



CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
TUESDAY, SEPTEMBER 12, 2017

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

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

ABSENT: Maurer, Shuman

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

OTHERS PRESENT: Executive Director Whitt, Finance Director Coogan, Police Chief Shakinas, City Clerk Stuart, Council Member Robertson, Council Member Owsinek, Council Member Helke

REQUESTS FOR AGENDA CHANGES:

Chairman Ambrose requested to add #3 under New Business, Information Campaign.

DDA 09-01-17 MOTION TO EXCUSE BOARD MEMBER MAURER AND SHUMAN

Motion by Ackley, seconded by Lublin, CARRIED UNANIMOUSLY: To excuse board member Maurer and Shuman.

APPROVAL OF MINUTES:

DDA 09-02-17 APPROVAL OF THE MINUTES FROM THE JULY 11, 2017 MEETING

Motion by Fernandes, supported by Blair: CARRIED UNANIMOUSLY: To approve the minutes from the July 11, 2017 meeting.

AUDIENCE PARTICIPATION:

Gabriel Costanzo, 815 Bluffton - said he lives in the city and every week a lot more life is occurring in surrounding communities and he would like the Board and the City to harness some of that.

Dan Lauffer, 1488 Dover Hill North – said “I have a question and I don’t know if I will even understand the answer, but I will ask the question anyway! Are the DDA funds through TIF grants specified for certain services and not for DPW work or sewers for downtown development?”

Council Member Susan Helke, 1361 Shaw – stated that she wanted to share something she found on-line recently. It was from a website Home Town Life in Livonia. Hometownlife.com. Council Member Helke stated that this was an older piece because it refers to the City as an Oakland County Mainstreet Community. She said, “I thought I would read it:”

An Oakland County Main Street Community, the beautiful City of Walled Lake is approximately 15 Mile southwest of Pontiac and 20 miles northwest of Ann Arbor. Walled Lake is home to over 7,000 residents and is noted for its bustling community and enclosed by a country atmosphere. A community that takes pride in its heritage and history. A walk through our beautiful downtown area is an enjoyable experience, browse our quaint shops and restaurants. Walled Lake is located within close proximity to three major highways; I-96, M-59 and US-23. Making for easy access to surrounding communities. Walled Lake is host to many wonderful events that are sure to please. Trails and summer festivals abound here. So be sure to drop by for one of our special events, while in town, be sure to stop by the Walled Lake City offices and say hello to our friendly and helpful staff, and pick up a calendar of events. Source Oakland County Planning Economic Development Services.

Dennis Burks, 206 Spring Park – state he had questions. Mr. Burks began a diatribe with the following remarks:

Where is there a map of the current DDA on the website. Anything? The closest you got is 2007 map from McKenna. Great job! Thanks! There are some people on the board who are not who they say they are that will be revealed later before the election. Why is the City police department and the fire department charging the DDA fund for going through an area or maybe operating in an area that was done already before the DDA existed? You are charging the DDA fund and in my eyes robbing the DDA fund and in a lot of other people’s funds. You are robbing the DDA fund. You people truly are sorry!”

We are now getting help from legal entities outside of here. We are going to have an investigation on links between the city and the workers and McKenna and Boss Engineering, Bob Shuman.

Bob Shuman has missed over four meetings of the DDA he is now legally out of the DDA. Alright! You want me to bring the law in for ya? Anybody? No. Ok. We are aware that there are properties that have changed through the years and amongst people here and other board members and other things and that will be brought to light too before the election. There was no agenda online most of the time there is agenda on-line about any of these meetings. There’s nothing here until we walk in and it says for meetings and agenda and click here, nothing, absolutely nothing. Thanks.

Mr. Burks concluded his diatribe with the following remark: “You have been more than useless a usual!”

1. UNFINISHED BUSINESS:

Board Member Lublin said phase one, is in cooperation with the downtown sewer repair. Ms. Coogan said the cost estimate includes that fact that the roads will already be positioned for them to lay conduit so they will not have any road work to do on top of this, the road work will already be in process as part of the infrastructure repair project.

Ms. Coogan said the City was approved for a grant from the Federal Forestry Division for 20 trees. Ms. Coogan explained that trees being removed for street light pole relocation downtown would be replaced with trees from this grant.

2. NEW BUSINESS:

1. Five Year Annual Review

Finance Director Coogan explained the 5-year annual report which includes the revenues and expenditures, Capital Improvements, and monies posted in reserves.

Board Member Lublin informed the DDA Board that without expenses of administration for the DDA there is a bottom line savings of \$1.362 million dollars. Mr. Lublin stated that is a considerable amount and that is how you do projects that are major and significant.

2. Tax Tribunal cases

Finance Director Coogan explained cases that came before the tax tribunal. Ms. Coogan said they have had a decrease in the requests for tax and value reductions from business property owners. Ms. Coogan said there have been several businesses that have come three to four times before the tribunal. Ms. Coogan said the Maple Plaza complex applied for the first time this year. Ms. Coogan said on the opposite side, Salvation Army has been applying consistently over the last six years.

Executive Director Whitt explained this is essentially a charge back, they make an appeal to the tax tribunal stating their store fronts are empty, "I cannot get a business to come in". Mr. Whitt explained that this is a business strategy in Michigan due to the Headlee rollback. Mr. Whitt said the cap gets in place and the ceiling cannot be raised until it is sold again.

Mr. Whitt explained that the City created the Downtown Development Authority as a component unit of the City. Mr. Whitt clarified that all funds have been lawfully allocated and that the only expenditure that is different from the past is that there is no longer that a hefty administration fee for the DDA.

Finance Director Coogan said as part of the tax tribunal settlement, the Maple Plaza shopping plaza did agree to not appeal to the tribunal for a period of two-years.

3. Information Campaign

Chairman Ambrose suggested creating a public relations website to post information pertaining to the School Board lawsuit to inform the public along with lawn signs. Mr. Ambrose said the majority of people do not know the school building was proposed to be torn down. Mr. Ambrose said the lawsuit has been filed and it is out there. Mr. Ambrose said people think the City is making these decisions.

Executive Director Whitt said a website is rather easy, its keeping it up and placing items on it. Mr. Whitt stated he did not recommend utilizing the city website for this.

**DDA 09-03-17 MOTION TO CREATE WEBSITE AND PURCHASE LAWN
 SIGNS NOT TO EXCEED \$1,000 TO INFORM THE PUBLIC OF
 THE SCHOOL BOARD LAWSUIT**

Motion by Blair, supported by Allen: CARRIED UNANIMOUSLY: To create website and purchase lawn signs not to exceed \$1,000 to inform the public of the School Board lawsuit.

OTHER BUSINESS:

- A. **Planning and Development Report** None
- B. **Executive Director Report** None
- C. **Promotion Committee** None

3. **CORRESPONDENCE:** None

4. CONSIDERATION OF WARRANT:

DDA 09-04-17 APPROVAL OF THE WARRANT FOR JULY 2017

Motion by Lublin, supported by Blair: CARRIED UNANIMOUSLY: To approve the warrant for July 2017.

DDA 09-05-17 APPROVAL OF THE WARRANT FOR AUGUST 2017

Motion by Lublin, supported by Blair: CARRIED UNANIMOUSLY: To approve the warrant for August 2017.

Board Member Easter asked for permission to work with the Traffic Improvement Association (TIA) to increase the parking downtown. Mr. Easter said, for example, closing Liberty would allow 8-9 more parking spaces. Mr. Easter asked for permission for TIA to do a feasibility study to increase parking downtown.

Board Member Blair said the donation canisters are all over the City and they are disgraceful. Mr. Blair said he would like to move forward with the removal of them within the City. Mr. Blair said he has one in his lot and he has requested they move it.

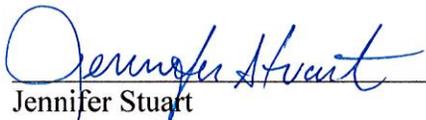
Executive Director Whitt said he has had conversations with a Township Supervisor and there were some removed. Mr. Whitt stated, he agreed that the donation canisters are unsightly and unsafe.

Mayor Ackley said a Walled Lake Police Officer recently assisted a homeless woman and her two daughters with the assistance of the Police Benevolent Fund to try and get them set up in an apartment or home. Ms. Ackley said there was an interview and it would be on Channel 7 news that evening.

5. ADJOURNMENT:

DDA 09-06-17 ADJOURNMENT

Motion by Blair, seconded by Lublin; CARRIED UNANIMOUSLY: To adjourn the meeting at 4:59 p.m.



Jennifer Stuart
City-Clerk



Casey Ambrose
DDA Chairman