



**CITY OF WALLED LAKE**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**TUESDAY, SEPTEMBER 10, 2019**

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

**ROLL CALL:** Allen, Ambrose, Blair, Fernandes, Lublin, Marshal

**ABSENT:** Ackley, Atwell, Easter, Shuman, Wlodarczyk

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

**OTHERS PRESENT:** Deputy Managing Director Pesta, Finance Director Barlass,  
Council Member Robertson

**REQUESTS FOR AGENDA CHANGES:**

DDA Board Member Fernandes added under new business Inaugural Trail ride is September 17<sup>th</sup>.

**APPROVAL OF MINUTES:**

**DDA 09-01-19 APPROVAL OF THE MINUTES FROM THE AUGUST 13, 2019 MEETING**

Motion by Fernandes, supported by Blair: CARRIED UNANIMOUSLY: To approve the minutes from the August 13, 2019 meeting.

**AUDIENCE PARTICIPATION:**

Diane Johnson – 537 Winwood – spoke for three minutes.

Delphine Hall – 105 Liberty – asked about the Main Street program.

Chairman Ambrose explained that the Main Street program has a number of criteria that has to be met and it is expensive. Mr. Ambrose explained that the DDA would have to hire a director and find an office to rent, and other criteria again that is expensive. Mr. Ambrose said however all of the Mainstreet resources are available for the DDA.

DDA Board Member Lublin said Main Street program is not fiscally responsible at this time.

Delphine Hall asked what some possibilities would be as a business for her building. Mrs. Hall said it used to be the old post office. Mrs. Hall said she has had a hard time finding a viable tenant.

## 1. UNFINISHED BUSINESS:

### 1. Update on DDA Website Design & Content

Executive Director Whitt said the plan to go live with the DDA website will happen within the next couple weeks. Mr. Whitt discussed the business content needed for the DDA website. Mr. Whitt explained that all the business owners should tell their story with a nice head shot for the website. Mr. Whitt encouraged the DDA members to submit a head shot for people to know who is on the board.

DDA Board Member Fernandes asked if the board will see the website before it goes live.

Executive Director Whitt said that can be done but it may delay the site from going live.

## 2. NEW BUSINESS:

1. DDA approve funding Park and Recreation unbudgeted message board purchase not to exceed \$2,500

DDA Executive Director Whitt asked the DDA Board to fund for a message board for Park and Recreation, the board believes it will help kick up the downtown.

### **DDA 09-02-19      TO APPROVE FUNDING PARK AND RECREATION UNBUDGETED MESSAGE BOARD NOT TO EXCEED \$2,500**

Motion by Blair, supported by Allen: CARRIED UNANIMOUSLY: To approve funding park and recreation unbudgeted message board not to exceed \$2,500.

Discussion:

DDA Board Member Fernandes asked where the sign will go.

DPW Team Leader Ladd said at the entrance on the enclosure facing the sidewalks.

### 2. Inaugural Trail

DDA Board Member Fernandes said the bikers for the Inaugural Trail Ride will be coming from Lake Michigan and be heading towards Lake Huron. Ms. Fernandes said the bikers will make a quick stop at Mettala Park in Wixom from 8:30 a.m. to 10:30 a.m. on September 17<sup>th</sup>.

Chairman Ambrose said he has been working with Trail Manager Hensler to put together artwork for a T-shirt for the riders.

Executive Director Whitt asked for the DDA to support the trail and fund the shirts for the riders. Mr. Whitt said the trail has never been the issue; the problem is where the money is going that

was supposed to come from the grant and what is the City going to get from the grant the Trailway Council received.

DDA Board Member Allen asked if the trail is open yet?

Chairman Ambrose said no, there are signs that say the trail is closed but bikers are still riding on the trail. Mr. Ambrose said the manager should have additional signs that say ride at your own risk. Mr. Ambrose said there is still work being done on the trail and the signals are not in yet and people who are riding around the closed signs are riding at their own risk.

**DDA 09-03-19            TO SUPPORT AND APPROVE THE TRAILWAY T-SHIRTS FOR  
THE INAUGURAL WITH THE DDA LOGO NOT TO EXCEED  
\$1,000**

Motion by Fernandes, supported by Blair: CARRIED UNANIMOUSLY: To support and approve the Trailway T-shirts for the inaugural with the DDA logo not to exceed \$1,000.

**EXECUTIVE DIRECTOR REPORT:**

1. Update on DTE Rebate

Finance Director Barlass said the Department of Public Works completed changing all the lights to LED and the City has received the rebate. Ms. Barlass said the savings was big. Ms. Barlass said she looked at last August DTE bill to this year's August DTE bill and said the cost went down 69%. Ms. Barlass said the cost last year was \$800 and this year the DTE bill was \$250. Ms. Barlass said she will come back to the Board in next year and give the whole year's savings.

2. Update on Public Safety Campus Expansion – Committee Mtg

Executive Director Whitt introduced Mr. Wolfson who is the Chairman for the Public Safety Committee for the public safety campus expansion.

Mr. Wolfson shared with the DDA Board the ideas the committee had for the use of the public safety property. Mr. Wolfson said some of the uses for the property were to have the concerts, set up for the parades, expansion of the farmers market, and to have an entrance from the trail for people to walk over to the city. Mr. Wolfson said it would be a culvert that looks like a bridge, it will be very welcoming. Mr. Wolfson said the cost would be minimum because it is going to be paid with forfeiture funds. Mr. Wolfson said the parking is going to be improved with more lighting and picnic tables for people to use. Mr. Wolfson said he has an idea from the Hallmark channel to create a fall or winter festival and to use that property. Mr. Wolfson said there is a pavilion for the farmers market. Mr. Wolfson said there will be a memorial for fire and police.

DDA Board Member Marshal asked if the committee has talked to the American Legion or the VFW, he thinks they would be interested in helping.

Executive Director Whitt said the committee was nominated by the Mayor. Mr. Whitt said the plan has always been to maintain the Veteran's Memorial out front of City Hall. Mr. Whitt said contrary to discussion the Veteran's Memorial has always been out front of City Hall. Mr. Whitt explained it used to be at Pontiac Trail, but the Memorial was moved. Mr. Whitt said ill-informed people came in asking for the list of people who were on the memorial, he said the list of names are up front of City Hall. Mr. Whitt said the plan is to rehab and improve the Memorial up front. Mr. Whitt explained the plaque at Pontiac Trail that people are calling the "Memorial" has been relocated to City Hall because there was an issue with that property being owned by another family. Mr. Whitt said it was a requirement and that was the family's decision back then. Mr. Whitt said the Veteran's Memorial is out front and that is why City Council voted to close in that area and expand that apron out front so that when Memorial ceremonies happen people can stand out front as they did last year. Mr. Whitt said the apron was approved with the campus improvements; it was a coordinated effort, but it was a later effort because we were moving and had plans in the city to replace fire hydrants. Mr. Whitt said there was a fire hydrant out front, so the city coordinated those efforts not only to extend the apron in addition to getting the turn lane in and that was all part of improving the Memorial for future events.

Mr. Whitt said the memorial that goes next door won't be short of recognizing our Veterans, it will also recognize police and fire. Mr. Whitt explained the police have forfeiture funds and are only allowed to be utilized for things that cannot normally be budgeted. Mr. Whitt said one can build a memorial that otherwise would not be funded by a millage. Mr. Whitt explained the forfeiture funds can be used to get the base started. Mr. Whitt explained that the trailhead now becomes part of the public safety expansion. Mr. Whitt said there will be a culvert masquerade as a bridge to invite people into the City Memorial site for Veterans, police, and fire.

Executive Director Whitt said this expansion is not a new idea, as early as 2001 the property was going to be used to bring everything here and one plan called to bring the depot to this property. Mr. Whitt said the city bought the property for \$1.1 million and the plans and schematics exists, there has always been the intent on using the farmers market property. Mr. Whitt said selling it now makes no sense whatsoever you will never get what you paid for it, you will never get any development on it because the site has the contamination. Mr. Witt explained the city did not remediate the contamination in the way of removing it, the city capped it. Mr. Whitt said the property can still be used by putting memorial and parking on it. Mr. Whitt said if you sell the property you will get the minimum amount of money and will still be responsible for any future clean up and that is how it works; prior owners have to pay for the cleanup. Mr. Whitt said the plan is to put the property to use with the resources the city has. This plan includes a fire training facility, police training facility, and a Veterans memorial along with fire and police memorial.

Executive Director Whitt said the continuing statements being peddled of the trailway being a no-cost, is going to cost the taxpayers money. Mr. Whitt said he will report at the council meeting that the trail council is asking for thousands of dollars from the City of Walled Lake. Mr. Whitt said the trail is going to keep costing money and the people are not going to get what they were promised. Mr. Whitt said all the grant money went to the Commerce gateway. Mr. Whitt said the Walled Lake taxpayers are on the hook and will hear just how much just this month is costing the city.

Chairman Ambrose said he does not know what side he is on. Mr. Ambrose said the new contract has not been finalized yet. Mr. Ambrose said the original contract was negotiated before any of the current council got involved and the city is obligated by contract to pay one-third of the trail cost.

Executive Director Whitt said he had to follow the current contract, and had to cut a check for \$34,000. Mr. Whitt said the money for the trail was not budgeted to be spent this year and he has the authority to move money around and had to, to meet the contract requirements. Mr. Whitt said none of the donations came to the City of Walled Lake, and just two days ago the City received another bill for \$11,000; so just this year alone the City is paying \$50,000 for the trail.

### 3. Update on Tri-A Sub – Fire Suppression Project

Executive Director Whitt said the DPW Team Lead Ladd and Boss Engineering has been at the project daily. Mr. Whitt explained even though the contractor may be done with the project the City is not. Mr. Whitt said the City will work with residents' concerns to see what can be improved. Mr. Whitt said he is looking at making some road improvements. Mr. Whitt said the residents he has talked to were surprised with the minimal damage done throughout the project. Mr. Whitt said the contractor drilled underground. Mr. Whitt said the contractor has leveled it out.

DPW Team Lead Ladd explained that the contractor should be done in the sub by Friday.

Mr. Whitt elaborated on Mr. Ladd's explanation by stating that the contractor is finished, but not the City. Mr. Whitt said he will work with any residents who have complaints to try and fix their problem. Mr. Whitt said he is looking for some sources to improve the roadway over in the Tri-A sub and that is why Mr. Whitt is offended when all this money is going to things like a trail instead of focusing on improving the city's roads.

### 4. Update Decker Road project

Executive Director Whitt said the DDA voted to fund the City's last main thorough fare that needs repaving and that is Decker Road. Mr. Whitt said the planned unit development was approved and the developer is moving forward. Mr. Whitt said nothing will get done on Decker Road until the PUD project is done. Mr. Whitt said Mr. Ladd and Boss Engineering's Forrester is on site daily.

DDA Board Member Lublin said the silt fence is up. Mr. Lublin asked what the time of operations for the project?

Chairman Ambrose explained the city ordinance allows work to begin at 7 a.m. Monday through Saturday and 9 a.m. on Sundays.

DPW Team Lead Ladd said the silt fence is for soil erosion control and is inside the 35-foot buffer so the work can be done on the site. Mr. Ladd said the 35-foot buffer will be created at the end of the project. Mr. Ladd said at the pre-construction meeting the developer will not be working on Sundays.

Executive Director Whitt said he will make sure the developer follows the ordinances. Mr. Whitt said it is his intention to bring in an outside group to do inspections on the homes. Mr. Whitt said the PUD should help with the drainage problem.

**3. CORRESPONDENCE:** None

**4. WARRANT REPORT:**

**DDA 09-04-19            APPROVAL TO RECEIVE AND FILE THE WARRANT AUGUST 2019**

Motion by Lublin, supported by Fernandes: CARRIED UNANIMOUSLY: To approve the warrant for August 2019.

**5. ADJOURNMENT:**

**DDA 09-05-19            ADJOURNMENT**

Motion by Lublin, seconded by Blair; CARRIED UNANIMOUSLY: To adjourn the meeting at 5:10 p.m.

  
Chelsea Pesta  
Deputy Clerk

  
Casey Ambrose  
DDA Chairman