



CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, February 11, 2025

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

Pledge of Allegiance led by DDA Chairman Blair

ROLL CALL: Ackley, Blair, Johnston, Lublin, Marshall, Mechigian, Raleigh

ABSENT: Allen, Amin, McDonald, Millen

OTHERS PRESENT: Mayor Pro Tem Woods, Council Member Ambrose, Public Safety Deputy Director Shakinias, Deputy Police Chief Kolke, Fire Chief Gonzalez, City Attorney Vanerian, DPW Superintendent Ladd, Finance Director Pesta, Assistant to City Manager Jaquays, and City Clerk Stuart

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

DDA 02-01-25 MOTION TO EXCUSE DDA BOARD MEMBERS ALLEN, AMIN, MCDONALD, AND MILLEN

Motion by Ackley, supported by Johnston: CARRIED UNANIMOUSLY: To excuse DDA Board Members Allen, Amin, McDonald, and Millen.

Mayor Pro Tem Woods explained he and Council Member Fernandes held discussions with DTE Energy engineering supervisor for Oakland County on the number of outages Walled Lake has had. Mayor Pro Tem Woods said the reporting showed Walled Lake is typically below the outage average. Mayor Pro Tem Woods said there are 10-15 streetlights, mostly in the DDA district along Walled Lake Drive which has been repaired. Mayor Pro Tem Woods explained the poles that are seen as “topped” there are replacement issues, DTE will be replacing during their planned replacement and from storm damage. Mayor Pro Tem Woods said Ms. Jennifer Whitaker, who is the DTE street light liaison, will be providing a plan to replace.

DDA Chairman Blair said he thought all city lights were already replaced with LED fixtures.

Mayor Pro Tem Woods explained the replacements will be for the overhead ones, over the telephone poles or power line poles. Mayor Pro Tem Woods said it was explained to him by DTE that the Walled Lake Power Station is a 4.8-kilowatt system and DTE’s long term plan is to upgrade to a 13.2-kilowatt system.

REQUESTS FOR AGENDA CHANGES:

None

APPROVAL OF THE MINUTES:

1. Regular DDA Meeting of January 14, 2025

**DDA 02-02-25 APPROVAL OF THE MINUTES FROM THE JANUARY 14, 2025
MEETING**

Motion by Raleigh, supported by Johnston: CARRIED UNANIMOUSLY: To approve the minutes from the January 14, 2025 meeting.

CORRESPONDENCE:

None

AUDIENCE PARTICIPATION:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

EXECUTIVE & MANAGING DIRECTOR REPORT:

1. Phase One: Downtown Engineering Review

City Manager Whitt explained the consultant city engineer will be providing an update/status report at next week's City Council meeting on the downtown survey and potential work.

Public Works Superintendent Ladd explained he and consultant city engineer Mr. Maki visited each site downtown in the Phase I area block specifically focusing on addressing the coal shoots in this area where the coal bins were once located. Mr. Ladd explained they started at 103 E. Walled Lake Drive up to 141 E. Walled Lake Drive and only two sites were identified as needing attention, one in the front of a building and the other in the rear. Mr. Ladd explained the engineers will address, possibly seal the opening off.

DDA Board Member Lublin asked when council meets next week, will the engineers let the council know how much of that walk way is owned by the city verses the property owners.

City Manager Whitt explained if acquisition of property is required, it will be to install the sidewalk, and all legal aspects will be reviewed. Schematics were prepared by engineers. City Manager Whitt said the initial request to visit the sites went well, everyone allowed access, that might mean the owners may sign off on the easements to place sidewalks and we can avoid taking property. City Manager Whitt said we have legal descriptions, they are not all the same, there is no straight line down the middle of sidewalk.

City Attorney Vanerian explained if the city does need to acquire locations; the city does have power of eminent domain with just compensation. City Attorney Vanerian explained the city would begin with asking the property owners for the easement first. If the property owners said yes, move forward. If the property owners said no, then the legal proceedings begin for the taking.

DDA Chairman Blair clarified if the city does the taking, the city must compensate the owner's and opined it is a minuscule piece of land.

City Attorney Vanerian said yes, the city is required to pay just compensation to the owner for the taking. Attorney Vanerian explained in most cases, property owners typically view improvements as a benefit and grant the easement because it beneficial to them to have a new ADA compliant sidewalk. There is clearly some benefit to the property owner for these new sidewalks.

City Manager Whitt explained this section of Phase I, is on north side of E. Walled Lake Drive and owners have been working with the city so far. City Manager Whitt explained the south side of E. Walled Lake Drive also has issues with on-street parking and obtaining easements from 142 E. Walled Lake Drive and 136 E. Walled Lake Drive will most likely be required. City Manager Whitt said the ADA compliance issue is being addressed first. There are a lot of moving parts, the need to know and confirm what is underground was a must.

2. Public Safety Activity Report

Deputy Safety Director Shakinas explained there are concerns with several commercial parking lots with deterioration and unsafe zones, a specific parking lot complex is owned by Mr. Yono, located where the Salvation Army store is. Deputy Director Shakinas said during covid the city wanted businesses to survive and only noted the sites. Then after covid, Code Enforcement politely asked and then requested several times over to address the deteriorating parking lots with no responses. Deputy Director Shakinas explained now is the time, demands are now being made to address these deteriorating parking lots. Deputy Director Shakinas explained Code Enforcement has been sending letters and notices notifying these property owners to address their parking lots. Deputy Director Shakinas explained the abandoned batting cages will finally be coming down in the spring. Deputy Director Shakinas explained there was an outdoor fishing event held the prior weekend and there were no complaints. There is a Polar Plunge event scheduled downtown this weekend raising funds for the Special Olympics. Deputy Director Shakinas explained the grant funded co-responder social worker, a gentleman from Denver, CO Mr. Turner Smith has relocated himself here to aid the jurisdictions participating in the Oakland Community Health Network co-

responder program. Mr. Smith and his wife have rented a home here in Walled Lake. Currently the agreement has White Lake Township, Village of Wolverine Lake, Commerce Township, and the City of Walled Lake all partners supporting the co-responder efforts. The grant funding is for three years and after that time the city will review its participation history to see if it is beneficial to the community to continue and determine if funding this position is in the budget.

WARRANT REPORT:

1. January 2025


DDA 02-03-25 APPROVAL TO RECEIVE AND FILE THE WARRANT FOR JANUARY 2025

Motion by Lublin, supported by Ackley: CARRIED UNANIMOUSLY: To receive and file the warrant for January 2025

ADJOURNMENT:

DDA 02-04-25 ADJOURNMENT

Motion by Lublin, seconded by Johnston: CARRIED UNANIMOUSLY: To adjourn the meeting at 4:28 P.M.



Jennifer A. Stuart
City Clerk

approved 3/11/25



Steve Blair
DDA Chairman