



BOARD OF DIRECTORS MEETING

November 13, 2018

4:00 PM

Auburn Hills City Hall, Administrative Conference Room • 1827 N. Squirrel Road, Auburn Hills, MI 48326
Minutes of the TIFA Board Meeting will be on file in the City Clerk's Office • 248-370-9402

MEETING CALLED TO ORDER

- 1) ROLL CALL
- 2) PERSONS WISHING TO BE HEARD
- 3) CORRESPONDENCE & PRESENTATIONS
 - a) None
- 4) APPROVAL OF MINUTES
 - a) TIFA Regular Meeting Minutes – October 9, 2018
- 5) FINANCIAL REPORT
 - a) FY 2018 Adopted Budget and YTD Summary – October 31, 2018
- 6) OLD BUSINESS
 - a) None
- 7) NEW BUSINESS
 - a) Consider Approval of Liquor License Transfer Agreement
 - Larco Bros. Pizzeria Restaurant proposal – Mike Larco
 - Motion
 - b) University Center Construction Update – Aaron Stahly, Deputy Director of Public Works
- 8) BOARD MEMBER COMMENTS
- 9) DIRECTOR UPDATES
- 10) ADJOURNMENT

Next meeting is scheduled for Tuesday, December 11, 2018 at 4:00 P.M.



CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 12, 2018

AGENDA ITEM NO. .

"Not Yet Approved"

**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 Larcos 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 Larcos 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 Larcos 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



TO: Chairman Hassett and Members of the TIFA Board of Directors

FROM: Brandon Skopek, Director of Authorities, TIFA Executive Director

DATE: November 13, 2018

SUBJECT: FY 2018 Adopted Budget and YTD Summary – October 31, 2018

Attached for your review are the TIFA Funds financial statements for the period ending October 31, 2018.

TIFA STATEMENT OF NET POSITION

- All districts have a majority of their cash invested in the following accounts:
 - TIF-A Cash \$1,509,337
 - \$1.23 million TIF-A
 - \$415,180 – Investment Pooling
 - \$303,142 – Insight
 - \$511,927 – MiClass
 - TIF-B Cash \$2,252,544
 - \$5.58 million TIF-B – Insight
 - TIF-D Cash \$698,478
 - \$1.29 million TIF-D – Insight

TIFA 85-A STATEMENT OF REVENUES AND EXPENDITURES

- Approximately 99% of budgeted property tax revenue has been received for TIF-A in 2018. A 9% increase from the previous month.
- Approximately 52% of budgeted expenditures have been utilized to date. This is a 3% increase over the last month.
- Largest increases in expenditures are due to the amphitheater and splash pad construction, as well as summer maintenance.

TIFA 85-B STATEMENT OF REVENUES AND EXPENDITURES

- Approximately 98% of budgeted property tax revenue for has been received for TIF-B in 2018. This is a 13% increase from the previous month.
- TIF B expenditures for 2018 to date is approximately 93% of its budgeted amount. 4% higher than the previous month.
- The largest expenditures for this month include the Opdyke Road pathway and watermain/sewer replacement project, irrigation, and summer maintenance.



TIFA 86-D STATEMENT OF REVENUES AND EXPENDITURES

- Again, in 2018 we anticipate a negative capture situation that will be offset late into the fiscal year with a state appropriation of personal property tax loss reimbursement.
- 100% of the budgeted interest revenue from investments has been collected.
- Approximately 89% of budgeted expenditures have been utilized to date. This is a 12% increase since previous reporting.
- Largest expenditures for this reporting period are due to maintenance, irrigation, and interfund services.

ADDITIONAL NOTES

The financial statements will be presented for approval at the Board meeting on Tuesday, November 13, 2018. You are welcome to contact myself or Michelle Schulz prior to the meeting to discuss particular budget line items, budget capital items, or any of the documents mentioned in this memo.

An appropriate motion is:

Move to receive and file the TIFA Financial Report for period ending October 31, 2018.

Attachments: 1. General Ledger Report dated November 8, 2018

PERIOD ENDING 10/31/2018

GL NUMBER	DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 10/31/2018	ACTIVITY FOR MONTH 10/31/2018	AVAILABLE BALANCE	% BDGT USED
Revenues						
Dept 735 - TIFA A						
251-735-402.000	AD VALOREM	862,749.00	852,435.55	353.36	10,313.45	98.80
251-735-418.000	DELINQUENT PERSONAL PROPERTY	0.00	6,684.54	0.00	(6,684.54)	100.00
251-735-421.000	TAX CHARGEBACK	(350.00)	0.00	0.00	(350.00)	0.00
251-735-422.000	MTT YE ACCRUAL	(3,550.00)	(4,227.50)	(422.75)	677.50	119.08
251-735-424.000	STATE REIMB. PPT SMALL TAXPAYER LOSS	0.00	0.00	0.00	0.00	0.00
251-735-507.000	FEDERAL GRANTS	0.00	0.00	0.00	0.00	0.00
251-735-507.000-TAPGRANT2013	FEDERAL GRANTS	0.00	0.00	0.00	0.00	0.00
251-735-509.000	STATE GRANT	0.00	0.00	0.00	0.00	0.00
251-735-573.000	LOCAL COMMUNITY STABILIZATION SHARE APPR	110,000.00	0.00	0.00	110,000.00	0.00
251-735-651.001	U&A FEES - ELECTRIC VEHICLE CHARGING	450.00	330.82	30.20	119.18	73.52
251-735-664.000	INTEREST REVENUE	14,851.00	12,938.01	979.48	1,912.99	87.12
251-735-666.000	INTEREST REV EXT MANAGERS	1,647.00	1,953.00	0.00	(306.00)	118.58
251-735-670.001	BUILDING RENTAL - EXTERNAL	0.00	0.00	0.00	0.00	0.00
251-735-670.001-CHAMBEROFMOM	BUILDING RENTAL - EXTERNAL	16,308.00	15,362.00	1,477.00	946.00	94.20
251-735-670.001-EDUCATIONCTR	BUILDING RENTAL - EXTERNAL	1,000.00	200.00	0.00	800.00	20.00
251-735-670.001-PARKINGSTRUC	BUILDING RENTAL - EXTERNAL	34,920.00	17,280.00	0.00	17,640.00	49.48
251-735-671.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
251-735-673.000	SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00	0.00
251-735-675.000-TREELIGHTING	CONTRIBUTIONS/DONATIONS	0.00	0.00	0.00	0.00	0.00
251-735-677.000	REIMBURSED EXPENSES	0.00	0.00	0.00	0.00	0.00
251-735-677.000-EDUCATIONCTR	REIMBURSED EXPENSES	0.00	0.00	0.00	0.00	0.00
251-735-677.000-LINEREMOVALS	REIMBURSED EXPENSES	0.00	0.00	0.00	0.00	0.00
251-735-695.900-TAPGRANT2013	CONTRIBUTED CAPITAL	0.00	0.00	0.00	0.00	0.00
251-735-699.101-AMPHI/SPLASH	TRANSFER FROM GENERAL FUND	569,739.00	0.00	0.00	569,739.00	0.00
251-735-699.621	TRANSFER FROM DOWNTOWN PARKING	0.00	0.00	0.00	0.00	0.00
251-735-800.007	ELECTRIC CHARGING STATION FEES	0.00	0.00	0.00	0.00	0.00
Total Dept 735 - TIFA A		1,607,764.00	902,956.42	2,417.29	704,807.58	56.16
TOTAL REVENUES		1,607,764.00	902,956.42	2,417.29	704,807.58	56.16

PERIOD ENDING 10/31/2018

GL NUMBER	DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 10/31/2018	ACTIVITY FOR MONTH 10/31/2018	AVAILABLE BALANCE	% BDTG USED
Expenditures						
Dept 735 - TIFA A						
251-735-702.001	SALARIES-SHARED SERVICES	0.00	0.00	0.00	0.00	0.00
251-735-703.000	WAGES - TEMPORARY & PART-TIME	49,733.00	31,387.31	2,959.94	18,345.69	63.11
251-735-715.000	SOCIAL SECURITY	3,805.00	2,401.14	226.46	1,403.86	63.10
251-735-722.000	WORKERS COMPENSATION	220.00	174.41	0.00	45.59	79.28
251-735-729.000	PRINTING	1,000.00	729.79	0.00	270.21	72.98
251-735-730.000	POSTAGE	250.00	163.45	0.00	86.55	65.38
251-735-757.000-LOGCABINTIFA	OPERATING SUPPLIES	500.00	376.25	52.98	123.75	75.25
251-735-790.000-PED ALLEYWAY	LAND & IMPROVEMENTS	150,000.00	17,526.25	0.00	132,473.75	11.68
251-735-799.000	EQUIPMENT UNDER \$5,000	0.00	0.00	0.00	0.00	0.00
251-735-800.199	DECORATIONS/LANDSCAPE/GEN MAINT	123,000.00	86,830.16	9,560.00	36,169.84	70.59
251-735-801.000	CONT SERVICES - TEMP. EMPLOY	0.00	0.00	0.00	0.00	0.00
251-735-810.000	INVESTMENT MANAGEMENT FEES	462.00	332.53	42.26	129.47	71.98
251-735-817.000	CONSULTANT SERVICES	10,000.00	9,441.96	0.00	558.04	94.42
251-735-817.000-3350 AUBURN	CONSULTANT SERVICES	0.00	0.00	0.00	0.00	0.00
251-735-817.000-EDUCATIONCTR	CONSULTANT SERVICES	0.00	0.00	0.00	0.00	0.00
251-735-817.000-RIVERWALKPRJ	CONSULTANT SERVICES	0.00	0.00	0.00	0.00	0.00
251-735-850.100	CABLE TV SERVICES	0.00	0.00	0.00	0.00	0.00
251-735-850.100-CHAMBEROFCOM	CABLE TV SERVICES	1,318.00	988.65	0.00	329.35	75.01
251-735-850.100-LOGCABINTIFA	CABLE TV SERVICES	1,937.00	1,452.49	0.00	484.51	74.99
251-735-885.000	COMMUNITY RELATIONS	20,000.00	3,539.89	0.00	16,460.11	17.70
251-735-885.000-EGG/HALLOWEN	COMMUNITY RELATIONS	2,000.00	1,194.00	350.00	806.00	59.70
251-735-885.000-TREELIGHTING	COMMUNITY RELATIONS	10,000.00	0.00	0.00	10,000.00	0.00
251-735-901.000	ADVERTISING/MARKETING	5,000.00	15,447.77	10,000.00	(10,447.77)	308.96
251-735-901.000-LOGCABINTIFA	ADVERTISING/MARKETING	750.00	0.00	0.00	750.00	0.00
251-735-901.000-SUMMERFESTXX	ADVERTISING/MARKETING	0.00	0.00	0.00	0.00	0.00
251-735-920.000	TELEPHONE	602.00	350.66	0.00	251.34	58.25
251-735-920.000-CHAMBEROFCOM	TELEPHONE	0.00	0.00	0.00	0.00	0.00
251-735-920.000-EDUCATIONCTR	TELEPHONE	1,176.00	475.06	0.00	700.94	40.40
251-735-920.000-LOGCABINTIFA	TELEPHONE	0.00	0.00	0.00	0.00	0.00
251-735-920.000-PARKINGSTRUC	TELEPHONE	1,051.00	568.15	0.00	482.85	54.06
251-735-921.000	ELECTRIC	0.00	279.55	0.00	(279.55)	100.00
251-735-921.000-CHAMBEROFCOM	ELECTRIC	1,800.00	1,769.72	0.00	30.28	98.32
251-735-921.000-EDUCATIONCTR	ELECTRIC	6,000.00	3,975.13	0.00	2,024.87	66.25
251-735-921.000-ENERGYREDUCT	ELECTRIC	3,350.00	2,578.97	279.55	771.03	76.98
251-735-921.000-LOGCABINTIFA	ELECTRIC	1,760.00	1,101.11	0.00	658.89	62.56
251-735-921.000-PARKINGSTRUC	ELECTRIC	25,000.00	18,174.87	0.00	6,825.13	72.70
251-735-922.000	STREET LIGHTING	32,000.00	25,869.18	1,641.69	6,130.82	80.84
251-735-922.000-ENERGYREDUCT	STREET LIGHTING	20,000.00	14,798.77	1,664.66	5,201.23	73.99
251-735-922.000-RIVERSIDEPK	STREET LIGHTING	6,000.00	5,985.30	0.00	14.70	99.76
251-735-922.000-SKATEPARKXXX	STREET LIGHTING	200.00	147.64	0.00	52.36	73.82
251-735-923.000	HEAT	0.00	0.00	0.00	0.00	0.00
251-735-923.000-CHAMBEROFCOM	HEAT	1,600.00	710.74	14.10	889.26	44.42
251-735-923.000-EDUCATIONCTR	HEAT	2,500.00	1,692.00	26.23	808.00	67.68
251-735-923.000-LOGCABINTIFA	HEAT	1,500.00	978.34	25.07	521.66	65.22
251-735-923.000-PARKINGSTRUC	HEAT	250.00	139.22	14.64	110.78	55.69
251-735-927.000	WATER CONSUMPTION	0.00	0.00	0.00	0.00	0.00
251-735-927.000-CHAMBEROFCOM	WATER CONSUMPTION	1,000.00	102.40	10.24	897.60	10.24
251-735-927.000-EDUCATIONCTR	WATER CONSUMPTION	1,000.00	679.96	53.71	320.04	68.00
251-735-927.000-FIRESTATION1	WATER CONSUMPTION	2,800.00	2,234.82	200.66	565.18	79.82
251-735-927.000-LOGCABINTIFA	WATER CONSUMPTION	300.00	292.36	15.58	7.64	97.45
251-735-927.000-PARKINGSTRUC	WATER CONSUMPTION	570.00	357.96	28.44	212.04	62.80
251-735-927.000-RIVERSIDEPK	WATER CONSUMPTION	3,000.00	2,675.64	7.67	324.36	89.19
251-735-927.000-RIVERWOODPK	WATER CONSUMPTION	500.00	327.56	30.70	172.44	65.51
251-735-929.000	IRRIGATION WATER AND MAINT.	14,000.00	9,853.54	965.59	4,146.46	70.38

PERIOD ENDING 10/31/2018

GL NUMBER	DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 10/31/2018	ACTIVITY FOR MONTH 10/31/2018	AVAILABLE BALANCE	% BGD USED
Expenditures						
Dept 735 - TIFA A						
251-735-929.000-SKATEPARKXXX	IRRIGATION WATER AND MAINT.	0.00	0.00	0.00	0.00	0.00
251-735-931.000	BLDG. MAINTENANCE	123.00	8,537.63	0.00	(8,414.63)	6,941.16
251-735-931.000-CHAMBEROFCOM	BLDG. MAINTENANCE	9,753.00	8,353.18	0.00	1,399.82	85.65
251-735-931.000-EDUCATIONCTR	BLDG. MAINTENANCE	36,000.00	2,418.45	420.00	33,581.55	6.72
251-735-931.000-LOGCABINTIFA	BLDG. MAINTENANCE	9,700.00	8,929.60	0.00	770.40	92.06
251-735-931.000-PARKINGSTRUC	BLDG. MAINTENANCE	79,624.00	74,774.00	0.00	4,850.00	93.91
251-735-931.000-SUMMERFESTXX	BLDG. MAINTENANCE	0.00	0.00	0.00	0.00	0.00
251-735-935.000	ROAD MAINTENANCE	3,500.00	0.00	0.00	3,500.00	0.00
251-735-935.000-13CCRETEMAIN	ROAD MAINTENANCE	0.00	0.00	0.00	0.00	0.00
251-735-935.000-17CIAUBURNRD	ROAD MAINTENANCE	0.00	53,155.90	0.00	(53,155.90)	100.00
251-735-935.000-ASPHALTMANT	ROAD MAINTENANCE	0.00	0.00	0.00	0.00	0.00
251-735-935.000-CNCRETEMANT	ROAD MAINTENANCE	0.00	0.00	0.00	0.00	0.00
251-735-937.000	PARKING LOT MAINTENANCE	2,500.00	0.00	0.00	2,500.00	0.00
251-735-937.001	PATHWAY MAINTENANCE	0.00	0.00	0.00	0.00	0.00
251-735-937.003	SIDEWALK MAINTENANCE	0.00	0.00	0.00	0.00	0.00
251-735-946.006	AVONDALE SCHOOL PROJECTS	0.00	0.00	0.00	0.00	0.00
251-735-946.006-EDUCATIONCTR	AVONDALE SCHOOL PROJECTS	0.00	0.00	0.00	0.00	0.00
251-735-955.001-MUNIPRKNGLOT	RUBBISH REMOVAL	800.00	548.78	0.00	251.22	68.60
251-735-955.001-PARKINGSTRUC	RUBBISH REMOVAL	0.00	222.54	0.00	(222.54)	100.00
251-735-957.000	MISC/CONTINGENCY	100.00	69.69	0.00	30.31	69.69
251-735-957.000-DDAUTHORITYX	MISC/CONTINGENCY	0.00	0.00	0.00	0.00	0.00
251-735-957.002	LIABILITY INSURANCE	6,894.00	5,781.70	578.17	1,112.30	83.87
251-735-957.200	LOSS ON DISPOSAL OF ASSETS	0.00	0.00	0.00	0.00	0.00
251-735-958.000	MEMBERSHIP DUES	30.00	30.00	0.00	0.00	100.00
251-735-959.000	PROPERTY TAXES	3,500.00	2,799.26	0.00	700.74	79.98
251-735-964.000	MTT REFUNDS/STATE DEEDED PROP	0.00	0.00	0.00	0.00	0.00
251-735-964.100	REFUNDS TO OTHER TAXING UNITS	0.00	0.00	0.00	0.00	0.00
251-735-967.100	SITE IMPROVEMENT GRANTS	110,000.00	16,000.01	0.00	93,999.99	14.55
251-735-967.199	STREAMBANK STABILIZATION PROJECT	0.00	0.00	0.00	0.00	0.00
251-735-968.000	DEPRECIATION EXPENSE	0.00	0.00	0.00	0.00	0.00
251-735-970.000	LAND AND IMPROVEMENTS	330,000.00	307,862.08	0.00	22,137.92	93.29
251-735-970.000-17CIAUBURNRD	LAND AND IMPROVEMENTS	160,000.00	17,210.49	0.00	142,789.51	10.76
251-735-970.000-350010000000	LAND AND IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
251-735-970.000-350040000000	LAND AND IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
251-735-970.000-AMPHI/SPLASH	LAND AND IMPROVEMENTS	500,000.00	131,789.59	6,188.75	368,210.41	26.36
251-735-970.000-LINEREMOVALS	LAND AND IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
251-735-970.000-PARKINGSTRUC	LAND AND IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
251-735-970.000-PRIM/GREYWMI	LAND AND IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
251-735-970.000-RIVERWALKPRJ	LAND AND IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
251-735-971.000	W&S-SEWER REPAIR & REPLACEMENT	0.00	0.00	0.00	0.00	0.00
251-735-971.000-SEWERREHABIL	W&S-SEWER REPAIR & REPLACEMENT	0.00	0.00	0.00	0.00	0.00
251-735-973.000	ROAD & TRAFFIC IMPROVEMENTS	63,000.00	0.00	0.00	63,000.00	0.00
251-735-973.000-ASPHALTRECON	ROAD & TRAFFIC IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
251-735-973.000-SQUIRELCONC	ROAD & TRAFFIC IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
251-735-973.000-TAPGRANT2013	ROAD & TRAFFIC IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
251-735-975.000	BLDG. ADDITIONS & IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
251-735-975.000-EDUCATIONCTR	BLDG. ADDITIONS & IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
251-735-975.000-LOGCABINTIFA	BLDG. ADDITIONS & IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
251-735-983.083	PARKING LOT IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
251-735-983.083-ASPHALTMANT	PARKING LOT IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
251-735-984.000	FURNITURE	0.00	0.00	0.00	0.00	0.00
251-735-984.000-EDUCATIONCTR	FURNITURE	0.00	0.00	0.00	0.00	0.00
251-735-984.000-LOGCABINTIFA	FURNITURE	0.00	0.00	0.00	0.00	0.00
251-735-986.000-EDUCATIONCTR	ELECTRONIC EQUIPMENT	0.00	0.00	0.00	0.00	0.00

PERIOD ENDING 10/31/2018

GL NUMBER	DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 10/31/2018	ACTIVITY FOR MONTH 10/31/2018	AVAILABLE BALANCE	% BDGT USED
Expenditures						
Dept 735 - TIFA A						
251-735-988.000	SIDEWALKS	0.00	0.00	0.00	0.00	0.00
251-735-988.083	TRAFFIC SIGNAL	0.00	0.00	0.00	0.00	0.00
251-735-999.004	ADMINISTRATIVE CHARGES	41,205.00	38,390.80	3,839.08	2,814.20	93.17
251-735-999.007	INTERFUND SERVICES	62,142.00	55,476.70	5,547.67	6,665.30	89.27
251-735-999.011	INTERFUND LABOR EXPENSE	0.00	0.00	0.00	0.00	0.00
Total Dept 735 - TIFA A		1,926,805.00	1,000,455.10	44,743.84	926,349.90	51.92
TOTAL EXPENDITURES		1,926,805.00	1,000,455.10	44,743.84	926,349.90	51.92
Fund 251 - TIFA A :						
TOTAL REVENUES		1,607,764.00	902,956.42	2,417.29	704,807.58	56.16
TOTAL EXPENDITURES		1,926,805.00	1,000,455.10	44,743.84	926,349.90	51.92
NET OF REVENUES & EXPENDITURES		(319,041.00)	(97,498.68)	(42,326.55)	(221,542.32)	30.56

PERIOD ENDING 10/31/2018

GL NUMBER	DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 10/31/2018	ACTIVITY FOR MONTH 10/31/2018	AVAILABLE BALANCE	% BDGT USED
Revenues						
Dept 736 - TIFA B						
252-736-402.000	AD VALOREM	1,172,227.00	1,147,445.06	24,453.53	24,781.94	97.89
252-736-418.000	DELINQUENT PERSONAL PROPERTY	0.00	2,964.21	0.00	(2,964.21)	100.00
252-736-421.000	TAX CHARGEBACK	(400.00)	0.00	0.00	(400.00)	0.00
252-736-422.000	MTT YE ACCRUAL	(1,000.00)	(18,765.00)	(1,876.50)	17,765.00	1,876.50
252-736-424.000	STATE REIMB. PPT SMALL TAXPAYER LOSS	0.00	0.00	0.00	0.00	0.00
252-736-507.000	FEDERAL GRANTS	0.00	0.00	0.00	0.00	0.00
252-736-507.000-14STP-FSTONE	FEDERAL GRANTS	0.00	0.00	0.00	0.00	0.00
252-736-507.000-UNIVERSITYRD	FEDERAL GRANTS	0.00	0.00	0.00	0.00	0.00
252-736-573.000	LOCAL COMMUNITY STABILIZATION SHARE APPR	85,000.00	0.00	0.00	85,000.00	0.00
252-736-664.000	INTEREST REVENUE	0.00	0.00	0.00	0.00	0.00
252-736-666.000	INTEREST REV EXT MANAGERS	42,592.00	44,183.00	0.00	(1,591.00)	103.74
252-736-677.000	REIMBURSED EXPENSES	0.00	0.00	0.00	0.00	0.00
252-736-695.900-14STP-FSTONE	CONTRIBUTED CAPITAL	0.00	0.00	0.00	0.00	0.00
252-736-695.900-UNIVDRI75DDI	CONTRIBUTED CAPITAL	0.00	0.00	0.00	0.00	0.00
252-736-699.728	TRANSFER FROM DDA	0.00	0.00	0.00	0.00	0.00
Total Dept 736 - TIFA B		1,298,419.00	1,175,827.27	22,577.03	122,591.73	90.56
TOTAL REVENUES		1,298,419.00	1,175,827.27	22,577.03	122,591.73	90.56

PERIOD ENDING 10/31/2018

GL NUMBER	DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 10/31/2018	ACTIVITY FOR MONTH 10/31/2018	AVAILABLE BALANCE	% BDGT USED
Expenditures						
Dept 736 - TIFA B						
252-736-730.000	POSTAGE	0.00	0.00	0.00	0.00	0.00
252-736-786.000	TRAFFIC CONTROL SUPPLIES	0.00	0.00	0.00	0.00	0.00
252-736-800.199	DECORATIONS/LANDSCAPE/GEN MAINT	66,500.00	63,352.42	15,175.29	3,147.58	95.27
252-736-810.000	INVESTMENT MANAGEMENT FEES	8,129.00	5,394.14	778.11	2,734.86	66.36
252-736-817.000	CONSULTANT SERVICES	0.00	0.00	0.00	0.00	0.00
252-736-826.000	LEGAL FEES	0.00	0.00	0.00	0.00	0.00
252-736-885.000	COMMUNITY RELATIONS	15,000.00	4,000.00	0.00	11,000.00	26.67
252-736-885.000-UNIVDRI75DDI	COMMUNITY RELATIONS	0.00	0.00	0.00	0.00	0.00
252-736-901.000	ADVERTISING/MARKETING	5,000.00	0.00	0.00	5,000.00	0.00
252-736-901.000-UNIVDRI75DDI	ADVERTISING/MARKETING	0.00	0.00	0.00	0.00	0.00
252-736-922.000	STREET LIGHTING	6,200.00	4,264.52	373.04	1,935.48	68.78
252-736-922.000-ENERGYREDUCT	STREET LIGHTING	9,200.00	5,697.91	640.25	3,502.09	61.93
252-736-927.000	WATER CONSUMPTION	0.00	0.00	0.00	0.00	0.00
252-736-929.000	IRRIGATION WATER AND MAINT.	20,000.00	40,223.72	24,873.31	(20,223.72)	201.12
252-736-935.000	ROAD MAINTENANCE	10,000.00	2,769.75	0.00	7,230.25	27.70
252-736-935.000-12CONC/ASPLT	ROAD MAINTENANCE	0.00	0.00	0.00	0.00	0.00
252-736-935.000-14STP-FSTONE	ROAD MAINTENANCE	0.00	0.00	0.00	0.00	0.00
252-736-935.000-220030000000	ROAD MAINTENANCE	0.00	0.00	0.00	0.00	0.00
252-736-935.000-ASPHALTMAINT	ROAD MAINTENANCE	0.00	0.00	0.00	0.00	0.00
252-736-935.000-TRIPARTYAGMT	ROAD MAINTENANCE	174,000.00	174,000.00	0.00	0.00	100.00
252-736-935.000-UNIVERSITYRD	ROAD MAINTENANCE	0.00	0.00	0.00	0.00	0.00
252-736-946.001	PONTIAC SCHOOL PROJECTS	0.00	0.00	0.00	0.00	0.00
252-736-946.007	PROMISE ZONE COMMITMENT	0.00	0.00	0.00	0.00	0.00
252-736-957.000	MISC/CONTINGENCY	600.00	38.15	0.00	561.85	6.36
252-736-964.000	MTT REFUNDS/STATE DEEDED PROP	0.00	0.00	0.00	0.00	0.00
252-736-964.100	REFUNDS TO OTHER TAXING UNITS	0.00	0.00	0.00	0.00	0.00
252-736-967.100	SITE IMPROVEMENT GRANTS	25,000.00	0.00	0.00	25,000.00	0.00
252-736-968.000	DEPRECIATION EXPENSE	0.00	0.00	0.00	0.00	0.00
252-736-970.000	LAND AND IMPROVEMENTS	180,000.00	0.00	0.00	180,000.00	0.00
252-736-970.000-360010000000	LAND AND IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
252-736-971.000	W&S-SEWER REPAIR & REPLACEMENT	2,000,000.00	2,011,723.16	34,572.53	(11,723.16)	100.59
252-736-973.000	ROAD & TRAFFIC IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
252-736-973.000-14STP-FSTONE	ROAD & TRAFFIC IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
252-736-973.000-UNIVDRI75DDI	ROAD & TRAFFIC IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
252-736-973.000-UNIVERSITYRD	ROAD & TRAFFIC IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
252-736-973.005	NON MOTORIZED PATHWAYS	326,000.00	342,632.50	3,721.25	(16,632.50)	105.10
252-736-975.000	BLDG. ADDITIONS & IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
252-736-977.001	WATER/SEWER SYSTEM IMP & EXT	0.00	0.00	0.00	0.00	0.00
252-736-999.004	ADMINISTRATIVE CHARGES	43,192.00	24,437.50	2,443.75	18,754.50	56.58
252-736-999.007	INTERFUND SERVICES	51,572.00	44,645.00	4,464.50	6,927.00	86.57
252-736-999.253	TRANSFER TO TIFA D	0.00	0.00	0.00	0.00	0.00
252-736-999.728	TRANSFER TO DDA	0.00	0.00	0.00	0.00	0.00
Total Dept 736 - TIFA B		2,940,393.00	2,723,178.77	87,042.03	217,214.23	92.61
TOTAL EXPENDITURES		2,940,393.00	2,723,178.77	87,042.03	217,214.23	92.61
Fund 252 - TIFA B :						
TOTAL REVENUES		1,298,419.00	1,175,827.27	22,577.03	122,591.73	90.56
TOTAL EXPENDITURES		2,940,393.00	2,723,178.77	87,042.03	217,214.23	92.61
NET OF REVENUES & EXPENDITURES		(1,641,974.00)	(1,547,351.50)	(64,465.00)	(94,622.50)	94.24

PERIOD ENDING 10/31/2018

GL NUMBER	DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 10/31/2018	ACTIVITY FOR MONTH 10/31/2018	AVAILABLE BALANCE	% BDGT USED
Revenues						
Dept 737 - TIFA D						
253-737-402.000	AD VALOREM	0.00	0.00	0.00	0.00	0.00
253-737-418.000	DELINQUENT PERSONAL PROPERTY	0.00	15.90	0.00	(15.90)	100.00
253-737-421.000	TAX CHARGEBACK	0.00	0.00	0.00	0.00	0.00
253-737-422.000	MTT YE ACCRUAL	(3,000.00)	(3,750.00)	(375.00)	750.00	125.00
253-737-424.000	STATE REIMB. PPT SMALL TAXPAYER LOSS	0.00	0.00	0.00	0.00	0.00
253-737-445.000	PENALTIES AND INTEREST	0.00	0.00	0.00	0.00	0.00
253-737-507.000	FEDERAL GRANTS	0.00	0.00	0.00	0.00	0.00
253-737-507.000-14STP-FSTONE	FEDERAL GRANTS	0.00	0.00	0.00	0.00	0.00
253-737-507.000-UNIVERSITYRD	FEDERAL GRANTS	0.00	0.00	0.00	0.00	0.00
253-737-509.000	STATE GRANT	0.00	0.00	0.00	0.00	0.00
253-737-573.000	LOCAL COMMUNITY STABILIZATION SHARE APPR	368,000.00	0.00	0.00	368,000.00	0.00
253-737-651.001	U&A FEES - ELECTRIC VEHICLE CHARGING	600.00	804.72	179.25	(204.72)	134.12
253-737-664.000	INTEREST REVENUE	0.00	0.00	0.00	0.00	0.00
253-737-666.000	INTEREST REV EXT MANAGERS	6,996.00	8,321.00	0.00	(1,325.00)	118.94
253-737-671.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
253-737-675.000-UNIVERSITYSS	CONTRIBUTIONS/DONATIONS	0.00	0.00	0.00	0.00	0.00
253-737-677.000	REIMBURSED EXPENSES	0.00	0.00	0.00	0.00	0.00
253-737-695.900-14STP-FSTONE	CONTRIBUTED CAPITAL	0.00	0.00	0.00	0.00	0.00
253-737-695.900-PONTIACROADX	CONTRIBUTED CAPITAL	0.00	0.00	0.00	0.00	0.00
253-737-695.900-UNIVDRI75DDI	CONTRIBUTED CAPITAL	0.00	0.00	0.00	0.00	0.00
253-737-695.900-UNIVERSITYRD	CONTRIBUTED CAPITAL	0.00	0.00	0.00	0.00	0.00
253-737-698.000	PROCEEDS FROM SALE OF BONDS	0.00	0.00	0.00	0.00	0.00
253-737-699.251	TRANSFER FROM TIFA A	0.00	0.00	0.00	0.00	0.00
253-737-699.252	TRANSFER FROM TIFA B	0.00	0.00	0.00	0.00	0.00
253-737-800.007	ELECTRIC CHARGING STATION FEES	0.00	0.00	0.00	0.00	0.00
Total Dept 737 - TIFA D		372,596.00	5,391.62	(195.75)	367,204.38	1.45
TOTAL REVENUES		372,596.00	5,391.62	(195.75)	367,204.38	1.45

PERIOD ENDING 10/31/2018

GL NUMBER	DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 10/31/2018	ACTIVITY FOR MONTH 10/31/2018	AVAILABLE BALANCE	% BDTG USED
Expenditures						
Dept 737 - TIFA D						
253-737-703.000	WAGES - TEMPORARY & PART-TIME	15,000.00	13,016.00	1,170.00	1,984.00	86.77
253-737-715.000	SOCIAL SECURITY	1,148.00	995.74	89.51	152.26	86.74
253-737-722.000	WORKERS COMPENSATION	0.00	0.00	0.00	0.00	0.00
253-737-730.000	POSTAGE	0.00	0.00	0.00	0.00	0.00
253-737-786.000	TRAFFIC CONTROL SUPPLIES	0.00	0.00	0.00	0.00	0.00
253-737-800.199	DECORATIONS/LANDSCAPE/GEN MAINT	50,000.00	36,225.19	8,886.17	13,774.81	72.45
253-737-807.000	AUDIT FEES	0.00	0.00	0.00	0.00	0.00
253-737-810.000	INVESTMENT MANAGEMENT FEES	1,335.00	938.92	180.59	396.08	70.33
253-737-817.000	CONSULTANT SERVICES	0.00	0.00	0.00	0.00	0.00
253-737-817.000-SEYBURN MNSN	CONSULTANT SERVICES	0.00	0.00	0.00	0.00	0.00
253-737-817.000-WELLSTUDYXXX	CONSULTANT SERVICES	0.00	0.00	0.00	0.00	0.00
253-737-826.000	LEGAL FEES	0.00	0.00	0.00	0.00	0.00
253-737-885.000	COMMUNITY RELATIONS	1,000.00	30.99	0.00	969.01	3.10
253-737-922.000	STREET LIGHTING	47,000.00	35,274.34	3,382.47	11,725.66	75.05
253-737-922.000-ENERGYREDUCT	STREET LIGHTING	34,000.00	25,080.60	2,817.12	8,919.40	73.77
253-737-927.000	WATER CONSUMPTION	100.00	417.44	0.00	(317.44)	417.44
253-737-927.000-ADMINBUILDNG	WATER CONSUMPTION	5,000.00	5,336.76	363.92	(336.76)	106.74
253-737-927.000-COMMDVLPBLDG	WATER CONSUMPTION	400.00	204.72	102.36	195.28	51.18
253-737-927.000-LIBRARYBLDGX	WATER CONSUMPTION	4,000.00	2,709.03	323.75	1,290.97	67.73
253-737-927.000-POLICEGARAGE	WATER CONSUMPTION	1,800.00	968.91	16.67	831.09	53.83
253-737-927.000-PUBLICSAFETY	WATER CONSUMPTION	20,000.00	18,472.47	2,882.75	1,527.53	92.36
253-737-927.000-SEYBURN MNSN	WATER CONSUMPTION	5,000.00	6,337.59	873.79	(1,337.59)	126.75
253-737-927.000-SPORTS FIELD	WATER CONSUMPTION	7,000.00	9,477.66	301.06	(2,477.66)	135.40
253-737-929.000	IRRIGATION WATER AND MAINT.	71,000.00	71,027.86	8,709.68	(27.86)	100.04
253-737-931.000	BLDG. MAINTENANCE	2,500.00	0.00	0.00	2,500.00	0.00
253-737-931.001-CIVICCTRPARK	PARK MAINTENANCE	0.00	0.00	0.00	0.00	0.00
253-737-931.001-SPORTS FIELD	PARK MAINTENANCE	0.00	0.00	0.00	0.00	0.00
253-737-931.200	ASPHALT RECONSTRUCTION	0.00	0.00	0.00	0.00	0.00
253-737-935.000	ROAD MAINTENANCE	1,000.00	897.50	0.00	102.50	89.75
253-737-935.000-13CCRETEMAIN	ROAD MAINTENANCE	0.00	0.00	0.00	0.00	0.00
253-737-935.000-14STP-FSTONE	ROAD MAINTENANCE	0.00	0.00	0.00	0.00	0.00
253-737-935.000-ASPHALTMANT	ROAD MAINTENANCE	0.00	0.00	0.00	0.00	0.00
253-737-935.000-CNCRETEMAINT	ROAD MAINTENANCE	0.00	0.00	0.00	0.00	0.00
253-737-935.000-UNIVERSITYRD	ROAD MAINTENANCE	0.00	0.00	0.00	0.00	0.00
253-737-937.003	SIDEWALK MAINTENANCE	5,000.00	0.00	0.00	5,000.00	0.00
253-737-957.000	MISC/CONTINGENCY	100.00	38.14	0.00	61.86	38.14
253-737-957.002	LIABILITY INSURANCE	0.00	0.00	0.00	0.00	0.00
253-737-964.100	REFUNDS TO OTHER TAXING UNITS	0.00	0.00	0.00	0.00	0.00
253-737-967.100	SITE IMPROVEMENT GRANTS	0.00	0.00	0.00	0.00	0.00
253-737-968.000	DEPRECIATION EXPENSE	0.00	0.00	0.00	0.00	0.00
253-737-970.000	LAND AND IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
253-737-970.000-UNIVERSITYSS	LAND AND IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
253-737-970.000-WELLSTUDYXXX	LAND AND IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
253-737-973.000	ROAD & TRAFFIC IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
253-737-973.000-14STP-FSTONE	ROAD & TRAFFIC IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
253-737-973.000-ASPHALTMANT	ROAD & TRAFFIC IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
253-737-973.000-PONTIACROADX	ROAD & TRAFFIC IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
253-737-973.000-SQUIRRELCONC	ROAD & TRAFFIC IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
253-737-973.000-UNIVDRI75DDI	ROAD & TRAFFIC IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
253-737-973.000-UNIVERSITYRD	ROAD & TRAFFIC IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
253-737-975.000	BLDG. ADDITIONS & IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
253-737-975.000-SEYBURN MNSN	BLDG. ADDITIONS & IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
253-737-975.085	COMMUNITY CENTER	0.00	0.00	0.00	0.00	0.00
253-737-977.000	MACHINERY & EQUIPMENT	0.00	0.00	0.00	0.00	0.00

PERIOD ENDING 10/31/2018

GL NUMBER	DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 10/31/2018	ACTIVITY FOR MONTH 10/31/2018	AVAILABLE BALANCE	% BDGT USED
Expenditures						
Dept 737 - TIFA D						
253-737-984.000	FURNITURE	0.00	0.00	0.00	0.00	0.00
253-737-994.000	BOND/LOAN PAYMENT-PRINCIPAL	0.00	0.00	0.00	0.00	0.00
253-737-999.004	ADMINISTRATIVE CHARGES	19,827.00	18,008.30	1,800.83	1,818.70	90.83
253-737-999.007	INTERFUND SERVICES	4,244.00	17,383.30	1,738.33	(13,139.30)	409.60
253-737-999.251	TRANSFER TO TIFA A	0.00	0.00	0.00	0.00	0.00
Total Dept 737 - TIFA D		296,454.00	262,841.46	33,639.00	33,612.54	88.66
TOTAL EXPENDITURES		296,454.00	262,841.46	33,639.00	33,612.54	88.66
Fund 253 - TIFA D :						
TOTAL REVENUES		372,596.00	5,391.62	(195.75)	367,204.38	1.45
TOTAL EXPENDITURES		296,454.00	262,841.46	33,639.00	33,612.54	88.66
NET OF REVENUES & EXPENDITURES		76,142.00	(257,449.84)	(33,834.75)	333,591.84	338.12
TOTAL REVENUES - ALL FUNDS		3,278,779.00	2,084,175.31	24,798.57	1,194,603.69	63.57
TOTAL EXPENDITURES - ALL FUNDS		5,163,652.00	3,986,475.33	165,424.87	1,177,176.67	77.20
NET OF REVENUES & EXPENDITURES		(1,884,873.00)	(1,902,300.02)	(140,626.30)	17,427.02	100.92



TO: Chairman Hassett and Members of the TIFA Board of Directors

FROM: Brandon Skopek, Director of Authorities, TIFA Executive Director

DATE: November 13, 2018

SUBJECT: Consider Approval of Liquor License Transfer Agreement

INTRODUCTION AND HISTORY

In August 2011, the Tax Increment Finance Authority acquired the building and property located at 3350 Auburn Road, formally known as Stan's Dugout. In addition to the building and property, the purchase also included the securing of a Class C liquor license. Board discussions at the time suggested that the ownership of a liquor license in our downtown could potentially be used as a business recruitment tool for future development. Upon acquisition, the liquor license was immediately placed in escrow with the Michigan Liquor Control Commission. Over these past seven years, staff has been proactively inviting desirable restaurateurs to examine and consider investment in our downtown. An important part of this process has included offering the Class C liquor license at no cost, which was done on several occasions. Prior to the current proposal with Larcos, staff offered the license to Sagebrush Cantina and Slo' Bones BBQ Smokehouse, among others, as an incentive for investing in our community. Despite those efforts, the aforementioned businesses passed on the opportunity.

After holding the liquor license in escrow for over six years with the State of Michigan, the Liquor Control Commission contacted staff to advise us that they were intending to terminate the TIFA liquor license due to continued inactivity. As a result, we asked our City attorney to seek an extension from the State to allow us additional time to place the license in to use. Luckily, we received a one year extension. I should remind the Board that our extension expires in April of 2019, at which time we will lose our license if it is not in use.

Staff has been proactively marketing the availability of our Class C liquor license at no cost to experienced and well established restaurant operators. After meeting with representatives of the Larcos family, staff was convinced that they met that benchmark, and therefore, the license was offered at no cost. Attached for your review and consideration is an agreement that corroborates this arrangement.



In summary, the agreement allows Larcos to use the TIFA's escrowed liquor license. Once TIFA and Larcos enter into the Agreement, the TIFA will recommend to the LCC that TIFA's license be removed from escrow and placed in active operation for use by Larcos at its restaurant at 3329 Auburn Road, Auburn Hills, Michigan. Assuming the LCC accepts and agrees with TIFA's recommendation, the LCC would remove the TIFA liquor license from escrow, place the liquor license in active operation and issue the liquor license, most likely in Larcos name.

STAFF RECOMMENDATION

For many years City staff has been reaching out to business owners to encourage them to take a look at downtown Auburn Hills as a prospective location to expand their business. We vigorously discuss the many benefits of doing business in Auburn Hills, as well as the ever growing potential of our downtown. A vital part of that downtown discussion has been the special incentives that are offered to potential investors through various TIFA programs. One of the most persuasive offerings has been our ability to offer a Class C liquor license at no cost to an experienced investor. Staff is confident that Larcos Brothers II, LLC, meets that requirement, and therefore, staff recommends approval of the attached agreement.

An appropriate motion is:

Move to approve the Auburn Hills Tax Increment Finance Authority recommending to the Michigan Liquor Control Commission that the Auburn Hills Tax Increment Finance Authority's liquor license be removed from escrow and placed into active operation in the name of and for use by Larcos Brothers II, LLC at Larcos Brothers II, LLC's restaurant at 3329 Auburn Road, Auburn Hills, Michigan, subject to the terms of the Agreement between the Auburn Hills Tax Increment Finance Authority and Larcos Brothers II, LLC. Included in this Motion to Approve is a condition that in the event that the liquor license is not placed in Larcos Brothers II, LLC's name by the Michigan Liquor Control Commission, but remains in the name of the Auburn Hills Tax Increment Finance Authority during Larcos Brothers II, LLC's use of the liquor license, said Agreement will be revised to add language providing that Larcos Brothers II, LLC will obtain a liquor license liability insurance policy in an amount satisfactory to the Auburn Hills Tax Increment Finance Authority and name the Auburn Hills Tax Increment Finance Authority and the Auburn Hills Tax Increment Finance Authority Board as additional insureds and the Agreement also being revised to include language providing that Larcos Brothers II, LLC will indemnify and hold harmless the Auburn Hills Tax Increment Finance Authority and its Board, Directors, agents, representatives, successors and assigns, from any liability, damages, claims, injuries, lawsuits, verdicts, judgments, attorney's fees and costs arising from and/or pertaining to Larcos Brothers II, LLC's use of the liquor license and/or the operation of its restaurant at 3329 Auburn Road, Auburn Hills, Michigan.

Attachments: 1. Liquor License Transfer Agreement

AGREEMENT

THIS AGREEMENT is hereby made and entered into this _____ day of October, 2018, by and between Larcos Brothers II, LLC, a Michigan limited liability company (hereinafter referred to as “Larcos”) and the Auburn Hills Tax Increment Finance Authority, a Michigan authority (hereinafter referred to as “TIFA”).

WITNESSETH:

WHEREAS, the TIFA currently has a Class C liquor license having license number L-000212589 (hereinafter referred to as the “liquor license”) currently held in escrow with the Michigan Liquor Control Commission (hereinafter referred to as the “MLCC”); and

WHEREAS, Larcos has requested that that the TIFA recommend to the MLCC that the liquor license be removed from escrow and placed into active operation for Larcos at its restaurant at 3329 Auburn Road, Auburn Hills, Michigan, subject to the terms and conditions of this Agreement; and

WHEREAS, it is appropriate for TIFA to encourage and incentivize commercial and restaurant development in the City of Auburn Hills (hereinafter referred to as the “City), and particularly in the City’s downtown area; and

WHEREAS, the TIFA Board has the legal authority to establish criteria for Larcos’ utilization of a liquor license at 3329 Auburn Road, Auburn Hills, Michigan; and

WHEREAS, as an inducement to TIFA to approve Larcos’ request for TIFA’s recommendation to the MLCC that the liquor license be removed from escrow and placed in active

operation for utilization by Larcos at its restaurant at 3329 Auburn Road, Auburn Hills, Michigan pursuant to the terms and conditions contained in this Agreement, Larcos is willing to abide by the terms of this Agreement with TIFA if its request is approved.

NOW, THEREFORE, in consideration of their mutual promises, the parties agree as follows:

1. The TIFA will, in reliance upon this Agreement, and pursuant and subject to the terms and conditions contained in this Agreement, recommend to the MLCC that the liquor license be removed from escrow and placed in active operation to be utilized by Larcos at their restaurant at 3329 Auburn Road, Auburn Hills, Michigan.

2. Larcos agrees that TIFA's liquor license to be removed from escrow and placed in active operation for use by Larcos at its restaurant located at 3329 Auburn Road, Auburn Hills, Michigan is being granted to Larcos on a temporary basis for a period of three (3) years from the date that the MLCC issues the liquor license for utilization by Larcos at its restaurant at 3329 Auburn Road, Auburn Hills, Michigan and upon the expiration of the initial three (3) year term for the liquor license, the liquor license shall automatically be annually renewed for one (1) year renewal terms on the anniversary date of the expiration of the liquor license's initial three (3) year term, provided that Larcos is still operating a restaurant at 3329 Auburn Road, Auburn Hills, Michigan and also provided that Larcos and its restaurant operation at 3329 Auburn Road, Auburn Hills, Michigan is in good standing with both the MLCC and the City and Larcos and its restaurant are in compliance with all applicable laws, including City Ordinances and MLCC rules and regulations and Larcos has timely paid and is current with all applicable and required City and MLCC fees or obligations including, but not limited to, taxes, water and sewer bills, amusement devices and liquor license renewal fees. Larcos shall be responsible for timely applying for the

annual renewal with the City and MLCC and Larcos shall also be responsible for timely paying any and all City and MLCC renewal fees.

3. If Larcos should discontinue the use and operation of the liquor license for its restaurant at 3329 Auburn Road, Auburn Hills, Michigan or in the event that Larcos no longer operates a restaurant at 3329 Auburn Road, Auburn Hills, Michigan, then Larcos shall return the liquor license to the MLCC and request that Larcos' rights to the liquor license be terminated and that the liquor license be returned to and placed in the name of the TIFA and placed back into escrow with the MLCC, if such escrow is requested by TIFA. In the event that Larcos does not timely pay and becomes delinquent in the payment of any applicable and required fees or obligations to the City and/or the MLCC with respect to the property and Larcos' restaurant at 3329 Auburn Road, Auburn Hills, Michigan and/or any fees or obligations pertaining to the liquor license being utilized by Larcos at 3329 Auburn Road, Auburn Hills, Michigan, then Larcos shall return the liquor license to the MLCC and request that Larcos' rights to the license be terminated and that the license be returned to and placed in the name of the TIFA and be placed in escrow with the MLCC, if such escrow is requested by TIFA.

4. Larcos will not be allowed to transfer, sell or assign its interest in the liquor license and/or restaurant business at 3329 Auburn Road, Auburn Hills, Michigan to another person or entity without the consent of TIFA, which consent TIFA is not obligated to grant.

5. The TIFA and Larcos agree that the liquor license being removed from escrow and placed in active operation for use by Larcos at its restaurant at 3329 Auburn Road, Auburn Hills, Michigan is being done with the TIFA not charging Larcos a fee for Larcos' utilization of said liquor license, with TIFA not charging Larcos a fee for the utilization of said liquor license as an incentive for Larcos to locate a high quality restaurant in the City of Auburn Hills downtown area.

6. At any time during the term of this Agreement, if the parties mutually agree, the

TIFA can sell and transfer the liquor license to Larcos provided that the MLCC approves the sale and transfer of the liquor license.

7. The TIFA and Larcos acknowledge that this Agreement and the covenants and obligations contained herein are unique, and in the event of a default by Larcos, the TIFA would not be able to be adequately compensated in damages. It is therefore agreed that in the event of a default by Larcos hereunder, the TIFA shall have the right to enforce the terms and provisions hereof by an action for a specific performance, and if the TIFA prevails in such action it shall be entitled to recover its costs and attorneys' fees.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

WITNESSES:

LARCOS BROTHERS II, LLC,
a Michigan limited liability company
By: _____
J. Michael Larco
Its: Member

WITNESSES:

AUBURN HILLS TAX INCREMENT
FINANCE AUTHORITY, a Michigan authority
By: _____
Patrick Hassett
Its: Chairperson of the Auburn Hills Tax
Increment Finance Authority Board

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

The foregoing Agreement was acknowledged before me this ____ day of _____, 2018, by J. Michael Larco, a member of Larcos Brothers, LLC, a Michigan limited liability company, on behalf of the company.

_____, Notary Public
_____ County, Michigan
My Commission Expires: _____

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by Patrick Hassett, Chairperson of the Auburn Hills Tax Increment Finance Authority Board, a Michigan authority, for and on behalf of the Auburn Hills Tax Increment Finance Authority.

_____, Notary Public
_____, County, Michigan
My Commission Expires: _____

DRAFTED BY AND WHEN RECORDED RETURN TO:
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