



**CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY**

Tuesday, May 14, 2024

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

Pledge of Allegiance led by Acting DDA Chairman Millen

ROLL CALL: Ackley, Allen, Amin, Blair, Johnston, Lublin, Marshal, Mechigan, Millen, McDonald

ABSENT: NONE

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

OTHERS PRESENT: Deputy Public Safety Director Shakinas, Deputy Fire Chief Gonzalez, DPW Superintendent Ladd, Finance Director Pesta

REQUESTS FOR AGENDA CHANGES: NONE

APPROVAL OF THE MINUTES:

1. Regular DDA Meeting of April 9, 2024

DDA 05-01-24 APPROVAL OF THE MINUTES FROM THE APRIL 9, 2024 MEETING

Motion by Blair, supported by Lublin: CARRIED UNANIMOUSLY: To approve the minutes from the April 9, 2024 meeting.

CORRESPONDENCE:

DDA Managing Director Jaquays said DDA Board Member Smith has submitted his resignation.

DDA 05-02-24 RECEIVE AND FILE JOHN SMITH'S RESIGNATION FROM THE DOWNTOWN DEVELOPMENT AUTHORITY

Motion by Blair, supported by Lublin: CARRIED UNANIMOUSLY: To receive and file John Smith's resignation from the Downtown Development Authority

AUDIENCE PARTICIPATION: NONE

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

DDA Board Member Millen announced that the Walled Lake Civic Fund and the Greenhouse of Walled Lake will be hosting the firework event and activities on June 22, 2024. Mr. Millen said activities downtown include food trucks, country music acts, and a cornhole tournament. Mr. Millen suggested including two kid-friendly activities and provided information on The Ann Arbor Hands on Museum and The Howell Nature Center.

**DDA 05-03-24 MOTION FOR THE DDA TO SPONSOR THE ANN ARBOR
HANDS ON MUSEUM AND THE HOWELL NATURE CENTER
ACTIVITIES IN THE DOWNTOWN DISTRICT ON JUNE 22; NOT
TO EXCEED \$2,000**

Motion by Blair, supported by McDonald: CARRIED UNANIMOUSLY: Motion for the DDA to sponsor the Ann Arbor Hands on Museum and the Howell Nature Center Activities in the Downtown District on June 22; not to exceed \$2,000

DDA Board Member Amin asked how the fireworks are being funded?

DDA Board Member Johnston said the Walled Lake Civic Fund (WLCF) sponsors the fireworks with additional funding and sponsorship from other local businesses. Mr. Johnston said the WLCF hosts events throughout the year to raise money for the fireworks and described a few annual events.

EXECUTIVE & MANAGING DIRECTOR REPORT:

1. DDA District Business Update

Managing Director Jaquays said 800 N. Pontiac Trail, Walled Lake's new Taco Bell, is under construction as they are preparing for underground stormwater management. Ms. Jaquays said City Staff, Code Enforcement, and DPW continue to monitor the site to ensure compliance and minimal disturbance.

Mr. Whitt said the rear entrance to Casey's of Walled Lake has been temporarily closed during the construction process. Mr. Whitt said deliveries for Casey's and the nearby businesses will be affected.

Ms. Jaquays said the City has been monitoring activity at 14 Mile and Decker, Walled Lake's new Starbucks. Ms. Jaquays said the project is moving through the engineering process and getting the necessary approvals before activity happens on-site. Ms. Jaquays informed the board of potential development at the corner of E. West Maple and Decker for a proposed gas station. Ms. Jaquays said City Manager Whitt and herself met with the developers to discuss their proposal. Ms. Jaquays said after speaking with the developers, they were made aware that Kum & Go, which was initially approved, was recently acquired by a different organization that prioritized truck-stops so they

withdrew projects that were not aligned with their goals, Walled Lake's site being one of them. Ms. Jaquays said what is now being proposed is a Speedway/7-11 with a convenience store addition. Ms. Jaquays said the conceptual drawings show a less invasive development, with the developers maintaining the green space between their buildings and the residential units to the south and west. Ms. Jaquays said a site plan and special land use application has not yet been submitted.

Mr. Whitt said what is being proposed is less invasive than the Kum & Go development.

Ms. Jaquays said in response to the community's feedback and under the direction of City Council, City Manager Whitt has instructed the City Attorney and City Engineer to prepare a plan for a special assessment district for sidewalks along E. Walled Lake Drive. Ms. Jaquays said a survey has been completed.

Mr. Whitt said ultimately City Council would make the decision to approve the special assessment district. Mr. Whitt said the City may need to acquire property to fix the sidewalks, which is what the legal descriptions will indicate.

Ms. Jaquays said earlier this year there was a residential fire at the apartment units at 14 Mile and E. Walled Lake Drive. Ms. Jaquays said code enforcement has been working with the property owner to get the site into compliance and the property owner has been cited for blight.

Deputy Public Safety Director Shakinas said in January there was a structure fire at the apartments and the property owner has been cited five times. Mr. Shakinas said code enforcement has been instructed to remove vehicles and do clean up.

DPW Superintendent Ladd said the City Attorney had a court order to allow the City to do exterior clean up.

2. DDA Budget FY24-25

Managing Director Jaquays presented for the board's consideration a proposed budget for Fiscal Year 2024- 2025.

**DDA 05-04-24 MOTION TO ADOPT RESOLUTION 2024-05 "A RESOLUTION
TO RECEIVE, FILE, AND FORWARD PROPOSED FY24-25 DDA
BUDGET TO CITY COUNCIL FOR APPROVAL"**

Motion by Lublin, supported by Millen: CARRIED UNANIMOUSLY: Adopt Resolution 2024-05 "A Resolution to receive, file, and forward proposed FY24-25 DDA Budget to City Council for approval"

3. Public Safety Activity Report

Discussed early in the meeting.

4. City, DDA, and Business Event Report

Managing Director Jaquays said the City's Market Place opened earlier in the month and featured nearly 30 vendors on Opening Day. Ms. Jaquays said the City has been preparing for the annual Memorial Day parade and is continuing to accept parade participant applications. Ms. Jaquays said the line-up will be finalized later this week. Ms. Jaquays said the City has organized a ceremony after the parade to honor those who gave their all in service; with this year being the first year introducing the Walled Lake Honor Guard.

Mr. Whitt said the ceremony will include the newly purchased PA system. Mr. Whitt thanked Mr. Millen for being this year's MC. Mr. Whitt said Maurielle Lue has agreed to participate as Walled Lake's Grand Marshall for the second time. Mr. Whitt said Ms. Lue is a Walled Lake resident. Mr. Whitt said Casey's of Walled Lake does the announcing of parade participants.

Ms. Jaquays said the City is preparing for the summer festival and thanked the downtown businesses for their sponsorship for entertainment and activities downtown. Ms. Jaquays said in response to the community's feedback, the City will be hosting a weekend market during the day on June 22. Ms. Jaquays said the City's summer concerts will begin on June 26.

5. Gateway Improvements

DPW Superintendent Ladd said he met with a representative from Oakland County to walk Ladd Road and discuss the project. Mr. Ladd discussed different areas where there will be milling.

WARRANT REPORT:

**DDA 05-05- 24 APPROVAL TO RECEIVE AND FILE THE WARRANT FOR
APRIL 2024**

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

DDA BOARD MEMBER COMMENTS: NONE

ADJOURNMENT:

DDA 05- 06- 24 ADJOURNMENT

Motion by Millen, seconded by McDonald: CARRIED UNANIMOUSLY: To adjourn the meeting at 5: 15 PM.



Hana Jaquays

Hana Jaquays
DDA Managing Director



Steve Blair

Steve Blair
DDA Chairman