



CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
TUESDAY, JUNE 13, 2017

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

ROLL CALL: Ackley, Allen, Ambrose, Blair, Easter, Fernandes, Lublin,
Marshal, Maurer, Wlodarczyk

ABSENT: Shuman

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

OTHERS PRESENT: Executive Director Whitt, DDA Managing Director Rodgers,
Finance Director Coogan, Council Member Robertson, Council
Member Owsinek, Council Member Helke

REQUESTS FOR AGENDA CHANGES:

APPROVAL OF MINUTES:

**DDA 06-01-17 APPROVAL OF THE MINUTES FROM THE MAY 9, 2017
MEETING**

Motion by Lublin, supported by Allen: CARRIED UNANIMOUSLY: To approve the minutes from the May 9, 2017 meeting.

AUDIENCE PARTICIPATION:

I. UNFINISHED BUSINESS: None

II. NEW BUSINESS:

1. 239 E. Walled Lake Drive – Dan Martin – Façade Grant

**DDA 06-02-17 MOTION TO ACKNOWLEDGE RECEIPT OF DAN MARTIN
APPLICATION FOR FAÇADE GRANT**

Motion by Lublin, supported by Easter: CARRIED UNANIMOUSLY: To acknowledge receipt of Dan Martin application for façade grant.

2. Discussion: possible proposals for building and rezoning of the Community Education Center Building

Executive Director Whitt explained that there is a packet of information providing a preliminary review of the Community Education Center building and history. Mr. Whitt said the information shows where the CEC building is located in the community and the land uses of the surrounding areas further explaining the DDA's plan and that the City's Master Plan never contemplated that the School Board would abandon the CEC site as a school, which means the DDA has no plan for development of that site.

Mr. Whitt explained that currently the CEC site is zoned for school uses but now has to be rezoned for other uses. Mr. Whitt explained that there are websites in the information packet that show other communities that have rehabilitated schools and that some people in the community believe historic properties can be rehabbed with public/private partnerships. Mr. Whitt explained that this approach can be done through the DDA and the city in a public/private partnership but this approach should be something the community supports. Mr. Whitt explained if stakeholders are not interested, or if it is only a small group that supports this approach, then rehabilitation of the CEC will lose momentum. Mr. Whitt said the CEC building can be rehabilitated if the will is there, but there has to be economic will, and someone will have to fund such a project. Mr. Whitt suggested to the board that they receive and file the CEC information packet.

Chairman Ambrose said he spoke with Bob Donohue a couple weeks ago and Donohue is willing to help the city any way possible and that the CEC rehabilitation would be a viable project for the DDA.

DDA 06-03-17 MOTION TO RECEIVE AND FILE THE REPORT ON THE POSSIBLE PROPOSALS FOR THE COMMUNITY EDUCATION BUILDING

Motion by Ackley, supported by Allen: CARRIED UNANIMOUSLY: To receive and file the report on the possible proposals for the Community Education Building.

3. Stormwater Update – Budget and Finance Director/ DDA Treasurer, Coogan

Director Coogan reported on the beach flooding during heavy rain. Coogan said Metro Environmental had completed cleaning out and TV-ing 42 lines, out of 42 lines there are 22 lines that are in very bad shape. Coogan explained when the Detroit Water and Sewer Department (DWSD) brought the water main down the center of Walled Lake Drive and on the city's as built plans those catch basin pipes coming out from under them that feed out to outfalls that go out into the lake and when DWSD brought the transmission line down the center of E. Walled Lake Drive they had to cut the storm drains to get their pipe in but they were supposed to re-route them and DWSD did not.

Ms. Coogan explained that there are several catch basins that have no place for the water to go and that is what is causing the flooding on the beach. She explained there was a problem on

Ferland where they were TV-ing the line and it broke and they ended up in a smaller line, then to a bigger line and their equipment got caught and couldn't get it out. She said DPW had to break line with the back hoe to get the equipment out.

Ms. Coogan explained that 22 of the 42 line are corrugated metal and they are rusting out and incomplete with the lines so rusted that there are holes and can see the dirt and at some time can cause another sink hole. She said 20 of the lines are made of concrete or plastic and are in fairly decent shape but do have a problem with the way the catch basins are routing out.

Mr. Coogan said when they TV-ed that towards the condos it dead ends into nothing and the catch basin replaced had nothing feeding into it and there are a number of pipes where they cannot make it end to end because there's a lot of trash and debris that have collected in them.

Chairman Ambrose asked if there is any direction as of planning the DDA can take going into this project. He said with the County, State, grants or whatever application we need to get moving.

Director Coogan said she has been in touch with GLWA, who has replaced DWSD, and the county but until the City has the finalized report there is not much to go on. Ms. Coogan said there are some SAW grants available and grants with the DEQ, explaining the award dates are 4 years out, meaning the City might get the award but cannot do the work for 4 years.

DDA Board Member Fernandes asked who was responsible to fix those lines. Director Coogan said it was DWSD's responsibility to repair those lines, while they did that work but the City was supposed to inspect that work.

Executive Director Whitt said about the timing of who was in charge of Detroit so what might have been called for did not get done or get inspected. Mr. Whitt said it is the DDA's job now to make a plan, to look for the money or ways to fund it, and that starts with a study to know what is underground.

By way of reference, Director Coogan explained that these disintegrating corrugated lines are the same lines that had to be replaced under the fire department, when the City was told by the City engineer the hole was not going to make it through the winter. Ms. Coogan emphasized that these were the same disintegrating corrugated metal that was under the public safety campus.

Director Coogan said the City never spent the money to get the lines TV-ed to find out what is going on downtown and the City has found that the flooding of the beach has been getting worse every year, with some of the storm water drains being plugged. Finance Director Coogan explained the City had been in an economic distress situation, so for many years the City was only fixing what was broken, but explained further that the City is now in the position to look forward and plan and do an analysis of the system.

Executive Director Whitt explained some of the downtown infrastructure issue had to do with poor construction and poor oversight, yet some of the issues are simply that these systems are really old, older than when the city was incorporated.

OTHER BUSINESS:

A. Planning and Development Report

Executive Director Whitt said the DDA and the City need to preserve the CEC building and develop it in the best interest of the city.

B. Executive Director Report

Executive Director Whitt said the School Board canceled the original meeting and that he and the Mayor will be meeting with the School Board Administration next week as long as they don't cancel again. Mr. Whitt explained that the School Board has an interest, and should not just declare that vacant land if they are in the middle of the city, adding that the city has a role in what happens and how it affects the zoning. Mr. Whitt explained that said that he would not sign a demolition permit until issues on the CEC building get resolved. Mr. Whitt said there is another way to accomplish what the School Board wants to do without tearing the CEC building down, but the School Board and the community were not involved in that kind of discussion.

C. Promotion Committee

DDA Board Member Wlodarczyck discussed the market day and beach party event, explaining that everything is going well and there are 50 vendors. Member Wlodarczyck said Council Member Lublin has been selling the chairs and has sold 22. She met with Rotary and Hospitality House and the kid activities are set as well as entertainment.

4. CORRESPONDENCE: None

5. CONSIDERATION OF WARRANT:

DDA 06-04-17 APPROVAL OF THE WARRANT FOR MAY 2017

Motion by Lublin, supported by Easter: CARRIED UNANIMOUSLY: To approve the warrant for May 2017

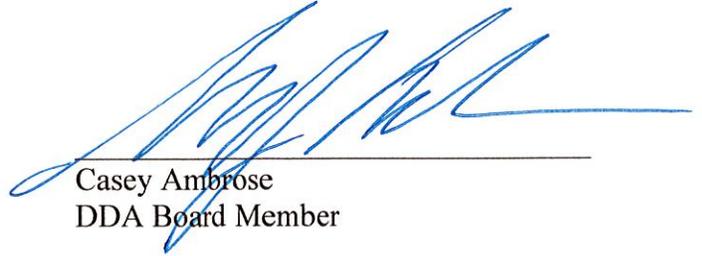
6. ADJOURNMENT:

DDA 06-05-17 ADJOURNMENT

Motion by Lublin, seconded by Allen; CARRIED UNANIMOUSLY: To adjourn the meeting at 4:38 p.m.



Chelsea Rodgers
Deputy Managing Director



Casey Ambrose
DDA Board Member