



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 25, 2019

AGENDA ITEM NO. .

CITY OF AUBURN HILLS TAX INCREMENT FINANCE AUTHORITY MEETING

February 12, 2019

CALL TO ORDER: Chairman Hassett called the meeting to order at 4:05 PM.

ROLL CALL:

Present:	Kneffel, Thornton, Hassett, Roberts, Goodhall, Dolly
Absent:	Waltenspiel, Price, Klemanski
Also Present:	Brandon Skopek, Director of Authorities; Aaron Stahly, Deputy Director of Public Works; Tim Judici, OHM Advisors; Ben Weaver, OHM Advisors
Guests:	JR Parsons, Pamar Enterprises

LOCATION: Admin Conference Room, Auburn Hills City Hall, 1827 N. Squirrel Road, Auburn Hills, MI 48326

PERSONS WISHING TO BE HEARD

None.

CORRESPONDENCE & PRESENTATIONS

A. 2018 Tax Increment Finance Authority Annual Report

Mr. Skopek presented the Auburn Hills Tax Increment Finance Authority 2018 Annual Report. He noted that this report was submitted to City Council along with all other departments of the City at the beginning of February. The report highlights TIFA's history, a summary of 2018 accomplishments, fund balances, revenue trends, expense breakdowns and a future outlook for the TIFA Board. The Board thanked Mr. Skopek for the report.

APPROVAL OF MINUTES

A. Regular Meeting Minutes – January 8, 2019

**Moved by Mr. Goodhall to approve the Regular TIFA Minutes from January 8, 2019 as presented.
Supported by Ms. Roberts.**

**Yes: Kneffel, Thornton, Hassett, Roberts, Goodhall, Dolly
No: none**

Motion carried

FINANCIAL REPORT

A. FY 2019 Adopted Budget and YTD Summary – January 31, 2019

Mr. Skopek presented the financial report for period ending January 31, 2019. He reviewed the investment accounts stating that TIF district A has approximately \$2 million cash and \$1.23 million invested between three separate accounts including Investment Pooling, Insight and MiClass, TIF District B has approximately \$2.67 million cash, and approximately \$5.6 million invested with Insight. TIF District D has approximately \$1.3 million cash on hand and \$1.3 million invested with Insight.

TIF A has received 40% of its budgeted property tax revenue and utilized less than 1% of its expenditures. TIF B has received 31% of its budgeted property tax revenue and has utilized less than 1% of its anticipated expenditures. Revenues to date for TIF D include vehicle charging fees and delinquent personal property tax.

Mr. Goodhall asked when TIF district D will be in a positive capture situation.

Mr. Skopek stated that due to personal property tax exemption, it is unlikely that the district will witness a capture situation that matches the value of the district when it was established in 1986. He stated that the TIFA is reimbursed by the State of Michigan, but that this amount is unknown each year and fluctuates.

There was no further discussion on the financial report.

**Moved by Mr. Kneffel to receive and file the financial report for period ending January 31, 2019.
Supported by Ms. Thornton.**

**Yes: Kneffel, Thornton, Hassett, Roberts, Goodhall, Dolly
No: none**

Motion carried

OLD BUSINESS

None.

NEW BUSINESS

A. Review and Approval of Final Archway Design for Downtown Pedestrian Alleyway Project

Mr. Skopek presented a memo dated January 25, 2019. Mr. Skopek reviewed for the Board that at the July 10, 2018 TIFA Board of Directors meeting, the Board approved of the final plans and overall design for the pedestrian alleyway. He stated that although the final plans have been approved, the Board has the ability to provide input on the alleyway's aesthetic features, including the archway. The goal for the project was to have the improvements made to coincide with the Auburn Road reconstruction project; however, due to uncooperative weather and other construction constraints, the alleyway improvements were not able to be completed during the 2018 construction season and construction is anticipated to commence in spring of 2019. At the time the final design was approved by the Board, the final shop drawings were not yet completed on the archway for the alley. Since the approval of the alleyway design, the general contractor for the Auburn Road reconstruction project, Pamar Enterprises, has worked with a fabricator to develop the final designs for the archway. Staff recommends approval of the archway design as presented.

Chairman Hassett stated that the Board was not favorable of the archway design when it was presented at the July 10, 2018 meeting. He stated that the Board's original concept was for a more prominent design that had more of an architectural element to it.

Vice Chairman Kneffel concurred and stated that the Board was looking for a design that was more prominent.

Mr. Skopek stated that the archway proposal presented was designed in a way to meet maintenance and durability needs, while also incorporating design elements from the Board.

Mr. Judici, OHM Advisors, stated that there are some constraints in the design process from a maintenance and durability standpoint, but that there are opportunities to make the design more artistic.

Mr. Parsons, Pamar Enterprises, stated that he could send a proposed design to the fabricator for them to generate a new shop drawing if the Board pursues that option.

There was extensive discussion amongst the Board regarding the type of artwork features desired.

Chairman Hassett recommended Board members send in photos of artwork they desire and to compile the photos to review as a Board at the next meeting.

BOARD MEMBER COMMENTS

Chairman Hassett asked if the University Center utilization has increased.

Mr. Skopek stated that staff has reached out to the institutions that utilize the University Center to inform them that construction has been completed on the University Center. He stated that utilization is near what it has been in years prior.

Ms. Thornton asked about the MIL development at the southeast corner of S. Squirrel Road and Auburn Road.

Mr. Skopek stated that the developer proposes to start underground utility work in March and that they have requested to utilize the TIFA owned property at 27 S. Squirrel Road for construction staging. He stated that the developer will be at the March TIFA meeting to seek approval from the Board to utilize the property.

Mr. Hassett asked if there were any updates on the Residences at Thirty-Two 50.

Mr. Skopek stated that the developer has switched to traditional financing rather than seeking financing through the Department of Housing and Urban Development. He further stated that the developer anticipates closing on the construction loan and commencing construction in March.

Ms. Thornton asked about the TIFA liquor license transfer to Larco Bros. Pizzeria.

Mr. Skopek stated that Larco Bros. Pizzeria has submitted documentation to the state to transfer the license out of escrow. He further stated that there were some deficiencies in their application, but that staff and the City Attorney have assisted them with gathering the correct information necessary to complete the transfer.

DIRECTOR UPDATES

Mr. Skopek updated the Board on economic development sessions he attended at the Michigan Municipal Executives conference in Battle Creek.

Mr. Skopek also updated the Board that Continental would be utilizing the DEN as a co-work space while they are working on smart intersection infrastructure in downtown.

Mr. Skopek stated that staff is planning a corporate event for this summer in Riverside Park. Although the event is in the early planning stages, there will be live music, food, and beverages for the corporate community. Staff is planning on giving out wristbands to event attendees to ensure the event is not overcrowded. This will be a private event for the corporate community. Mr. Skopek asked if the Board would consider utilizing their special event budget to purchase beer for the event.

The general consensus from the Board members present was to allow staff to purchase beer for the event with the special event funds.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is Tuesday, March 12, 2019 at 4:00 PM at Auburn Hills City Hall City Council Chamber Conference Room, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

ADJOURNMENT

Moved by Mr. Kneffel to adjourn the TIFA Board meeting.

Supported by Mr. Goodhall.

Yes: Kneffel, Thornton, Hassett, Roberts, Goodhall, Dolly

No: none

Motion carried

The TIFA Board of Directors meeting adjourned at 5:32 p.m.

Respectfully submitted,

Steve Goodhall
Secretary of the Board

Brandon Skopek
Executive Director