help improve its appearance for the time being. City Manager Whitt explained the City Council will hold further discussions later this year regarding the long-term plans for the Banks Dolbeer Foster Farmhouse. Additionally, City Manager Whitt noted that city staff is currently gathering quotes for various options, including restoration, refurbishment, or removal.

NEW BUSINESS:

None

EXECUTIVE & MANAGING DIRECTOR REPORT:

1. Public Safety Activity Report

Deputy Public Safety Director Shakinis provided an update on the parking situation along Walled Lake Drive between Pontiac Trail and Liberty, noting that the most recent Traffic Control Order (TCO) was issued in July 2020, which mandates 30-minute parking from 8 am to 6 pm. Deputy Director Shakinis said he is currently reviewing enforcement practices, and in his opinion, enforcing parking restrictions during business hours makes sense. However, he believes it is not a practical use of officers' time to enforce this rule after hours. The Supreme Court ruling states the officer is to witness the violation to serve a citation, not a camera or a parking meter. Having an officer observing for 30 minutes to witness a potential violation is not the best practice.

City Manager Whitt stated that the city will enforce parking regulations during business hours, from 8 a.m. to 6 p.m. Monday through Saturday, but not after hours. City Manager Whitt acknowledged that people may still ignore the rules regardless of signage or the time of day. City Manager Whitt suggested that this issue can be addressed collaboratively among residents and business owners. The city has available public parking downtown. City Manager Whitt expressed that it is not efficient to spend police officers' time on this matter, as they must remain on-site for a minimum of 30 minutes to observe the parking violation before issuing a citation.

DDA Board Member Millen explained if the businesses have patrons or employees that abuse the 30-minute parking restrictions, they need to speak with their employee or patron.

City Manager Whitt explained local business, The Beach Tiki Bar and Boil has an unwillingness to pay for services or fines and asked Deputy Director Shakinas to elaborate.

Deputy Director Shakinas explained the Beach Tiki Bar and Boil has missed several obligations to the Michigan Liquor Control Commission (MLCC). Deputy Director Shakinas explained there is an MLCC investigator assigned, and numerous site visits have occurred. Deputy Director Shakinas explained when this happens, what he has witnessed in the past is a suspension of the businesses liquor license.

City Manager Whitt explained the Beach Tiki Bar and Boil also has unpaid invoices due to the city and Oakland County Water Resources Commission (WRC). City Manager Whitt said WRC with approval from the city has issued this business a Service Disconnection Notice which explains the water will be turned off to the establishment unless they pay an outstanding amount of \$29,213.01 by April 16th.

Finance Director Pesta said the Beach Tiki Bar and Boil owe around \$50,000 to the city for delinquent water and sewer. However, the disconnect notice is served on accounts that have 180 days or more in delinquencies.

City Manager Whitt explained Walled Lake's prior administration never turned off water. City Manager Whitt said this business is a repeat offender and it is unfair to the users that do pay.

DDA Board Member Millen said he recalls this business had a prior agreement negotiated with the city for delinquencies and asked if Tiki Bar paid, even back then.

City Manager Whitt said to his knowledge, the Beach Tiki Bar and Boil has not paid the bill since the negotiated payment agreement from 2022. City Manager Whitt said just today a representative from the Beach Tiki Bar and Boil called WRC to request an extension to pay the \$29,213.01. City Manager Whitt said that request was denied by him and opined the Beach Tiki Bar and Boil are not good corporate citizens. City Manager Whitt explained that the Tiki Bar has a practice of paying the outstanding taxes on only one of their parcels, the parking lot which is the smallest one. Those taxes are tied to the business itself. If the business settles the one delinquency, it can continue operating. City Manager Whitt explained this business has operated under several different names. This is because, when the health department issues violations, this business then changes to a new L.L.C. and it effectively resets the slate with the health department as a new business. The business has changed names multiple times as a result of this practice.

Deputy Director Shakinas mentioned that Code Enforcement is addressing several business parking lots within the city that are in poor condition, experiencing flooding, and falling into disrepair. He noted that there has been significant pushback from property owners regarding the necessary repairs. However, he emphasized that this is a serious issue and a top priority for Code Enforcement.

2. Proposed Budget

Finance Director Pesta explained the proposed budget for FY 2026 and noted the prior fiscal year ended with a healthy fund balance of \$2 million dollars.

City Manager Whitt said he apologized for not having a report on downtown engineering and survey. There will be discussions at the next city council meeting. City Manager Whitt said the construction on the beach and coordination of city work and proposed new development will be discussed. City Manager Whitt encouraged all to attend and explained the city is at point where decisions must be made.

DDA Board Member Millen asked what the timeframe was for completion to address the ADA violation downtown.

DDA Board Member Lublin asked if there was no DDA, what is the funding amount the city would receive. There is purpose to have a DDA.

City Manager Whitt said that the DDA nearly faced abolition 14 years ago. There is a capture from the DDA versus the county. City Manager Whitt also pointed out that the City Council has never required the DDA to cover the administrative costs associated with city staff who operate and manage the DDA. The DDA does not have its own offices, buildings, or staff; instead, city staff handles the operations of the DDA.

City Manager Whitt explained that the realtor working on the 6.45-acre school property has received several proposals. The deadline for submissions is May 9th. City Manager Whitt said Council members have suggested holding a joint meeting with city boards to discuss the property. City Manager Whitt emphasized that the final decision will be made by the City Council. He proposed a joint meeting with as many boards and commissions as possible, including the Planning Commission, DDA Board, and City Council, to be held at the fire hall. The goal would be to create an environment where everyone has the opportunity to speak, listen, and share their thoughts. If there is interest from the boards, he hopes to schedule the meeting before May 9th, as it would provide developers with some insight into what board members are considering for the development. City Manager Whitt speculated that the site is likely to be developed as a CPD (Commercial Planned Unit Development). Once the date for the meeting is set, a notice will be sent out. City Manager Whitt also suggested holding a council meeting and inviting all boards and commissions to attend.

DDA Chairman Blair said when he last spoke with the realtor Mr. Thomas, there were 64 interested parties in that property.

Finance Director Pesta reminded the board of the annual Spring Egg Hunt next Saturday, April 19th from 11:00 a.m. to 1:00 p.m. at Hiram Sims Park.

WARRANT REPORT:

1. March 2025

**DDA 04-03-25 APPROVAL TO RECEIVE AND FILE THE WARRANT FOR
MARCH 2025**

Motion by Lublin, seconded by McDonald: CARRIED UNANIMOUSLY: To receive and file the warrant for March 2025.

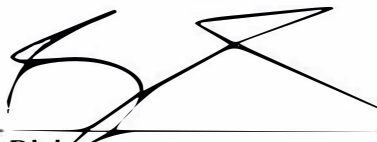
ADJOURNMENT:

DDA 04-04-25 ADJOURNMENT

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



Jennifer A. Stuart
City Clerk *approval 5/13/25*



Steve Blair
DDA Chairman