



**CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, May 12, 2026**

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

Pledge of Allegiance led by DDA Chairman Blair

ROLL CALL: Blair, Gunther, Johnston, Langan M, Lublin, Marshall, O'Leary, Raleigh

ABSENT: Allen, Langan T, McDonald

OTHERS PRESENT: City Manager Whitt, Council Member Ambrose, 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 05-01-26 MOTION TO EXCUSE DDA BOARD MEMBER LANGAN, T, ALLEN, AND MCDONALD FROM TODAY'S MEETING

Motion by Lublin, seconded by Johnston: CARRIED UNANIMOUSLY: To excuse DDA Board Member Langan, T, Allen, and McDonald from today's meeting.

REQUEST FOR AGENDA CHANGES: None

APPROVAL OF THE MINUTES:

1. Regular DDA Meeting of April 14, 2026

DDA 05-02-26 APPROVAL OF THE MEETING MINUTES OF APRIL 14, 2026 MEETING

Motion by Raleigh, seconded by Johnston: CARRIED UNANIMOUSLY: To approve the meeting minutes of April 14, 2026.

CORRESPONDENCE: Mital Amin resignation letter

DDA 05-03-26 MOTION TO RECEIVE AND FILE MITAL AMIN RESIGNATION LETTER

Motion by Lublin, seconded by Raleigh: CARRIED UNANIMOUSLY: To receive and file Mital Amin resignation letter.

AUDIENCE PARTICIPATION :

Dan Martin: 239 E. Walled Lake Dr - said he like to discuss the newly acquired property by the DDA about possibly putting in a pavilion and bathrooms for Walled Lake residents only. He said it's been a long time since he has seen the city give anything back to the residents. Mr. Martin said there have been a lot of problems over the years with different people coming in from other cities and going to Mercer Beach causing a ruckus. Mr. Martin said he like to see the property the DDA owns be a park with a sign that says it is for only Walled Lake residents. Mr. Martin said the property should have iron gates around it with some openings. Mr. Martin explained in his drawing he created 24 angle parking spots. Mr. Martin said his dream is to have pavilion and bathroom for Walled Lake residents. Mr. Martin said it helps curtail the problems in the area. He said the DDA should pay back the money they took from the federal government for the improvements done to the beach. Mr. Martin said the DDA finally needs step up and do something for the residents.

Mayor Gunther arrived at 4:15 pm

DDA Board Member Lublin asked the city attorney what the DDA's obligation is with the federal funds that was provided by the board.

City Attorney Vanerian explained that research needs to done and see what is written and what the restrictions are in the documents.

Dan Martin said he thought around \$38,000 was given to the city for the improvements and said the DDA should see if they can pay the money back. Mr. Martin said to not worry about the money and that he can find the money and go business to business. Mr. Martin said putting up signage that says it is designated for Walled Lake residents and hopes the DDA does something for the residents.

UNFINISHED BUSINESS:

1. Special Event Agreement – Walled Lake Civic Fund

City Attorney Vanerian said he made some tweaks to the agreement requiring an additional provision that related to the pyrotechnics insurance coverage. Mr. Vanerian said if the agreement is acceptable to the DDA he suggests entertaining a motion to approve the agreement and authorize the executive director to sign, then it will be brought before the city council for their approval. Mr. Vanerian explained the agreement is between the DDA, the city, and the civic

fund. Mr. Vanerian said it places obligations on the civic fund to make sure that whoever they hire as a vendor or contractor has these insurance coverages.

DDA 05-04-26 MOTION TO HAVE THE EXECUTIVE DIRECTOR SIGN THE SPECIAL EVENT AGREEMENT WITH THE WALLED LAKE CIVIC FUND

Motion by Lublin, seconded by Raleigh: CARRIED UNANIMOUSLY: To have the executive director sign the special event agreement with the Walled Lake Civic Fund.

2. Phase I - ADA improvements

City Consultant Engineer Maki explained the Federal Highway Administration letter of finding. City Council received a summary of the 2024 federal Letter of Finding regarding ADA compliance issues along East Walled Lake Drive between North Pontiac Trail and Liberty Street. He explained the investigation, initiated by a complaint from a local business, found deficiencies including non-compliant sidewalks and ramps, excessive sidewalk cross slopes, lack of detectable warning devices, inaccessible pedestrian push buttons, and absence of accessible on-street parking spaces. Mr. Maki explained that at one specific location at the northeast corner of Pontiac Trail and Walled Lake Drive that the cross slope of 5.6% was measured when 2% is what is allowable. The Federal Highway Administration determined the City was not in compliance with ADA and Section 504 requirements and outlined voluntary corrective actions, including improving sidewalks, ramps, pedestrian infrastructure, and accessible parking, as well as providing an implementation schedule. Failure to address the deficiencies could result in referral to the U.S. Department of Justice or private legal action by the complainant.

DDA Chairman Blair asked what will it take to become compliant.

Mr. Maki explained to make the slopes of the sidewalks proper, will take a real replacement of all the sidewalk from underground up on the north side and on the south side of that stretch of roadway.

Mayor Gunther said the way we read that last time when Tom was here, it was not the whole sidewalk that had to be done to meet the requirement of the letter of finding and that there is a minimum voluntary requirement.

Mr. Maki explained that it's the sidewalks along that first block and it's the cross slopes of the sidewalks as well on the north and south side.

Mayor Gunther said he is glad Tom Langan is not here because nobody likes to argue with him.

DDA Langan, M arrived at 4:25 pm.

Mr. Maki explained that there were discontinuities greater than 1/4 inch in the sidewalks along the north side and south side of East Wall Lake Drive between Liberty Street and North Pontiac Trail and that was in their findings. Mr. Maki said that it is the first bullet item in Section 3.

Executive Director Whitt said the DDA should address this at a minimum and not jury rig this project. He said there is still some time. He talked with public works, and it will take a legitimate engineer and contractor. The DDA can help fund the project and explained the complaint is against the city. Mr. Whitt explained that the city has a construction engineering estimate for the downtown improvements.

DDA Chairman Blair asked what's our next step.

Mayor Gunther said he thought when we read it the other day, it was last week or last month, we read it and we went through it. And there was some minimal things that had to be done. And it was the sidewalk marking, the, you know, the ADA spot. Mayor Gunther said we were thinking of painting and then it looked like a curb cut on the side and that was your entrance to the sidewalk. Mr. Gunther said if you go to the south side of the sidewalk next to the Tiki Bar and as it went down towards there's a hole at the Tiki Bar, right through the street there's a hole right next to the telephone pole.

DDA Board Member Lublin said that is the second block.

Mayor Gunther said it is a little bit past Liberty. But in honesty, if you start somebody doing the sidewalk, you just run them down to where it's probably the curb cut is to the entranceway to the parking lot of Tiki Bar because once you're doing it, you don't stop halfway and once you mobilize, it's 30% less expensive to keep going. He said he wants an RFP and would like to know what it's going to be to keep going down the street, right? What if we went all the way to the beach? What if we went around the new lot that the DDA owns. Mr. Gunther said there's a number of things we could do there.

DDA Board Member Lublin said the DDA can get a quote for putting the electric lines underground.

Mayor Gunther said it is not expensive.

DDA Board Member M. Langan said there won't be a cost.

Executive Director Whitt said he would like a motion to instruct the city's consulting engineer to do the construction spec to meet the minimum requirement to meet the ADA complaint on the one block and explained the other stuff, can be built on. Mr. Whitt explained he can't disagree with any of the arguments, but the issue is, the list just gets longer and longer and creates a delay and had we proceeded with the bigger picture, we'd probably already be doing construction. Mr. Whitt explained if you don't, maybe the complainant doesn't file anything with the DOJ, but we still haven't fixed anything. Mr. Whitt said the board needs to give instructions to staff, myself, and others to get construction drawings to fix the first block downtown. Mr. Whitt explained if the board starts including engineering lights, the project will be that much more delayed. He stated it doesn't mean that these other ideas are bad or wrong, it's just about being timely. Mr. Whitt explained if the board wants to move forward, they have to get construction. Mr. Whitt said the board can do that by getting an engineer to survey it, design it, and give us those recommendations.

DDA Board Member Lublin said he like to make a motion to instruct the city's engineer to do the construction specs.

Mayor Gunther said he is not done with the discussion and doesn't want a Motion made until there has been discussion and that he like to make a motion. Mayor Gunther said he doesn't need to get Boss to do the engineering quotes because he says there's some interesting things here that we read more into it than we did. Or maybe we read less into it than we did. Mayor Gunther said he would like to have three companies do three quotes for engineering and project management and deliver the job. Because I'm like, we can go with Boss, that's great and we go with Boss with everything, but I'd like Boss to maybe just create the RFQ or RFP for what we want to do, which is the project with some proposals for additional scope because he says that's the way to go. Three quotes, let's get it done, get it out of the way. Somebody will be able to do it faster than somebody else, somebody will be too busy, somebody won't want the work.

DDA 05-05-26 MOTION TO APPROVE BOSS ENGINEERING TO PROVIDE THE RFP PACKAGES SO THE DDA CAN GO TO THREE QUOTE BIDS ON THE STREET FOR BOTH THE FULL ENGINEERING AND DELIVERY OF THE PROJECT AND BOSS ENGINEERING CAN BE PART OF THE BID PACKAGE

Motion by Gunther, seconded by O'Leary: CARRIED UNANIMOUSLY: To approve Boss Engineering to provide the RFP packages so the DDA can go to three quote bids on the street for both the full engineering and delivery of the project and Boss Engineering can be part of the bid package.

NEW BUSINESS:

1. Resolution 2026-01 budget amendment for Civic Fund Fireworks display

DDA 05-06-26 MOTION TO APPROVE RESOLUTION 2026-01 BUDGET AMENDMENT TO SUPPORT CIVIC FUND FIREWORKS DISPLAY IN ALIGNMENT WITH DOWNTOWN DEVELOPMENT AUTHORITY MISSION

Motion by Lublin, seconded by Raleigh: CARRIED UNANIMOUSLY: To approve resolution 2026-01 budget amendment to support civic fund fireworks display in alignment with downtown development authority mission.

EXECUTIVE & MANAGING DIRECTOR REPORT:

1. Public Safety Activity Report

Police Chief Shakinas said there have been 33 tickets written on Leon and 15 tickets on Walled Lake Drive. Police Chief Shakinas said letters went out to the business along the parade route to clean up their property for the parade. Chief Shakinas said code enforcement will be out for spring clean-up and then out on the lake and to make sure everyone has their stickers.

Executive Director Whitt said he will have administration start looking for the original documents with the federal government funds provided for Mercer Beach.

Mayor Gunther said the city took money and made it a park. Mayor Gunther said in his investigation that you must open it to all citizens of the State of Michigan. Mayor Gunther said you don't have to charge, if you charge your citizens a dollar and this is the way the MCL reads if you charge your citizen a dollar, you may only charge the non-citizen \$2. It's 100% more. If you don't charge your citizens, you can charge them the usual amount. Mayor Gunther said if you charge \$10 to come to the park and then you can charge \$10 to park but you can't charge anything to your citizens.

Executive Director Whitt said that is where the discussion starts. Mr. Whitt explained the DDA owns the property across the street and that it changes dramatically in terms of how we develop downtown.

WARRANT REPORT:

1. April 2026

DDA 05-07-26 APPROVAL TO RECEIVE AND FILE THE WARRANT FOR APRIL 2026

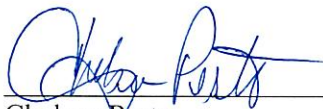
Motion by Lublin, seconded by Johnston: CARRIED UNANIMOUSLY: To receive and file the warrant for April 2026.

DDA Board Member Johnston asked if the board would discuss a temporary drop on the DDA lot and wants to make sure they have direction to get that work done for this year. Mr. Johnston said in the future the DDA Board can discuss making it a permanent drop for future events.

ADJOURNMENT:

DDA 05-08-26 ADJOURNMENT

Motion by Lublin, seconded by Johnston: CARRIED UNANIMOUSLY: To adjourn the meeting at 4:49 P.M.



Chelsea Pesta
DDA Managing Director



Steve Blair
DDA Chairman