



CITY OF AUBURN HILLS  
CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 12, 2018

AGENDA ITEM NO. .

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

**October 9, 2018**

**CALL TO ORDER:** Chairman Hassett called the meeting to order at 4:00 PM.

**ROLL CALL:** Present: Goodhall, Hassett, Kneffel, Roberts, Thornton, Waltenspiel  
Absent: Dolly, Price, Molnar  
Also Present: Brandon Skopek, Director of Authorities; Don Grice, Assistant City Manager; Aaron Stahly, Deputy Director of Public Works  
Guests: 1

**LOCATION:** The DEN, Downtown, 3388 Auburn Road, Auburn Hills, Michigan 48326

**PERSONS WISHING TO BE HEARD**

None.

**CORRESPONDENCE & PRESENTATIONS**

**A. Introduce Brandon Skopek, Executive Director of Authorities**

Mr. Grice introduced Brandon Skopek as the City's new Director of Authorities.

Mr. Skopek introduced himself to the Board and gave a history of his work experience and education.

**B. Present Check to Dream Vacation Sweepstakes Winner**

Chairman Hassett announced that a winner has been selected for the Dream Vacation Sweepstakes and is in attendance to accept his check for \$5,000.

Steven, winner of the Dream Vacation Sweepstakes, thanked the Board for the award and stated he intended to use his winnings to put toward tuition.

The Board congratulated Steven and announced there were approximately 5,000 entries submitted throughout the Dream Vacation Sweepstakes contest.

Mr. Kneffel presented the check to Steven.

Mr. Grice stated that staff will work with the IT department to get information on the Dream Vacation Sweepstakes entries forwarded to Downtown merchants.

**APPROVAL OF MINUTES**

**A. Regular Meeting Minutes – September 11, 2018**

There was no additional discussion about the meeting minutes as presented.

**Moved by Mr. Goodhall to approve the Regular TIFA Minutes from September 11, 2018 as presented.  
Supported by Ms. Thornton.**

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

**Motion carried**

## **FINANCIAL REPORT**

### **A. Period ending September 30, 2018**

Mr. Grice presented the financial report for period ending September 30, 2018. He reviewed the investment accounts stating that district A has \$1.48 million cash and \$1.22 million invested between three separate accounts including Investment Pooling, Insight and MiClass, District B has \$2.19 million cash, and \$5.56 million invested with Insight. TIF District D has \$731,952 cash on hand and \$1.29 million invested with Insight.

TIF A has received 90% of its budgeted property tax revenue and utilized 49% of its expenditures. TIF B has received 85% of its budgeted property tax revenue and has utilized 89% of its anticipated expenditures.

Chairman Hassett inquired when the Opdyke Road construction project would be completed.

Aaron Stahly, Deputy Director of Public Works, stated that the City's portion of the water and sewer utilities work would be completed this calendar year prior to winter. Mr. Stahly stated that the bridge work should be completed mid-to-late November. The road is anticipated to be open to traffic by Thanksgiving and the overall project is anticipated to be completed in spring 2019.

Mr. Grice stated TIF D has received 100% of the budgeted interest revenue for investments and utilized 77% of its budgeted expenditures, which is a 22% increase over the last month.

Ms. Thornton inquired where the remaining expenditures for TIF A would be expended. Mr. Grice stated that the remaining funds have been allocated for construction projects; however, because the projects started later in the fiscal year not all invoices have yet been received.

There was no further discussion on the financial report.

**Moved by Ms. Roberts to receive and file the financial report for period ending September 30, 2018.**  
**Supported by Ms. Thornton.**

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

**Motion carried**

## **OLD BUSINESS**

### **A. Update on University Center**

Mr. Stahly gave a brief update as to the conditions at the University Center (UC). He reviewed that Midpoint Construction began demolition on the first floor of the UC and has started removing ceiling tiles to make way for the new floor joists. The contractors will now be able to move forward with the original scope of the project and are anticipated to be completed by the end of the calendar year. Mr. Stahly will bring pictures, an updated cost, and schedule to the next TIFA Board meeting.

## **NEW BUSINESS**

**None.**

## **BOARD MEMBER COMMENTS**

Ms. Thornton inquired about the TIFA owned liquor license. Mr. Grice informed the Board that this item will be placed on the November 13, 2018 TIFA Board agenda.

Mr. Waltenspiel inquired how the Strolling Ground Breaking event held downtown on October 4, 2018 was received.

Mr. Grice stated there was a good turnout for the event and attendees traveled from site to site beginning with Primary Place before traveling to the MiL, Residences at Thrity-Two 50, and Riverside Townes. Mr. Grice stated all projects are slated to begin prior to the end of the calendar year.

Mr. Kneffel inquired if there was an agreement in place for the TIFA owned liquor license.

Mr. Grice stated that staff and the City Attorney have been in communication with Larco Brothers II, LLC about drafting an agreement for the use of the liquor license. Mr. Grice stated that the liquor license has been used in the past as an incentive to attract prospective businesses to Downtown and that staff discussed it is in the City's best interest for Larco Brothers II, LLC to utilize the license because the liquor license is set to expire in April 2019 if it is not utilized. Mr. Grice further stated that it he believes the agreement is for a three-year term, but that he will have a definitive answer for the Board.

Mr. Grice informed the Board that a representative from Larco Brothers II, LLC will be in attendance at the next regular TIFA Board meeting.

Ms. Thornton inquired if the Board will be discussing the approval of the liquor license agreement at the next regular TIFA Board meeting.

Mr. Grice stated that the Board will be taking action on the agreement at the next regular TIFA Board Meeting.

Mr. Kneffel expressed concern with setting a precedent for transferring the TIFA owned liquor license at no cost.

Mr. Goodhall stated that he does not have an objection with recruiting businesses with the TIFA owned liquor license at no cost.

Ms. Thornton stated that she is in support of recruiting businesses with the TIFA owned liquor license, but would like to make sure that the TIFA is not liable for the use of the liquor license.

Ms. Roberts stated she is supportive of recruiting businesses with the TIFA owned liquor license.

Chairman Hassett stated that the consensus of the Board members present was to issue the TIFA owned liquor license at no cost and to ensure that the TIFA is not liable for the use of the liquor license.

Mr. Grice stated he will review the liquor license agreement with the City Attorney to ensure there is no liability on behalf of the TIFA.

#### **DIRECTOR UPDATES**

**None.**

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

The next regularly scheduled TIFA Board of Directors meeting is Tuesday, November 13, 2018 at 4:00 PM at Auburn Hills City Hall Administrative Conference Room, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

#### **ADJOURNMENT**

**There being no objections, the TIFA Board of Directors meeting adjourned at 4:49 p.m.**

Respectfully submitted,

Steve Goodhall  
Secretary of the Board

Brandon Skopek  
Executive Director