



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 3, 2025

AGENDA ITEM NO _____

TAX INCREMENT FINANCE AUTHORITY

CITY OF AUBURN HILLS TAX INCREMENT FINANCE AUTHORITY MEETING

January 14, 2025

CALL TO ORDER: Chairman Kneffel called the meeting to order at 4:01 PM.

ROLL CALL: Present: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher, Barash
Absent: Waltenspiel
Also Present: Brandon Skopek, Assistant City Manager / TIFA Executive Director; Andrew Hagge, Assistant to the City Manager; Steve Baldante, Director of Public Works
Guests: Nick Talmers, Sophia Talmers

LOCATION: Administrative Conference Room, 1827 N. Squirrel Road, Auburn Hills, MI 48326

PERSONS WISHING TO BE HEARD

None.

APPROVAL OF MINUTES

A. TIFA Informational Meeting Minutes – December 10, 2024

There was no discussion on the approval of the minutes.

Moved by Mr. Goodhall to approve the TIFA Board of Directors Informational Meeting Minutes from December 10, 2024, as presented.

Seconded by Mr. Barash

Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher, Barash
No: none

Motion carried

B. TIFA Regular Meeting Minutes – December 10, 2024

There was no discussion on the approval of the minutes.

Moved by Mr. Goodhall to approve the TIFA Board of Directors Regular Meeting Minutes from December 10, 2024, as presented.

Seconded by Mr. Barash

Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher, Barash
No: none

CORRESPONDENCE AND PRESENTATIONS

A. Nick Talmers – Alo's Sports Bar

Mr. Talmers, accompanied by his daughter, gave a presentation regarding the upcoming Alo's Sports Bar in downtown Auburn Hills located at 3315 Auburn Road. Mr. Talmers is the property owner of the site for the sports bar. Mr. Talmers outlined the work that will need to take place before the restaurant can open, which includes, but is not limited to, the reconstruction of the roof and parking lot. Additionally, Mr. Talmers is seeking a TIFA Business Recruitment Grant, to help with construction costs. Mr. Talmers expressed concern with meeting the 120-day deadline. The deadline states that when the TIFA enters a grant agreement with a company, the company then has 120 days to open the business up to the public upon grant award.

The Board asked questions about parking, the food menu, the number of employees that would staff the restaurant, the lease agreement between tenant and property owner, and the total timeline of the project. Mr. Talmers stated that he hopes the roof, HVAC, and the parking lot will be completed sometime in the late-Spring early-Summer timeframe. As for the interior of the building, Mr. Talmers hopes that the rest of the building would be done approx. 5-6 months after the exterior work of the building is completed.

The TIFA Board's grant review committee will review Mr. Talmer's grant application and provide a recommendation to the rest of the TIFA Board, regarding a potential grant award, during the February TIFA Board of Directors Meeting.

CONSENT AGENDA

A. FY 2024 Adopted Budget and YTD Summary – December 31, 2024

There was no discussion on the consent agenda.

Moved by Mr. Moniz to approve the Consent Agenda.

Seconded by Dr. Fletcher

Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher, Barash
No: none

Motion carried

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. Approval of the Engineering and Design Services Agreement for the Riverwalk Pathway Project

Mr. Baldante, Director of the Auburn Hills' Public Works Department, gave a brief presentation on the agenda item concerning the Riverwalk Pathway Project. Mr. Baldante noted that the item before them covers only the costs associated with the design work. The Board asked clarifying questions regarding the location and connection points of the Riverwalk Pathway.

Moved by Mr. Barash to approve the engineering and design services agreement with OHM Advisors for the Riverwalk Pathway Project in the amount of \$120,000 and geotechnical services agreement with G2 Consulting Group in the amount of \$20,000, for a total project cost not to exceed \$140,000. In addition, authorize a budget amendment increasing appropriations by \$20,000 in account 251-735-995.101 to fund the project.

Seconded by Dr. Fletcher

Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher, Barash
No: None

Motion Carried

B. Proposal to Purchase and Install Furniture in the Assessing, Clerk, and Finance Offices

Mr. Skopek presented the agenda item regarding the purchasing and installation of furniture in the Assessing, Clerk, and Finance/Treasury offices. Mr. Skopek explained to the Board that the furniture vendor is a certified Haworth office furniture provider, which is a part of the MiDeal cooperative purchasing consortium. Meaning, their pricing has already been competitively bid, and collecting multiple quotes or going out to bid was not necessary.

Moved by Mr. Gudmundsen to purchase office furniture for the Assessing, Clerk, and Finance/Treasurer offices at City Hall from ISCG, Inc. 612 N. Main Street, Royal Oak, MI under MiDeal contract numbers 22000000043 and 240000000497. Total costs shall not exceed \$106,696.96

Seconded by Mr. Moniz

Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher, Barash
No: None

Motion Carried

C. Proposal to Purchase and Install Floor Coverings in the Assessing, Clerk, and Finance Offices

Mr. Skopek presented the agenda item regarding the installation of floor coverings in the Assessing, Clerks, and Finance/Treasury offices. Mr. Skopek provided a brief review of the office remodeling project to the Board. Additionally, Mr. Skopek went over the invitation-to-bid- process with the Board and explained why Solar Contract Carpet was recommended for the project. In addition to Solar Contract Carpet being the lowest bidder, Mr. Skopek explained all the exceptional work that Solar Contract Carpet has provided to the City of Auburn Hills.

Moved by Dr. Fletcher to award the bid for the installation of floor coverings in the Assessing/Clerk/Finance offices at City Hall to Solar Contract Carpet, 12227 Beech Daly Road, Redford, Michigan in an amount not to exceed \$18,912.83.

Seconded by Mr. Goodhall

Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher, Barash
No: None

Motion Carried

EXECUTIVE DIRECTOR REPORT

None

BOARD MEMBER COMMENTS

The Board pointed out to city staff in attendance that sections of lights on the new downtown Christmas tree were out. Staff noted that they will address that problem and pointed out to the Board that the tree currently in the downtown will soon be replaced by the tree that was originally purchased by the TIFA.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, February 11, 2025, at 4:00 p.m. in the Administrative Conference Room in City Hall at, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

ADJOURNMENT

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

Seconded by Dr. Eldredge

Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher, Barash
No: None

Motion carried

The TIFA Board of Directors meeting adjourned at 5:12 p.m.

Steve Goodhall
Secretary of the Board

Andrew Hagge
Assistant to the City Manager