



**CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY**

Tuesday, August 11, 2026

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

Pledge of Allegiance led by DDA Chairman Blair

ROLL CALL: Blair, Gunther, Langan M, Langan T, Lublin, Marshall,
McDonald*

ABSENT: Johnston, O'Leary, Raleigh

OTHERS PRESENT: City Manager Whitt, Council Member Woods, Deputy Chief
Kolke, Fire Chief Gonzalez, DPW Superintendent Ladd, Finance
Director Pesta, City Attorney Vanerian

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

**DDA 08-01-26 MOTION TO EXCUSE DDA BOARD MEMBER JOHNSTON,
O'LEARY, RALEIGH FROM TODAY'S MEETING**

Motion by Lublin, seconded by Langan, T: CARRIED UNANIMOUSLY: To excuse
DDA Board Members Johnston, O'Leary, Raleigh from today's meeting.

REQUEST FOR AGENDA CHANGES:

Mayor Gunther said he would like to add Mital Amin to new business because she has a point to
she wants to make.

APPROVAL OF THE MINUTES:

1. Regular DDA Meeting of July 14, 2026

**DDA 08-02-26 APPROVAL OF THE MEETING MINUTES OF JULY 14, 2026
MEETING**

Motion by Langan, T, seconded by Lublin: CARRIED UNANIMOUSLY: To approve
the meeting minutes of July 14, 2026.

* attended on Zoom

DISCUSSION:

1. Dan's Plan – 239 E Walled Lake – Dan Martin

Dan Martin business owner from 239 E. Walled Lake Drive said he's back to do Dan's Plan formally. Mr. Martin said he is here to spend the DDA's money. Mr. Martin put a plan together for the property the DDA owns and calls it Dan's Plan or Mercer Landing. Mr. Martin said the proposal is in 4 phases. Mr. Martin said the first phase would be sidewalks, angle parking, and that could be split up into a parts A&B if it needed to be for financial reasons, dividing it like East Walled Lake Drive, Ferland Street, and then Market Street and Witherall. Mr. Martin said the sidewalks and angle parking by backing the sidewalks up, straightening on a lot of the sidewalks in the town kind of meander, they don't rhyme or reason for it, but if we get those straightened out, we get them backed up. Mr. Martin said this can create on the side streets 46 to 47 new parking spots and by redoing the parking lot area there that's there now it's gravel and striping it and designating parking spots, we gain another 24, that brings the parking spots to 70 to 71 in the area.

Mr. Martin said 40 years ago, when Mike Dornan was the city manager, he presented the city with a plan for Ferland Street to change that to a one-way street and bring angle parking there at the time and gained about 25 spots going up Ferland Street.

Mr. Martin said in his drawing that he placed direction to how traffic would flow and how the angle parking would be. Mr. Martin said it would need engineering for a final mark on it. Mr. Martin said the next part, phase two, would be the parking lot across from Ferland. Mr. Martin said phase three of the project would be the pavilion, and it would be an L-shape up on the top of the hill just off of Market Street. Mr. Martin said on left side of the pavilion, if you're facing it, if you're looking from the beach, looking up the hill, the left side I've proposed of the pavilion to be seasonal bathrooms and a concession area, just in case that was needed for a festival or something that the city was to have. Mr. Martin said he had all of council come out and walk the property with him. Mr. Martin said the parking that's behind the pavilion, it would also give access to the pavilion for the DPW workers when they're trying to set up a festival. Mr. Martin said phase four would be city municipal style, the low fencing that's wrought iron or wrought iron looking aluminum, along with seating and landscaping. Mr. Martin said he like signs put up for this park area that designated it for Walled Lake residents and their guests only. Mr. Martin said he would like a confidence vote from the DDA so he can push this through to the city council for their discussion.

DDA Board Member Lublin said there are some positives and likes the parking. Mr. Lublin said there needs to be further discussions on the big picture before there is a vote.

Mr. Martin said to make this a cornerstone would bolster the area, so we get renovations and get investments downtown. Mr. Martin said when he bought his business the downtown was terrible and now the downtown is worse.

DDA Board Member Lublin said there are several business owners that have done a great job renovating their businesses downtown.

Mr. Martin said he was excited to see the Walled Lake Tavern but they are not doing well. Mr. Marton said the reason is the food is not good downtown. Mr. Martin said the downtown needs parking. Mr. Martin said every plan that's come in front of the city over the last 13 or 14 years since that property was for sale, they're always short on parking. Mr. Martin said the developers want to use an old ordinance and a developer should not be able to put half of their parking off site in the downtown. Mr. Martin said it should be limited to the buildings that are already there, like his, not a new development. Mr. Martin said if a new development comes in, they must account for all their own parking on their site alone.

DDA Board Member T. Langan said he feels like before we do anything we need to develop a downtown. Mr. Langan, T said a downtown development authority can do great things if there's a downtown. Mr. Langan, T said right now Walled Lake is two drive through areas where people drive downtown and then they go home and that is because no one lives down here. Mr. Langan, T said this could be a good first step to building a downtown. Mr. Langan, T said this property, in my opinion, should be developed as condominiums and then people would live here. Mr. Langan, T. said the parking problem in this area has nothing to do with this site.

DDA Board Member Langan, T said he doesn't have a problem with putting in paid parking. Mr. Langan, T said does not like allowing people to park there for free, because people are running small businesses on the weekend selling things to people that are across the street at the lake. Mr. Langan, T said if parking is put in here, that is going to be good for Dan's business because you can argue that Dan's Plan is for financial gain, Dan needs parking.

DDA Board Member Langan, T said If you put parking here and the parking here is paid, and if you charge a different rate for residents and non-residents, you may be able to accomplish what Dan's talking about, but if you put free parking here, unless you're going to post the police over there, you're not going to be able to distinguish between people that live in Walled Lake and don't live in Walled Lake. Mr. Langan, T said what we're doing here is creating a whole additional job for the city, the police, the fire department for nothing. Mr. Langan, T said if you want a downtown so that a downtown development authority has got things to do, then we need to create something. Mr. Langan, T, said the DDA property could be residential if the planning commission and city council changed it and believes the property should have a couple buildings with residential to get people living in the downtown.

Dan Martin said this has to do with a downtown area that is short on parking. Mr. Martin said that the DDA, the development of the district should be for the residents. Mr. Marting stated when has the city done anything like this for the residents? Mr. Martin said the DDA used some over on Decker Road and opined it isn't even in the DDA and the DDA should not have repaired. Mr. Martin said the DDA used money for fire and police where it's not designated to do that and the DDA has not done anything for the resident.

DDA Board Member Lublin explained that Decker Road is the gateway to the downtown and part of DDA's goal to bring people downtown.

DDA Board Member Langan, T said if we want a downtown in Walled Lake, we need to revise the zoning ordinance to entice people to build for people to live downtown.

Executive Director Whitt explained that the DDA bought the property to control it. Mr. Whitt said the question was why did the DDA buy it and it was to control having a say. Mr. Whitt said the DDA doesn't pick one an option today. Mr. Whitt explained the DDA can try any number of those things, it costs money to put a pavilion in if that doesn't work or some kind of fusion the DDA can change it. Mr. Whitt said if the DDA is going to make it a park and officially make it a park, you're not giving it to the city, and it's a park forever, and it kicks in a whole set of rules about how you get rid of it and all that. Mr. Whitt said the DDA can make the property available for use, the question is it timely. Executive Director Whitt explained the DDA can try the parking, the question is parking around the property.

DDA Executive Director Whitt said there is going to be some big changes downtown. Executive Director Whitt explained he doesn't call it real until there is a blue ink signature but if they do close September 1st the city will have one of the finest restaurants in the entire county. Aurora, for those of you who don't know, is a real elegant place and they own multiple restaurants. Mr. Whitt said this will dramatically change downtown and could become a destination and that is why we need parking.

**DDA 08-03-26 MOTION TO TABLE THE DISCUSSION TO SEE WHAT
TRANSPIRES AND PLACE UNDER UNFINISHED BUSINESS AT
THE NEXT MEETING**

Motion by Langan T, seconded by Lublin: CARRIED UNANIMOUSLY: To table the discussion to see what transpires and place under unfinished business at the next meeting.

CORRESPONDENCE: None

AUDIENCE PARTICIPATION : None

UNFINISHED BUSINESS:

1. DDA Ordinance adopting Act57 requirements

City Attorney Vanerian explained that this ordinance went before the city council for first reading and was approved. Mr. Vanerian explained some members of council had expressed some concerns over the updated provisions and to adopt the provision in the state statute that says the DDA has the power and authority to loan money for improvements in the downtown district and the concern by some of the members was is that there was no loan approval criteria that they felt was needed and that money wasn't being loaned to people who may have a shady background, maybe criminal or something of that nature. Mr. Vanerian explained the purpose was to update the ordinance so that it is compliant with state law. Mr. Vanerian said in 2018, the existing DDA state law was recodified under Part 2 of Act 57 and he updated the ordinance so that the it reflects the current statutory references and sections. Mr. Vanerian said as far as this new section that deals with loan program to fund improvements for existing buildings and creating business incubators, the DDA does not have to have that in the ordinance.

DDA Chairman Blair expressed not caring for the section referencing loans. Mr. Blair said the DDA is not doing it.

City Attorney Vanerian said the ordinance amendment is strictly updating the ordinance so that it is current with the current DDA state law statute. Mr. Vanerian explained one answer would be to simply remove that from our ordinance. Mr. Vanerian explained even if you removed it from the ordinance, he thinks under state law, the DDA would still have that power and authority.

DDA Chairman Blair said the DDA is not loaning money.

City Attorney Vanerian said this particular section is the powers and duties of the downtown development authorities, sort of like the Home Rule City Act for DDAs that just sort of says these are all the powers and authorities of the different things that you can do if you choose to do them. Mr. Vanerian explained the other possibility, and again, we could do it either way, is to just take that section out altogether.

DDA 08-04-26 MOTION TO APPROVE THE DDA ORDINANCE STRIKING AND REMOVING SECTION 17

Motion by Langan T, seconded by Marshal: CARRIED UNANIMOUSLY: To approve the DDA ordinance striking and removing section 17.

NEW BUSINESS:

1. Mital Amin – Boss Engineering unfinished sidewalks

Mital Amin said last time Boss were asking for \$1,000,000, we had the engineering and it left with Boss Engineering to come up with the scope of work that didn't get done. Ms. Amin said she has reached out with one of the engineering firms that she works with and then had them put together a scope of work with design and then a scope of work with construction. So usually when projects like this go, you'll get scope of work with design. Ms. Amin said we've spent over \$100,000 so far and we didn't get the deliverables. Ms. Amin said we get bits and pieces of what's usable, what's not usable, and we don't actually get what's needed to get done. Ms. Amin said she put together the scope of work with the design and the scope of construction.

Ms. Amin said this project should come in probably in the low one, like 6 figures, nowhere near \$1,000,000. Ms. Amin said you guys can make a copy, but basically, we need a topographic survey. Ms. Amin said if boss already did it, they should have the DGX files, and any engineer could use it. Ms. Amin said you have a demo plan, you have a traffic control plan, proposed site plan, the handicap space is required per code, details for the sidewalk and ramps, the SCM plans, plans for the coal chute field, and abandonment and place per state requirements and that's exactly what you need for all of the engineering.

Ms. Amin said the second part would be the scope of construction. Ms. Amin said the engineers need soil erosion controls, the traffic control installation, concrete sidewalk and ramp removal to level the concrete aggregate base, pour the sidewalk and ramps, configure and backfill.

Ms. Amin said when you get it, you should be able to get a max bid and if you approve it, then you could, you know, if you make a motion saying that we're going to send this out. Ms. Amin said we can send it to Boss, we can send it to, make it opened up and then we can have a lump sum bid. Ms. Amin said the engineers don't come at you and say it's going to be \$1,000,000 and we'll get bids and this and that, the engineer need to go there and this is what needs to be done. Ms. Amin said to get the bids and you say to do all of this, which would be to complete it, would cost the city couple hundred thousand amount and then you can award it and it could get done in the fall with it. Ms. Amin said to get it done, then basically you would have to make a motion saying that the DDA would adopt the scope of work she laid out and the construction needs to be bid and then, approve it for bidding by the next meeting and whoever gets it bid, you do a qualified close bid and then you award it. Ms. Amin said they have the machine, they have like the robot it does all of the images, does the exact measurements and then the slopes and everything else and it highlights where certain things were with it and then there's also a drainage issue on the opposite side with the way the sidewalk is and all of that. Ms. Amin said when the DDA fix it, the DDA will want to fix all of it, which is what it does, the DDA won't get pieces of things that the Board don't need, and then still have things missing where no one can't get the work done. Ms. Amin said this is to move the project forward. Ms. Amin said she doesn't know exactly the amount, but well over \$100,000 beating it to death paying for designs that were not usable.

DDA Board Member Lublin said the designs are usable, but the views have changed.

Ms. Amin said actually the plans that Boss did were not applicable or complete. Ms. Amin said Boss gave the DDA a design concept but didn't give deliverables like a DGX files. Ms. Amin said the problem is Boss concept but it needs something so that we can tell Boss to do exactly what's needed to be done so that it gets done.

DDA Board Member Langan, T clarified with Ms. Amin that the pictures she submitted can get knocked out for low six figures.

Ms. Amin said definitely lower than a million. Ms. Amin said the firm would have to get the bids they would know because the engineering firms would know what their engineering costs are, right? No middleman. And then they would bid it out with the concrete with it. And so they did the robots on it. Ms. Amin said the firm she works with on major projects and that. Fairway Engineering is who she has worked with for a lot of developments.

Ms. Amin said one of the reasons that the city is untouchable is because of the legal loopholes and the ordinances are a mess. Ms. Amin said if you fix that, you will have the developers come in, but with this, these are just one engineering group that she knows and had worked with and had Fairway do her house. Ms. Amin said Fairway done like subdivision things, worked with cities, Fairway worked with all kinds of things that are efficient. Ms. Amin said Fairway engineering they do like, 3 bids with it, reviewed the stuff so we know exactly what the scope of work is for the engineering side and then they'll hire out the sidewalk contractors, they do the laser leveling because with that stuff, we have the ADA that are all these compliance things and the grade and all of that. Fairway Engineer would deliver the product.

DDA Board Member Langan, T said if what Ms. Amin is saying is true that the DDA can get all those sidewalks torn out and replace with ADA for a couple \$100,000 that would be great.

Ms. Amin said the thing is Oakland County, like when they do taxes and that, like the State of Michigan puts out what things should cost, you get like maybe plus or minus 10%. It should not be plus or minus 1,000%. Ms. Amin said the scope of work she listed is everything the DDA needs to get the project done properly.

DDA Board Member Lublin said we have more than just concepts completed for the downtown project.

Ms. Amin said every single thing on her list is engineering and things that need to be done by state law. Ms. Amin said if the DDA approves it, it will give Fairway permission to put together what their costs are and it'll give them permission to get actual bids from the people that lay it and then bid it out in a lump sum like we normally do when we're doing our commercial projects. Ms. Amin said she wants the DDA to approve the scope of work for construction that she handed out, saying that officially the DDA approves her scope of work to go get a bid to ask for whoever wants to bid. Ms. Amin said by the next meeting, Fairway present with the max lump sum bid, so exactly the cost is, and then you'll award the job to whoever does it, and then that person will be responsible for getting all that done, which would basically be everything that's needed to get all those sidewalks done, drainage done, and get it done the right way.

DDA Board Member Lublin said bids cannot be done in 30 days.

Ms. Amin said Fairway Engineering can get the bids within 30 days.

Executive Director Whitt said the council recently instructed Boss to begin the construction engineering for the sidewalks. Mr. Whitt explained he doesn't know what is being added after its already been given to Boss for construction. Mr. Whitt explained you don't take somebody's friend as the engineer, it has be bid by the law. Mr. Whitt explained you cannot go out for bid until it is decided on what we are building and then you bid it.

DDA Chairman Blair said the DDA does not want to pay for all the engineering work to be done again.

Ms. Amin said with the scope of work in construction, you can give it to Boss Engineering, you could give it to her guy, and you could publish it publicly and say, in 30 days, give us a max bid, and then you can do a close max bid.

Mayor Gunter said he wants to see all the deliverables Boss brought.

Executive Director Whitt said if you do not have construction specs, you cannot bid. Mr. Whitt said if we don't know what we're really going to do, if we can't agree as a DDA and a council about what the sidewalks are going to look like, we have takings we probably have to do if we're going to put sidewalks in and it's not as simple as saying, here do that.

EXECUTIVE & MANAGING DIRECTOR REPORT:

1. Public Safety Activity Report

Executive Director Whitt said the biggest news downtown is we may be getting a destination as opposed to a bar and that would really be a good thing.

WARRANT REPORT:

1. July 2026

**DDA 08-05-26 APPROVAL TO RECEIVE AND FILE THE WARRANT FOR
JULY 2026**

Motion by Lublin, seconded by Langan, T: CARRIED UNANIMOUSLY: To receive and file the warrant for July 2026.

ADJOURNMENT:

DDA 08-06-26 ADJOURNMENT

Motion by Lublin, seconded by Langan, T: CARRIED UNANIMOUSLY: To adjourn the meeting at 5:34 P.M.



Chelsea Pesta
DDA Managing Director



Steve Blair
DDA Chairman