

City of Walker

Downtown Development Authority

Minutes

May 18, 2010

1. Call to Order – The meeting was called to order at 1:10 by Vice Chair J. Cornell.

Members Present: C. Vander Meulen, J. Cornell, P. Goodale, J. Veldheer, M. Neal, D. Felton, T. Bart

Members Absent: L. Rios, G. Hicks, J. McIsaac

2. Approval of Minutes - Following review by members, a motion was made by C. Vander Meulen, with support by M. Neal to approve the March 16, 2010 minutes as prepared. Motion Carried.
3. Budget Overview – City Manager Vander Meulen reviewed information regarding the provided the following: Fund balance 7/1/10 - \$46,000.00, projected revenues - \$373,200.00, Expenses - \$380,062.00 and an overall fund balance for June 2011 - \$39,138.00. Streetscape Special Assessment – Fund Balance - \$70,000.00, Revenues - \$112,800.00, Expenses - \$120,000.00, and an overall fund balance for 2011 of \$62,800.00.
4. Update on Signal – Travis Mabry (Engineering Department) reviewed information regarding the proposed signal project at the intersection of Lake Michigan Drive and Kinney Avenue. The Engineering staff has been working with MDOT regarding the signal upgrade and anticipates completion next summer. The portion of the project that the DDA will be responsible for is \$97,000. Half of the funds are budgeted for 2010-2011, and the remaining amount will be budgeted for the following year. The upgrade and various inspection improvements will enhance the entire DDA district. The Engineering Department is also working with property owners and businesses regarding right-of-way and ADA compliance items. The City is gradually making improvements to major streets. The signal upgrade will also benefit the Fire Department by giving them control of the signal for emergency response. Member Bart inquired about improvement to the residential streets. Engineer Connors responded that there may be Community Block Grant Development funds have been allocated for the Chesterfield Heights area. Spot upgrades are being made when necessary.
5. Standale Downtown District Open House/Planning Commission Consideration of City-Sponsored Rezoning – The Open House that was held on April 21st was well attended, and positively received. The Master Plan for the DDA district was reviewed, as well as possible rezoning and new ordinance information. The Planning Commission will hold discussion at their meeting on May 19, 2010 and decide whether to pursue a city sponsored rezoning of the property. A public hearing would be held followed by formal consideration by the City Commission. Temporary Sign Ordinance – Planning Director Wash described details regarding a new ordinance that regulates temporary signs. The Planning Department is currently working on an inventory of business districts and working with the property/business owners to inform them about the new ordinance and letting them know that permits for a temporary sign will now be required. The business inventory has begun on Remembrance Road and will eventually be completed in the DDA district. The new ordinance is available on the Walker home page.

7. Any Other Business –

- Mark Koning (DPW) reported that the irrigation set up has been completed in the DDA. The banners are up and many of the American flags are being replaced. Flower planting in the district will take place on May 26. Probation work crews will be working on a cleanup project beginning June 1. Crews are still working on the lights in the DDA district, replacing the regular bulbs with incandescent bulbs, cutting the electric bill nearly in half. Parking lot maintenance is also underway behind the Dollar Castle.
- Fire Station #2 is undergoing repairs due to some periodic leaking issues. The contractor of the building (Houseman Construction) is working with the city to make the necessary repairs. Houseman recommended a sealant be applied to the entire structure which should last for 20-25 years. The contractor and the block manufacturer will cover the cost of the application and product. The windows and the caulk will be checked as well.
- Frederick Meijer Trail – Scott Connors provided an update regarding the trail. Consumers Energy is relocating poles. Once the poles have been moved, the contractor will be able to proceed with the project. Although progress was slow in the beginning, everything is moving along nicely now, and completion is anticipated by fall of this year.
- Tree Replacement in DDA District – J. Cornell inquired about the possibility have having certain trees in the district removed. Discussion with MDOT is ongoing regarding appropriate species of trees. Funding is not yet available for this project. Information will follow as it becomes available. Cornell also asked if there has been any activity at the Citgo gas station on Lake Michigan Drive. Apparently there has been some interest in the property, but there are no additional details available at this time.
- The former Legend Restaurant will be torn down – date not yet available.

8. Next Meeting Date & Time -- The next meeting is scheduled for Tuesday, June 15, 2010.

9. Adjournment – A motion was made by T. Bart with support by P. Goodale to adjourn the meeting at 2:18 PM. Motion Carried.

Respectfully submitted to City Manager Cathy Vander Meulen,

Julia Kozminski, Recording Secretary