



**CITY OF WALLED LAKE
DOWNTOWN DEVELOPMENT AUTHORITY
Tuesday, August 12, 2025**

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

Pledge of Allegiance led by Mayor Ackley.

ROLL CALL: Ackley, Allen, Amin, Johnston, Lublin, Marshall, McDonald,
Mechigian, Millen, Raleigh

ABSENT: Blair

OTHERS PRESENT: Mayor Pro Tem Woods, Council Member Ambrose, Council
Member Fernandes, Council Member Owsinek, Public Safety
Deputy Director Shakinas, Fire Chief Gonzalez, DPW
Superintendent Ladd, City Attorney Vanerian, Finance Director
Pesta, and City Clerk Stuart

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

**DDA 08-01-25 MOTION TO EXCUSE DDA CHAIRMAN BLAIR FROM
TODAY'S MEETING**

Motion by Lublin, seconded by Johnston: CARRIED UNANIMOUSLY: To excuse
DDA Chairman Blair from today's meeting.

REQUESTS FOR AGENDA CHANGES: *None*

APPROVAL OF THE MINUTES:

1. Regular DDA Meeting of June 10, 2025

**DDA 08-02-25 APPROVAL OF THE MINUTES FROM THE JUNE 10, 2025
MEETING**

Motion by Lublin, seconded by Millen: CARRIED UNANIMOUSLY: To approve the
minutes of the June 10, 2025 meeting.

CORRESPONDENCE: *None*

AUDIENCE PARTICIPATION: *None*

UNFINISHED BUSINESS:

1. Mayor Ackley Proposed Resolution 2025-05 A Resolution for a Budget Amendment for the DDA to purchase downtown lots from Walled Lake Investments, LLC

Mayor Ackley asked the board for any comments on the proposed resolution. Mayor Ackley said it would greatly benefit the City of Walled Lake, and she is in full support.

DDA 08-03-25 MOTION TO APPROVE RESOLUTION 2025-05 A RESOLUTION FOR A BUDGET AMENDMENT FOR THE DDA TO PURCHASE DOWNTOWN LOTS FROM WALLED LAKE INVESTMENTS, LLC IN THE CONTINUED EFFORT TO SUPPORT DOWNTOWN DEVELOPMENT

Motion by Lublin seconded by Millen: CARRIED UNANIMOUSLY: To approve resolution 2025-05 a resolution for a budget amendment for the DDA to purchase downtown lots from Walled Lake Investments, LLC. In the continued effort to support downtown development.

Discussion

City Manager Whitt explained the city has consistently received unacceptable development proposals, which the City Council has never approved. City Manager Whitt explained the first development years ago was not reasonable and applicant was not open to negotiating. City Manager Whitt explained Council Member Loch spear headed the resolution to deny which had full support of City Council. City Manager Whitt explained now with the most recent proposal the City Council determined that it was not in the best interest of the residents. City Manager Whitt explained at the last DDA meeting, DDA Chairman Blair recommended purchase of the lots, and the board agreed. City Manager Whitt explained the DDA is a component unit of the City, and as such the DDA's budget is subject to City Council's approval. City Manager Whitt explained if the DDA Board were to approve this resolution, it would then go before the City Council for their approval. City Manager Whitt said that the moment these parcels were no longer under contract, discussions with the property owner began under the direction of the DDA. City Manager Whitt explained he and Mayor Ackley will finish the negotiations once approval for purchase if granted by the City Council. City Manager Whitt said there was a lot of contention with the most recent proposal for development of these vacant lots, but it was prudent to follow through with the applicants proposal providing due process. The city is obligated to do this. City Manager Whitt asked how much the city is receiving in the annual tax collections for these parcels.

Finance Director Pesta said approximately \$10,000.

City Manager Whitt explained that the city could make use of the lots to recoup the funds spent on their purchase and related taxes. He noted that in the past, there was hesitation about having

the Downtown Development Authority (DDA) purchase the properties because doing so would remove them from the tax roll. However, he emphasized that this is no longer the case.

DDA Board Member Lublin recalled that previous proposals for these parcels were not approved by the City Council, reflecting the community's opposition. He explained that the applicant failed to adhere to the zoning boundaries, instead seeking additional allowances. Mr. Lublin pointed out that City Council are aligned with the community's preferences.

City Manager Whitt agreed, adding that if the DDA Board does not move forward with acquiring the parcels now, there is a risk that a developer could purchase the property and build under straight zoning regulations. This could result in a development that may not align with the city's vision and could be considered unsightly. He further explained that most applicants pursue Commercial Planned Unit Developments (CPDs) because they seek allowances beyond what straight zoning permits. CPDs, however, require approval from the City Council, offering the city more oversight and control.

DDA Board Member Lublin said by the city purchasing the vacant lots, the city can take control and develop in a way that is good for the community.

City Manager Whitt reiterated if nothing is done, it will be built by straight zoning. City Manager Whitt said he recommends the DDA approve the resolution.

DDA Board Member Lublin said the DDA has a healthy budget, and the purchase of these vacant parcels downtown is a great extension of the DDA.

DDA Board Member McDonald asked how much the properties were under contract for with the prior proposal.

City Manager Whitt said there is a non-disclosure on the purchase agreement.

*DDA Board Member Mechigian joined meeting at 4:26 p.m.

DDA Board Member Amin asked when the decision on how the property is going to be utilized will be made, at this meeting or prior to the purchase. She asked about the environmental cleanup, is the city responsible for it.

City Manager Whitt said the city has been maintaining a large portion of these parcels already. The city has been using these lots for events and owner has been extremely gracious over the years. City Manager Whitt said the city will continue to maintain them. City Manager Whitt explained the utilization of the lots will come later, the first decision to be made is to purchase or not.

DDA Board Member Lublin said he agreed with due diligence and an environmental report would be well worth it.

DDA Board Member Millen said at the end of the day, the city needs to buy these parcels. DDA Board Member Millen said if the lots do need to be cleaned up and asked would the DDA not purchase them because of that. DDA Board Member Millen said the city needs to own these lots.

Roll Call Vote

Ayes (10) Allen, Amin, Johnston, Lublin, Marshall, Mechigian, Millen, Millen,
McDonald, Raleigh, Ackley

Nays (0)

Absent (1) Blair

Abstention (0)

NEW BUSINESS: *None*

EXECUTIVE & MANAGING DIRECTOR REPORT:

1. Public Safety Activity Report

City Manager Whitt explained Code Enforcement has been active in all areas of the city. City Manager Whitt reported that the new mediterranean restaurant, Zara Grill is now open, Rancho Tapatio is back open, new owners of Lakeside Coney Island are updating the establishment, and it is now called the Walled Lake Brunch House, 7-Eleven Speedway development is still moving forward with WRC reviews and Starbucks is also still moving forward as well.

Deputy Director of Public Safety Shakinis explained the abandoned batting cages at 1720 E West Maple have been demolished and removed, site is cleaned up and leveled with seed.

WARRANT REPORT:

1. June & July 2025

**DDA 08-04-25 APPROVAL TO RECEIVE AND FILE THE WARRANT FOR
JUNE AND JULY 2025**

Motion by Lublin, seconded by Johnston: CARRIED UNANIMOUSLY: To receive and file the warrant for June and July 2025.

Roll Call Vote

Ayes (10) Amin, Johnston, Lublin, Marshall, Mechigian, Millen, Millen,
McDonald, Raleigh, Allen, Ackley

Nays (0)


Absent (1) Blair

Abstention (0)

ADJOURNMENT:

DDA 08-05-25 ADJOURNMENT

Motion by Lublin, seconded by Allen: CARRIED UNANIMOUSLY: To adjourn the meeting at 4:36 P.M.



Jennifer A. Stuart
City Clerk
approved
9/9/25

Linda S. Ackley
Mayor