



**CITY OF WALLED LAKE**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Tuesday, April 9, 2024**

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

Pledge of Allegiance led by Acting DDA Chairman Millen

**ROLL CALL:** Ackley, Johnston, Lublin, Marshal, Mechigan, Millen, McDonald

**ABSENT:** Allen, Amin, Blair, Smith

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

**OTHERS PRESENT:** Mayor Pro Tem Woods, Council Member Ambrose, Council Member Fernandes, Deputy Public Safety Director Shakinas, Acting Chief of Police Kolke, Deputy Fire Chief Gonzalez, DPW Superintendent Ladd, Finance Director Pesta

**DDA 04-01-24 MOTION TO APPOINT TEMPORARY CHAIRMAN, DDA BOARD MEMBER MILLEN**

Motion by Ackley, supported by Lublin: CARRIED UNANIMOUSLY: To appoint temporary chairman, DDA Board Member Millen

**REQUESTS FOR AGENDA CHANGES: NONE**

**APPROVAL OF THE MINUTES:**

**1. Regular DDA Meeting of March 12, 2024**

**DDA 04-02-24 APPROVAL OF THE MINUTES FROM THE MARCH 12, 2024 MEETING**

Motion by Lublin, supported by Ackley: CARRIED UNANIMOUSLY: To approve the minutes from the March 12, 2024 meeting.

**CORRESPONDENCE: NONE**

**AUDIENCE PARTICIPATION: NONE**

**UNFINISHED BUSINESS: NONE**

**NEW BUSINESS: NONE**

**EXECUTIVE & MANAGING DIRECTOR REPORT:**

**1. DDA District Business Update**

Managing Director Jaquays said Burger King recently opened for business. Ms. Jaquays said she and DPW Superintendent Ladd and City Manager Whitt visited on opening day to welcome them back into the community. Ms. Jaquays encouraged the board and the public to visit.

Acting DDA Chairman Millen asked if they will be having a grand opening?

Ms. Jaquays said she spoke with the District Manager and they said they intend to have a grand opening.

Mr. Whitt said he spoke with the Regional Manager and suggested that when they host a grand opening, to invite Council Members and board members to attend. Mr. Whitt said some council members also visited on opening day.

Ms. Jaquays said at 800 N. Pontiac Trail, the new Taco Bell site, the Fire Department completed some training prior to demolition. Ms. Jaquays said by the end of the day, the building should be demolished. Ms. Jaquays said staff routinely visits the site to ensure the demolition is in compliance with City's building and zoning codes.

Acting DDA Chairman Millen asked when the site will be finished and open for business?

Mr. Whitt said the demolition will be completed quickly. Mr. Whitt said he spoke with the contractor, and was informed that the demolition work will be done fast before they begin working on the underground infrastructure.

Ms. Jaquays said the City continues to monitor other active projects including 1186 E. West Maple Road; they received site plan and special land use approval, extended for one year. Ms. Jaquays said the corner site at 14 Mile and Decker, Walled Lake's new Starbucks, is working through the building process.

Acting DDA Chairman Millen asked about the batting cages and the disrepair there.

Mr. Whitt said there has not been much compliance with the property owners. Mr. Whitt said the City has obtained consent judgements for a few code enforcements cases. Mr. Whitt reported on DM Motors and 121 N. Pontiac Trail.

Ms. Jaquays reported that 257 Ladd Road, Langan's Bowling Alley, will be coming before the Planning Commission that evening for a site plan and special land use request for outdoor seasonal sales including flowers and other lawn/outdoor equipment.

DDA Board Member Marshall recalled when that site used to have a grocery store.



## 2. DDA Budget Presentation

Managing Director Jaquays said as the City prepares and finishes the budget workshops, City staff will be providing a proposed budget and resolution for the DDA board's consideration next month. Ms. Jaquays provided the board a copy of the current year's budget and DDA budget presentation.

DDA Board Member Lublin said the LED light fixtures have been cost effective.

Ms. Jaquays presented a PowerPoint discussing the statutory history and local background for Walled Lake's DDA, highlighting the accomplishments and projects completed this fiscal year and what proposed projects the DDA may consider next fiscal year.

Mr. Whitt said the East Walled Lake Drive sidewalks will be up for discussion with City Council, and engaging the City Attorney and City Engineer to prepare a Special Assessment District. Mr. Whitt said one of the proposed projects mentioned in the presentation is Ladd Road, which is going to gravel. Mr. Whitt said the direction from Oakland County Road Commission is that they are going to pave Ladd Road and McCoy Street to Benstein Road. Mr. Whitt said he has instructed DPW Superintendent to contact the contractors and get an estimate on completing Ladd Road in Walled Lake's jurisdiction to Pontiac Trail. Mr. Whitt said Ladd Road serves as a gateway into the DDA district, it provides access to the businesses along Ladd Road, and to the Walled Lake School District Administration building. Mr. Whitt said he is requesting that the DDA fund this project from fund balance. Mr. Whitt said by partnering with the contractor now, it is cost effective for the City and DDA. Mr. Whitt said a proposed resolution has been provided for the board's consideration.

DDA Board Member Lublin said this project is a great way to utilize DDA funds. Mr. Lublin said it is an entrance way and an exit way for residents and visitors.

Mr. Whitt said Mayor Ackley can provide the board with some background information on why the DDA was originally established, but it was to build a road.

DDA Board Member McDonald said he would like more discussion on the project.

Mr. Whitt said board members can vote to table the proposed resolution or vote no. Mr. Whitt said the City was just made aware of the project in Commerce Township.

DPW Superintendent Ladd described the work that will happen in Commerce Township.

**DDA 04-03-24            MOTION TO ADOPT RESOLUTION 2024-02 "A RESOLUTION  
TO RESURFACE DOWNTOWN DEVELOPMENT AUTHORITY  
LADD ROAD GATEWAY FROM THE CITY'S LIMITS TO EAST  
WEST MAPLE ROAD AND FROM EAST WEST MAPLE ROAD  
TO PONTIAC TRAIL"**

Motion by Lublin, supported by Ackley: CARRIED UNANIMOUSLY: Adopt Resolution 2024-02 "A resolution to resurface Downtown Development Authority Ladd Road Gateway from the City's limits to East West Maple Road and from East West Maple Road to Pontiac Trail"

## Discussion

DDA Board Member Ackley said one of the major reasons the DDA was established was to help improve the gateways into the City, assist with paving projects, and to bring Walled Lake up to the standards of our neighboring communities. Mayor Ackley said the Maple Extension Project was made possible because of the DDA, and the DDA Board Members' support. Mayor Ackley commended DPW Superintendent Ladd for his work.

DDA Board Member McDonald said he thinks resurfacing Ladd Road is a good idea and opined that DDA Chairman Blair should be present to vote.

DDA Executive Director Whitt said if the majority of the DDA Board wanted to table the resolution, the Board can do that. Mr. Whitt said the duty of DDA staff and City administrators is to bring the information to the table. Mr. Whitt said the City just became aware of the activity.

Motion to approve Resolution was offered by Lublin and seconded by Ackley.

## Roll Call Vote

AYES: (7) Ackley, Johnston, Lublin, Marshall, Michigan, Millen,  
McDonald

NAYS: (0)

ABSENTS: (4) Allen, Amin, Blair, Smith

ABSTENTIONS: (0)

### **3. Public Safety Activity Report- FLOCK Presentation**

Managing Director Jaquays introduced Deputy Public Safety Director Shakinas for a presentation on proposed FLOCK Safety cameras in the DDA district.

Deputy Public Safety Director Shakinas presented a Power Point Presentation on the technological abilities of FLOCK cameras and how they can be used to enhance Public Safety. Mr. Shakinas explained they are License Plate Readers (LPRs). Mr. Shakinas said City Council approved the purchase and installation of four cameras. Mr. Shakinas said Wolverine Lake is one of many neighboring communities that utilizes FLOCK cameras.

### **DDA 04-04-24 MOTION TO ADOPT RESOLUTION 2024-03 "A RESOLUTION TO PURCHASE FOUR FLOCK SAFETY GATEWAY CAMERAS"**

Motion by Lublin, supported by Johnston: CARRIED UNANIMOUSLY: Adopt Resolution 2024-03 "A Resolution to purchase four FLOCK safety gateway cameras"

## Discussion

DDA Board Member Marshall asked about the cost difference between 4 cameras and 7 cameras?



Mr. Shakinis said the camera purchase is \$3,000 and there is a one-time installation fee of \$650. Mr. Shakinis stated the four proposed locations, on Maple Road and Pontiac Trail.

#### Roll Call Vote

AYES: (7) Ackley, Johnston, Lublin, Marshall, Mechigan, Millen,  
McDonald

NAYS: (0)

ABSENTS: (4) Allen, Amin, Blair, Smith

ABSTENTIONS: (0)

#### **4. City, DDA, and Business Event Report**

Managing Director Jaquays said as we approach the warmer months, the City is preparing for many of its annual community events. Ms. Jaquays said last month the City held its annual Spring Egg hunt event at Hiram Sims. Ms. Jaquays said despite the rain, the event was well-attended and included a magic show, petting zoo, and free face painting by Ms. Loretta Whitt. Ms. Jaquays thanked the Parks and Recreation members and City Council members who attended the egg stuffing and helped disperse the eggs on the event date. Ms. Jaquays said opening day of the Walled Lake Market Place is scheduled for May 1<sup>st</sup> from 8AM to 2PM. Ms. Jaquays said there are about 10-15 vendors confirmed for opening day; approximately 30 vendors who have provided their application for the season. Ms. Jaquays said the application is available on the City's website. Ms. Jaquay said the City is preparing for the Memorial Day Parade scheduled for May 27<sup>th</sup>. Ms. Jaquays said City Council's direction is to have the staging area at 850 Ladd with the parade route being similar to last year, going East-bound on Maple Road. Ms. Jaquays said the parade application and event flyer is on the City's website.

Executive Director Whitt said he has received feedback that there has been talk in the community about hosting boat races on Walled Lake. Mr. Whitt said City Hall has not received any proposals. Mr. Whitt said the City is not positioned to fund or organize a boat race, but we are willing to work with organizers with a submitted proposal to accommodate their request. Mr. Whitt said the Walled Lake Civic Fund is scheduled to have their fireworks on June 22, 2024. Mr. Whitt said he is working with the businesses downtown to plan for a bigger event.

Ms. Jaquays said last Saturday, "Game and Company" held their grand opening at 239 E. Walled Lake Drive. Ms. Jaquays said Mayor Pro-Tem Woods, Council Member Fernandes, and Council Member Ambrose were in attendance. Ms. Jaquays said it was a well-attended event. Ms. Jaquays said there is a retail component in the store where folks can purchase board games as well as an entertainment center in the back for folks interested in learning or playing board games.





Hana Jaquays  
DDA Managing Director

Jerry Millen  
Acting DDA Chairman