



**CITY OF WALLED LAKE  
DOWNTOWN DEVELOPMENT AUTHORITY  
TUESDAY, OCTOBER 14, 2014**

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

**ROLL CALL:** Allen, Blair, Lublin, Marshall, Ramsey, Wlodarczyk

**ABSENT:** Kimmel, Shuman, Ackley, Ambrose

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

**OTHERS PRESENT:** Executive Director Whitt, Finance Director Coogan, Police Chief Shakinas, Public Works Coordinator McGill, Council Member Owsinek, Council Member Robertson, Confidential Assistant Rodgers

**REQUESTS FOR AGENDA CHANGES:**

DDA Board Member Lublin said he would like to put the Foster Farmhouse under old business.

**APPROVAL OF MINUTES:**

**DDA 10-01-14 APPROVAL OF THE MINUTES FROM THE SEPTEMBER 9, 2014 MEETING WITH CHANGES**

Motion by Lublin, supported Wlodarczyk by: CARRIED UNANIMOUSLY: To approve the Minutes from the September 9, 2014 meeting with changes.

DDA Board Member Lublin explained on page 3 of 4 pages of the minutes, the last sentence should read "He said the City should listen, so long as the DDA."

**AUDIENCE PARTICIPATION:**

Darrin Flowers said he has an idea and would like to meet with the City Manager and Mayor and discuss what he has in mind.

**I. CONSIDERATION OF WARRANT:**

**DDA 10-02-14 APPROVAL OF THE WARRANT FOR SEPTEMBER 2014**

Motion by Lublin, supported by Blair: CARRIED UNANIMOUSLY: To approve the warrant for September 2014.

## II. OLD BUSINESS:

### A. 239 E. Walled Lake- Woof Woof Boutique- Resubmission of Sign & Façade Grant

Discussion was held

### DDA 10-03-14 MOTION TO TABLE THE SIGN AND FAÇADE GRANT FOR WOOF WOOF BOUTIQUE UNTIL NEXT MONTH

Motion by Ramsey, supported by @: CARRIED UNANIMOUSLY: To approve the sign and façade grant for Woof Woof Boutique.

### B. Foster Farmhouse

DDA Board Member Lublin said there was a meeting in September and it was about raising money for the Foster Farmhouse and there was a suggestion to sell the last fifty (50) ornaments that DDA has in storage. He said they want to sell them at the Christmas Tree lighting event. DDA Board Member Lublin said he spoke with the Library Director, Alison, and asked if they would mind giving the Foster Farmhouse a piece of their newsletter so people can be updated on what is happening at the Foster Farmhouse. He said she has no problem giving them the space in the newsletter.

## III. NEW BUSINESS:

### A. Presentation from Foremost Development- Mr. Terry Bailey, Principle

- Preliminary introduction & overview of “proposed” lakefront property development

Terry Bailey said he is with Foremost Development and is located in Birmingham, Michigan. He said he is a developer, licensed builder, asset manager, property management for 30 years. He explained his properties range from a million dollars to fifty (50) million dollars. He said he has done seventy-five (75) major projects, close to three (3) billion dollars. He said this project is called Lighthouse Villa’s at Mercer Beach. He explained that he is coming into the community to become part of the Walled Lake family. He said there is a desperate need for this type of project in Walled Lake. He said the building will have seventy-one (71) ultra-luxury apartment complex. He explained that it is a lifestyle that brings a lot of amenities into the project itself. He said the target market he is looking to bring in is young professionals, 22- 32, and empty nesters, 45-55. He said the residents will have all the amenities, plank flooring, and the appliances are stainless steel and energy star. He explained the project is built around this young group that likes to stay in the confides of their community which is a live, work community. He said this project brings seventy-one (71) new residents to Walled Lake. He explained it will add people to downtown that will bring their friends. He explained he came to Walled Lake two weeks ago in the middle of the afternoon and realized fifty percent (50%) of the businesses downtown were closed on a Tuesday at 2 o’clock in the afternoon. He said this project is a game changer. He said this project he will allow pets and there will be a small pet park. He said residents will see on the outside of the project people will see sidewalks will be upgraded, there will be curbs, and markings in the streets. He said this will encourage other business owner’s to improve their store fronts and his company is interested in making that happen. He said the project is one building, three stories,

seventy percent (70%) one bedroom and thirty percent (30%) two bedroom and the square footage will be 630-720 for a one bedroom 850-900 square feet for a two bedroom. He said the people who are looking for a smaller place and less stuff and be able to move around the community. He explained the blue areas will be amenities within the building: yoga studio, cinema, leather chairs, and a Wi-Fi lounge. He said even though smaller in nature but it gives residents the chance to go to the other areas and not stay in the apartment. He said he is putting in a rose garden in the back that the residents will take ownership into that rose garden. He said people coming into downtown will see the beautiful building. He explained the name change to Lighthouse Villa's because he plans on putting in a simulated lighthouse in the corner of the building. He said on the bottom of the building will be split face rock. Terry Bailey said rent for the units will be \$1,000 a month for one bedroom and \$1,400 for two bedrooms. He explained with this project Witherall Street will be vacated. He said he was asked to provide a traffic study and he said the package says virtually unchanged about a two percent (2%) level, but the conclusion is traffic will stay in balance with this project.

DDA Board Member Blair said what will happen to Mercer Beach.

Terry Bailey said that nothing is going to happen, it is a public beach. He said the project won't be built on Mercer Beach, it will be across the street. He said with the project the City will have sufficient curves and paving and a path that will go to Mercer Beach. He explained with Witherall taken out at this time will cut down pedestrian traffic. He said eliminating this will improve this entire downtown area.

DDA Board Member Lublin asked if Le Shoppe is going to stay up.

Terry Bailey said he is going to build around the building, the owner is very proud of his building.

DDA Board Member Blair asked what will be going on the bottom on the building, retail?

Terry Bailey said there will be no retail, it is an illusion. He said it is strictly apartments.

Council Member Sturgeon said how many of the units are actually facing the lake.

Terry Bailey said about half the units, around thirty-five (35) units.

DDA Board Member Wlodarczyk asked if the parking in the front of the building is public parking.

Terry Bailey said 1.73 parking spaces per dwelling unit. He explained it is sufficient to what he is doing for the project. He said the front parking is for residents at this time.

DDA Board Member Marshall asked if they will have balconies.

Terry Bailey said not all the units will have balconies. He explained it depends on the aesthetic and how it plays on the front and back on the building.

Council Member Robertson asked for estimate cost for project.

Terry Bailey said the construction cost will be around \$6.5 million dollars and the and the project will be around \$8.1 to \$8.4 million. He explained he is not going to raise the building up; he is going to stay at street level, probably six to ten inches from the finished floor and the curb.

DDA Board Member Lublin asked what the height will be for the building. He asked what is square footage of Witherall.

Terry Bailey explained a story is ten feet. He said the building will be thirty (30) feet. He said it is a flat roof. He said Witehrall is about a half an acre. He said Walled Lake average age is forty (40) years old. He said this project creates a different demographic for downtown.

Executive Director Whitt suggested to the DDA Board to allow Terry Bailey to make more presentations to the public and the key here is to be open and transparent with the proposal.

**DDA 10-04-14            MOTION TO SUPPORT INFORMATIONAL MEETINGS WITH FOREMOST DEVELOPMENT.**

Motion by Marshall, supported by Lublin: CARRIED UNANIMOUSLY: To support informational meetings with Foremost Development.

**B. 113 Legato Drive- Make-up Studio- Sign Grant**

**DDA 10-05-14            MOTION TO ACKNOWLEDGE RECEIPT OF MAKE-UP STUDIO APPLICATION FOR SIGN GRANT**

Motion by Allen, supported by Wlodarczyk: CARRIED UNANIMOUSLY: To acknowledge receipt of Make-Up Studio application for the sign grant.

**C. 1705 E. West Maple Rd- DM Motors LLC- Sign & Façade Grant**

**DDA 10-06-14            MOTION TO ACKNOWLEDGE RECEIPT OF DM MOTORS LLC BOTH APPLICATIONS FOR FAÇADE AND SIGN GRANT**

Motion by Lublin, supported by Blair: CARRIED UNANIMOUSLY: To acknowledge receipt of DM Motors LLC both application for façade and sign grant.

**IV.    OTHER BUSINESS: None**

**A. Planning and Development Report**

**B. Promotion Committee Report – Co-Chair E. Marshall and Wlodarczyk**

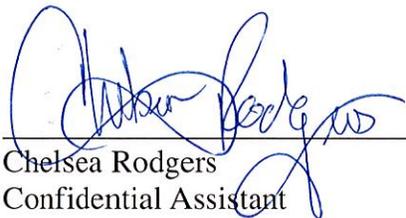
**C. Executive Director Report**

**V.    CORRESPONDENCE: None**

**VI.   ADJOURNMENT:**

**DDA 10-07-14      ADJOURNMENT**

Motion by Wlodarczyk, seconded by Blair; CARRIED UNANIMOUSLY: To adjourn the meeting at 5:18 p.m.



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Chelsea Rodgers  
Confidential Assistant



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DDA Chairman Ambrose