



CITY OF AUBURN HILLS  
CITY COUNCIL AGENDA

MEETING DATE: JANUARY 4, 2021

AGENDA ITEM NO.

**CITY OF AUBURN HILLS  
TAX INCREMENT FINANCE AUTHORITY MEETING**

**December 8, 2020**

**CALL TO ORDER:** Chairman Kneffel called the meeting to order at 4:07 PM.

**ROLL CALL:**

Present:	Kneffel, Klemanski, Goodhall, Dolly, Thornton, Moniz, Hawkins (Arrived at 4:11 PM)
Absent:	Price, Waltenspiel
Also Present:	Brandon Skopek, Director of Authorities; Eveonne Roberts, Downtown Engagement Specialist; Tim Juidici, Ben Weaver, and Andrew Cousino, OHM Advisors; Michael Wayne and Alec Harris, Detroit Riverside Capital
Guests:	1

**LOCATION:** Virtual Meeting

**PERSONS WISHING TO BE HEARD**

None.

**APPROVAL OF MINUTES**

**A. TIFA Regular Meeting Minutes – November 10, 2020**

**Moved by Dr. Klemanski to approve the TIFA Regular Meeting minutes from November 10, 2020 as presented.**

**Seconded by Mr. Moniz**

**Yes: Klemanski, Goodhall, Dolly, Thornton, Moniz, Kneffel**  
**No: none**

**Motion carried by roll call vote**

**CORRESPONDENCE AND PRESENTATIONS**

None.

**FINANCIAL REPORT**

**A. FY 2020 Adopted Budget and YTD Summary – November 30, 2020**

Mr. Skopek presented the financial report for the period ending November 30, 2020.

Chairman Kneffel asked if there were any plans to use the remaining money allocated to marketing in the TIF-A budget to assist the downtown businesses.

Mr. Skopek explained that the Downtown Development Authority (DDA) is moving forward on a full-page advertisement through Hour Magazine which will include a digital campaign.

Chairman Kneffel asked if the City is expecting to see any tax revenue or budgetary changes due to the economic downturn.

Mr. Skopek stated that the Board budgeted conservatively due to the pandemic and he does not expect enough of a decline to have an effect.

**Moved by Dr. Klemanski to receive and file the financial report for period ending November 30, 2020.**

**Seconded by Mr. Goodhall.**

**Yes: Goodhall, Dolly, Thornton, Moniz, Kneffel, Klemanski**

**No: none**

**Motion carried by roll call vote**

**UNFINISHED BUSINESS**

None.

Mr. Hawkins arrived at 4:11 PM

**NEW BUSINESS**

**A. Sale of 27 S. Squirrel Road**

Mr. Skopek summarized a memo dated December 1, 2020 detailing aspects of the proposed purchase agreement.

Messrs. Michael Wayne and Alec Harris presented Detroit Riverside Capital's vision of the site for the Board.

Board questions and discussion ensued regarding various aspects of the project such as construction site compliance, purchase price, American's with Disabilities Act compliance, rent prices, and adequate parking.

**Moved by Mr. Hawkins to authorize the sale of property at 27 S. Squirrel Road with Parcel Identification Number 14-36-126-019 in the amount of \$140,000 in accordance with the terms and conditions of the purchase agreement. Furthermore, authorize the Executive Director to execute the purchase agreement on behalf of the TIFA and authorize all documents necessary to execute the closing of the sale.**

**Seconded by Mr. Goodhall**

**Yes: Dolly, Thornton, Moniz, Hawkins, Kneffel, Klemanski, Goodhall**

**No: none**

**Motion carried by roll call vote**

**B. Public Square Design**

Mr. Skopek summarized a memo dated November 30, 2020 detailing aspects of the proposed design and construction timelines.

Board discussion and questions ensued regarding various aspects of the project such as removal and relocation of the current World War II memorial on site and the venue capacity.

**Moved by Mr. Goodhall to approve the conceptual design for the downtown Public Square.**

**Seconded by Dr. Dolly**

**Yes: Thornton, Moniz, Hawkins, Kneffel, Klemanski, Goodhall, Dolly**

**No: none**

**Motion carried by roll call vote**

**C. 2020 Budget Amendments**

Mr. Skopek summarized a memo dated December 2, 2020 detailing the various budget amendments necessary to balance the budget for fiscal year 2020. He explained that these amendments include funds approved for particular purposes in 2020 that have been postponed to 2021 and therefore will amend the fiscal year 2021 budget as well.

**Moved by Dr. Klemanski to approve the budget amendments for the Auburn Hills Tax Increment Finance Authority as of November 30, 2020 and as shown in the attached amendment detail.**

**Seconded by Mr. Moniz**

**Yes: Moniz, Hawkins, Kneffel, Klemanski, Goodhall, Dolly, Thornton**  
**No: none**

**Motion carried by roll call vote**

#### **D. Election of Officers**

Mr. Skopek called for nominations for 2021 Chairperson for the TIFA Board of Directors. Mr. Kneffel was nominated by Dr. Klemanski. Nomination supported by Dr. Dolly. Ms. Roberts called roll, there were no objections or further nominations.

**Yes: Hawkins, Kneffel, Klemanski, Goodhall, Dolly, Thornton, Moniz**  
**No: none**

**Motion carried by roll call vote**

Chairman Kneffel called for nominations for the 2021 Vice Chairperson for the TIFA Board of Directors. Dr. Klemanski was nominated by Mr. Moniz. Nomination supported by Mr. Kneffel. Ms. Roberts called roll, there were no objections or further nominations.

**Yes: Kneffel, Klemanski, Goodhall, Dolly, Thornton, Moniz, Hawkins**  
**No: none**

**Motion carried by roll call vote**

Chairman Kneffel called for nominations for the 2021 Secretary of the TIFA Board of Directors. Mr. Goodhall was nominated by Mr. Moniz. Nomination supported by Dr. Dolly. Ms. Roberts called roll, there were no objections or further nominations.

**Yes: Klemanski, Goodhall, Dolly, Thornton, Moniz, Hawkins, Kneffel**  
**No: none**

**Motion carried by roll call vote**

#### **EXECUTIVE DIRECTOR UPDATE**

Mr. Skopek gave an update on the Alleyway construction. He explained that the contracted electrician and light pole manufacturer had some miscommunication and the incorrect light poles were order and delivered; however, the correct ones have now been ordered. Mr. Skopek advised that one of the archways is completed and its twin is slated to be done in January. He stated that the project in its entirety should be completed in early winter.

#### **BOARD MEMBER COMMENTS**

Happy Holiday wishes were shared by all.

#### **ANNOUNCEMENT OF NEXT MEETING**

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, January 12, 2021 at 4:00 PM at Auburn Hills City Hall Administrative Conference Room, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

#### **ADJOURNMENT**

**Moved by Mr. Hawkins to adjourn the TIFA Board meeting.  
Seconded by Mr. Moniz**

**Motion carried**

**The TIFA Board of Directors meeting adjourned at 5:27 PM**

Respectfully submitted,

Steve Goodhall  
Secretary of the Board

Eveonne Roberts  
Downtown Engagement Specialist