



**CITY OF WALLED LAKE  
DOWNTOWN DEVELOPMENT AUTHORITY  
Tuesday, October 8, 2024**

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

Pledge of Allegiance led by DDA Chairman Blair

**ROLL CALL:** Allen, Amin, Blair, Marshal, McDonald, Millen, Raleigh

**ABSENT:** Ackley, Johnston, \*Lublin, Mechigian

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

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

**DDA 10-01-24 MOTION TO EXCUSE DDA BOARD MEMBER ACKLEY,  
BOARD MEMBER JOHNSTON, BOARD MEMBER LUBLIN, AND  
BOARD MEMBER MECHIGIAN**

Motion by Millen, supported by McDonald, CARRIED UNANIMOUSLY: To excuse DDA Board Member Ackley, Board Member Johnston, Board Member Lublin, and Board Member Mechigian.

**REQUESTS FOR AGENDA CHANGES:**

*None*

**APPROVAL OF THE MINUTES:**

**1. Regular DDA Meeting of September 10, 2024**

**DDA 10-02-24 APPROVAL OF THE MINUTES FROM THE SEPTEMBER 10,  
2024 MEETING**

Motion by Millen, supported by McDonald: CARRIED UNANIMOUSLY: To approve the minutes from the September 10, 2024 meeting.

**CORRESPONDENCE:**

*None*

**AUDIENCE PARTICIPATION:**

*None*

**UNFINISHED BUSINESS:**

*None*

**NEW BUSINESS:**

*None*

Chairman Blair introduced new DDA Board Member Joe Raleigh.

DDA Board Member Raleigh said he appreciates the opportunity to be here. Mr. Raleigh said he owns the local business Suburban Exchange in the city. He explained his father opened the store 21 years and he has now operated the business since 2018. Mr. Raleigh thanked the board, and he looks forward to the future progress of the city.

**EXECUTIVE & MANAGING DIRECTOR REPORT:**

**1. Ladd Road Resurfacing Update**

City Manager Whitt explained Ladd Road will be resurfaced at some point. City Manager Whitt said there are other areas of Ladd Road in different communities that are being resurfaced and the section in Walled Lake is going to be addressed. City Manager Whitt said there is work to be done to place sidewalks as well.

**2. Public Safety Activity Report**

City Manager Whitt said there was a shooting in Walled Lake in the Dover Hill complex and his team was responded to the shooting. City Manager Whitt explained the individual also shot himself. City Manager Whitt explained the person was arrested and went to jail but did make bond. The complex wants the person removed and they want to know what they can do.

Public Safety Deputy Director Shakinas explained there are increased patrols in the area. Deputy Director Shakinas explained there is pursuit of getting an order back before the judge, an emergency order to have the person restricted from being in the complex or near the complex. Deputy Director Shakinas said on follow up with other items, there is increased tensions with the upcoming elections and there will be officer inside and outside of the voting areas to assist with order to make sure everyone gets to vote, and nothing interferes with their process to do so. Deputy Director Shakinas explained another item of concern is the distribution of anti-Semitic materials which is also occurring in West Bloomfield, Farmington Hills, Commerce, White Lake and Canton. The material is sensitive and ugly. Deputy Director Shakinas said the department has a new officer; Police Officer Kaylee Hall just graduated from the academy. Ms. Hall started

as an intern with the city and worked her way up operating the Walled Lake Market Place, crossing guard, and city hall intern. Deputy Director Shakinas explained Officer Hall was awarded a grant to cover her tuition and wages while she was in school.

City Manager Whitt said Officer Hall graduated number one in her class.

City Manager Whitt said there appears to be a gambling ring in the city on S Commerce Road. City Manager Whitt explained their activity also involves armed security guards brandishing AR-15's. City Manager Whitt asked the board to recall the incident in a suite in the complex where the Salvation Army where a disgruntled member opened fire on another patron. City Manager Whitt said the site on S. Commerce was approved for a smoking lounge.

### **3. Decker Road Developments**

City Manager Whitt explained the Starbucks at Decker and 14 Mile is not being held up by the city. The city and consultant engineers have done their part. City Manager Whitt said the site contains parcels in Walled Lake and Commerce Township. City Manager Whitt said the city did receive sign off from Commerce Township as far as development approvals.

City Manager Whitt said the other development on Decker is at Maple Road, a new Speedway / 7-11 establishment. The applicant is going before the Planning Commission this evening. City Manager Whitt explained the applicant and their engineers did meet with several of the opposing residents and concessions were made to make the residents in Woods court happy.

DDA Board Member Amin said that she got involved and facilitated talks with the 7/11 developer and the President and Vice President and the developer did make a lot of concessions with it so she stated the majority of them in Woods Court are okay with what the developer is going to give. Ms. Amin said the developer will speak on the concessions tonight at the planning commission. She said the developer gave up a lot that will alleviate some of the flooding issues with making the pond bigger and a few other things.

City Manager Whitt said there is also a downtown development that is coming forward on the land just across from the beach. We'll see what the developer presents and what they bring to the table, there is a lot of work to do there. City Manager Whitt explained the applicant is applying as a Commercial Planned Unit Development (CPD). City Manager Whitt explained the CPD development is not unlike a residential type of development. City Manager Whitt explained there is a process, and the city is completing the process.

City Manager Whitt said the new Taco Bell building at 800 N. Pontiac Trail is moving forward curbs and drives are going in, and work inside is continuing.

Chairman Blair expressed the city banners look tired and said a solution of replacement is necessary, the banners are 15 years old.

City Manager Whitt said that request is appropriate it is time to update the banners.

City Manager Whitt said the annual audit is underway and Finance Director Pesta is doing a fine job. City Manager Whitt said the city has saved and improved its bond rating. City Manager Whitt explained with the work to be done downtown, the city will be pursuing a bond and assigning a Special Assessment District (SAD) for downtown. The survey is yet to be completed but once done many discussions will take place to categorize the needs of the city and meet the requirement of MDOT to address the ADA complaint downtown.

Chairman Blair said he wanted to point out the amazing job Patrol Officer/Code Enforcement Paul Barch does. He said Code Enforcement Officer Barch does an unbelievable job and his work in a tactful manner. He should get credit for a job well done.

City Manager Whitt said a city business, Barrels of Wine, is not happy with the Planning Commission and the city for rejecting his request to combine the lots and build a second story. City Manager Whitt said he received a letter from Barrels of Wine's attorney. City Manager Whitt said Barrels of Wine has a hearing schedule before the Liquor Commission for illegal liquor sales and other items. City Manager Whitt explained that during the city's firework festival, Barrels of Wine was selling alcohol and allowing consumers to open and walk the street with open containers of liquor. City Manager Whitt said the Walled Lake Civic Fund did have a beer tent and dedicated area for drinking they received all their approvals to have a beer tent.

DDA Board Member Millen said he had people approaching him during the event openly drinking in the streets and he asked them where they purchased, they said Barrels of Wine.

City Manager Whitt said Barrels of Wine was cited and has a hearing with the Liquor Commission in November.

Finance Director Pesta reminded and invited everyone to the Mayor's Truck and Treat, hosted by the Green House on Sunday, October 27, 2024 starting at 11am.

\*DDA Board Member Lublin joined the meeting via electronic means.

## **WARRANT REPORT:**

### **1. September 2024**

#### **DDA 10-04-24      APPROVAL TO RECEIVE AND FILE THE WARRANT FOR SEPTEMBER 2024**

Motion by Lublin, supported by Millen: CARRIED UNANIMOUSLY: To receive and file the warrant for September 2024

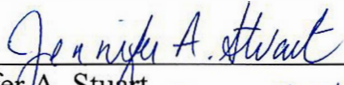
## **DDA BOARD MEMBER COMMENTS:**


*None*

**ADJOURNMENT:**

**DDA 10-05-24      ADJOURNMENT**

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

  
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Jennifer A. Stuart  
City Clerk      *Approved 11/2/24*

  
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Steve Blair  
DDA Chairman