

CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
TUESDAY, JANUARY 12, 2021

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

ROLL CALL: Ackley, Ambrose, Atwell, Easter, Fernandes, Lublin, Marshal, Shuman

ABSENT: Allen, Blair, Wlodarczyk

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

OTHERS PRESENT: Finance Director Pesta, Police Chief Shakinas, DDA Managing Director Jaquays

REQUESTS FOR AGENDA CHANGES:

DDA Chairman Ambrose requested to move audience participation to the beginning of the agenda.

DDA Member Lublin requested to add an update to the Walled Lake Community Education property under unfinished business.

APPROVAL OF THE MINUTES:

1. Regular DDA Meeting of September 8, 2020

DDA 01-01-21 APPROVAL OF THE MINUTES FROM THE SEPTEMBER 8, 2020 MEETING

Motion by Lublin, supported by Fernandes: CARRIED UNANIMOUSLY: To approve the minutes from the September 8, 2020 meeting.

CORRESPONDENCE: None

PRESENTATION:

1. Conceptual Presentation Mercer Beach Property Proposed Development (Edgewater A Mixed-Use Development By: Schafer Development)

Spencer Schafer introduced the proposed development by providing a description of the geographical location and identified nearby businesses in the historic downtown.

Mr. Schafer said that Schafer Development is proposing a planned unit development (PUD) that is a combination of retail and residential units. Mr. Schafer said the development will be a three-story complex that features a corner retail element. Mr. Schafer said it will be a combination of one-bedroom and two-bedroom apartments. Mr. Schafer opined that this development would be a good buffer between residential and retail.

Mr. Schafer explained the corner retail element. Mr. Schafer said he envisions this to serve as a shared office space or a small boutique style restaurant or a local coffee shop with merchandise. Mr. Schafer reiterated that this is a conceptual presentation, and they are looking for input at this time.

Mr. Schafer noted the high windows and natural light for the residential units. Mr. Schafer said they are looking to do high-end finishes that are condo-like. Mr. Schafer said he envisions this to be a luxury property. Mr. Schafer described the type of finishes that will be included in the kitchen, bathroom, and bedrooms.

Mr. Schafer said the rooftop amenity is key to this development. Mr. Schafer said they are cognizant of the smaller property and the challenge of including enhanced greenery on site. Mr. Schafer said this does not mean they do not want to enhanced greenery, but perhaps including some enhancements on the rooftop amenity. Mr. Schafer said the rooftop amenity may help push-up rents and help create a luxury community.

Mr. Schafer said they are looking to accentuate the materials that already exist, noting the residential property to the East. Mr. Schafer said they are looking to utilize James Hardie products that are designed to resist extreme weather conditions while delivering long-term beauty and low maintenance for the future. Mr. Schafer said he wants to mimic the tones and materials with the nearby properties to create continuity and synergy.

Mr. Schafer said a goal is to bring rooftops amenities to the community to support retailers. Mr. Schafer identified a few vacancies in Walled Lake and understands the struggles for retail right now. Mr. Schafer said he believes a mixed-use concept with residential and retail will support the commercial space. Mr. Schafer discussed some quotes from article, "*Ten Principles for Rebuilding Neighborhood Retail- Think Residential*" written by Urban Land Institute. Mr. Schafer said in order to create prime retail, there needs to be residential growth.

DDA Board Member Steve Atwell questioned how the parking issues will be addressed for the residential units?

Mr. Schafer said in this conceptual presentation they are providing two spaces per unit, a total of 44 spaces for residents. Mr. Schafer said they are looking to do parking on-site and that they understand the difficulties present in downtown Walled Lake. Mr. Schafer said the one-bedroom units may be occupied by single individuals which can alleviate some parking concerns. Mr. Schafer noted there are opportunities for guest parking. Mr. Schafer said he believes that the people who will be the ultimate users of the residential units will have enough parking spaces on

the development. Mr. Schafer said they may need to get creative to accommodate the retail space. Mr. Schafer reiterated that this is a conceptual plan, and they are looking for feedback.

DDA Board Member Lublin said that many people would like to see retail, however retail is suffering. Mr. Lublin said the 1600 square feet space may present a challenge to find a user. Mr. Lublin said what was interesting is the rooftop amenity. Mr. Lublin asked if the rooftop will be the width of the building?

Mr. Schafer said yes, their intention is to flatten it and remove some of the peaks. Mr. Schafer said they would like to create a nice large space. Mr. Schafer said they would like to improve the greenery of the streets around the development. Mr. Schafer said they would like to do enhanced landscape and promote walkability. Mr. Schafer said there are opportunities for sidewalks and greenery along the edge of the development.

DDA Board Member Atwell asked what will the rooftop be used for?

Mr. Schafer said it will be for the residents and for socialization. Mr. Schafer said it will be an amenity for the residents. Mr. Schafer said the concept of a work/live unit may reduce traffic concerns if the retail component is a shared office space with 10-15 workstations. Mr. Schafer said it could be a coffee/bar. Mr. Schafer opined that in today's environment that type of space is attractive for folks who need an office as it allows for people to work close to home.

DDA Board Member Atwell said we already have an area that is congested for parking. Mr. Atwell opined the rooftop will bring entertainment in and more people. Mr. Atwell questioned where people will park? Mr. Atwell opined that the development will not meet the zoning requirements.

Mr. Schafer said the only people who will have access to the rooftop will be the residents and their guests.

DDA Chairman Ambrose said the rooftop amenity is prevalent in a lot of downtown areas.

Mr. Schafer described a prior development done in Brighton that featured a rooftop balcony overlooking a lake. Mr. Schafer said it was a huge selling point.

DDA Board Member Easter said a flattened roof may blend with the old town, structure wise. Mr. Easter said the development's proposed materials will blend with the old town while still offering a mixed-modern vibe. Mr. Easter opined the rooftop amenity will encourage people to come out.

Mr. Schafer said the goal is set the standard and offer something different for Walled Lake that targets residential and retail development.

DDA Board Member Lublin said we need people who will support the retail and existing commercial properties.

Mr. Schafer said there are great opportunities for development in Walled Lake. Mr. Schafer thanked the board for their comments.

UNFINISHED BUSINESS:

1. Walled Lake Community Education Property

DDA Board Member Lublin said he has been in communication with Randy Thomas who said that he is waiting for the Environmental Protection Agency's report which he should have soon. Mr. Lublin said Randy Thomas is anticipating that the property will be on the market soon. Mr. Lublin said for market updates please visit [WLCs Land \(wlcsland.com\)](http://wlcsland.com).

NEW BUSINESS:

1. CVT Grant Program (Covid-19 Relief) Oakland County

Executive Director Whitt said the CVT Covid-19 Relief Grant Program is sponsored by the County and is being administered through their Mainstreet and Advantage Oakland Programs to help businesses survive. Mr. Whitt said he has appointed Ms. Jaquays as the Mainstreet Coordinator to work with the County through their Advantage Oakland and Mainstreet Program.

DDA Managing Director Jaquays explained the two phases of the grant program. Ms. Jaquays said phase one was completed in late December of 2020. Ms. Jaquays said phase two will begin in late January and that she has been monitoring the Oakland County website for updates. Ms. Jaquays said this grant program will provide products, and acquisition and reimbursement funds for dine-in restaurants, bars, and cafés.

DDA Chairman Ambrose understands that this grant program will provide some reimbursement funds for businesses who spent money trying to survive this pandemic.

Executive Director Whitt explained that the County may begin taking applications as early as February. Mr. Whitt said the County requires that local businesses go through their DDA which is why he appointed Ms. Jaquays as the Mainstreet Coordinator. Mr. Whitt said some money has already been distributed to the businesses downtown earlier in the pandemic to help support their business approach.

DDA Board Member Lublin asked if the DDA needs to sign up?

Executive Director Whitt said this is a different approach, and that the DDA does not need to sign up. Mr. Whitt said this program that is being done through Mainstreet and Advantage Oakland will help keep businesses alive while also assigning someone from the City to coordinate their efforts in supporting businesses. Mr. Whitt said businesses need to come through the City for assistance to notify us what their needs are.

2. Update on Engineer and Survey Services for Sidewalk Easements

Executive Director Whitt said the DDA has expressed interest in re-doing the sidewalks downtown however the actual work in the street has been held up to COVID-19. Mr. Whitt said what we do have available now is an estimated hourly rate from the City's consultant engineer which is estimated at about \$2,000 / hour. Mr. Whitt referenced Boss's engineering letter that outlined the scope of work. Mr. Whitt said the work required will be costly and will come from DDA funds.

DDA Chairman Ambrose said thank you for the information.

Mr. Whitt said this information will need to be presented before City Council.

EXECUTIVE DIRECTOR REPORT:

1. Report on Trunk – or – Treat 2020 and December 2020 Holiday Events

Executive Director Whitt said the Trunk-or- Treat event has continued to be a successful event with the DDA's partnership and that he anticipates that this event will continue in the future. Mr. Whitt said unfortunately due to COVID-19, the Tree Lighting Ceremony was cancelled. Mr. Whitt said instead, the Fire Department, Police Department, and Santa went through the community. Mr. Whitt said something similar may be done for this year. Mr. Whitt said the City campus was lit up this holiday season as the focus shifted from offering a different celebration instead of the Tree Lighting.

Police Chief Shakinis said the Trunk-or Treat event was well-attended and there were no public safety issues. Chief Shakinis said those in attendance were in compliance with social distancing and mask-wearing.

DDA Board Member Ackley wanted to express a personal thank you to the business and individuals that helped make the Trunk-or-Treat the success that it was. Ms. Ackley also wanted to share that the City Campus holiday lighting was well-received in the community and was definitely a kick-up from last year.

2. Update on DDA Light Poles

Executive Director Whitt said this discussion is in regard to rehabilitating the light poles in the City. Mr. Whitt said the initial contractor experienced some delays and issues which opened the opportunity to find alternative estimates. Mr. Whitt said we now have better prices for light pole rehabilitation which will be taken to City Council. Mr. Whitt shared the proposed estimate with the board.

DDA Board Member Lublin discussed when the work would be completed.

**DDA 01-02-21 MOTION TO SUPPORT AND RECOMMEND THE LOW BID
PROSPOSAL FOR LIGHT POLE REAPIR TO CITY COUNCIL**

Motion by Lublin, supported by Easter: CARRIED UNANIMOUSLY: To support and recommend the low bid proposal for light pole repair to City Council.

3. Update on Public Safety Campus

Executive Director Whitt said that part of the public safety campus expansion has been completed. Mr. Whitt said the installation of the bridge has been completed; This ties the Walled Lake linear park to the public safety campus where the farmers market is held. Mr. Whitt reported that the Parks and Recreation committee discussed potential events that may be held at this multi-purpose field. Mr. Whitt said these events may be facilitated before major construction is done to the site. Mr. Whitt said he may fast-track some of those recreation events while the site-plan for the public safety campus is being completed.

Public Safety Campus Committee Chairman Wolfson said the bridge connecting the linear park has been installed. Mr. Wolfson said this will help the farmers market in the spring. Mr. Wolfson said the final design of the campus has not yet been solidified due to COVID-19. Mr. Wolfson said he hopes to have an opening ceremony for the bridge once the weather improves.

WARRANT REPORT:

**DDA 01-03-21 APPROVAL TO RECEIVE AND FILE THE WARRANT FOR
SEPTEMBER, OCTOBER, NOVEMBER, AND DECEMBER 2020**

Motion by Lublin, supported by Fernandes: CARRIED UNANIMOUSLY: To receive and file the warrant for September, October, November, and December 2020.

AUDIENCE PARTICIPATION:

None

DDA BOARD MEMBER COMMENTS

DDA Board Member Ackley congratulated DDA Board Member Fernandes on her appointment to City Council and noted that Ms. Fernandes had to turn in her resignation to the DDA Board. Ms. Ackley thanked Ms. Fernandes for her service and her willingness to serve as she will be appointed at the next council meeting as a Parks and Recreation commissioner.

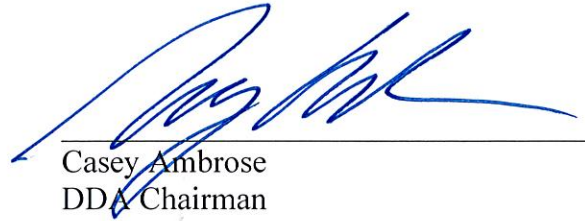
ADJOURNMENT:

DDA 01-04-21 ADJOURNMENT

Motion by Ambrose, seconded by Lublin; CARRIED UNANIMOUSLY: To adjourn the meeting at 5:13 p.m.



Hana Jaquays
DDA Managing Director



Casey Ambrose
DDA Chairman