TIFA

AUBURN HILLS

# AMENDED AGENDA

## BOARD OF DIRECTORS MEETING

September 12, 2023

4:00 P.M.

Auburn Hills City Hall, Administrative Conference Room ● 1827 N. Squirrel Road, Auburn Hills, MI
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) APPROVAL OF MINUTES**

a) TIFA Regular Meeting Minutes – August 8, 2023
b) TIFA Executive Session Meeting Minutes – August 8, 2023

**4) CORRESPONDENCE & PRESENTATIONS**

**5) CONSENT AGENDA**

**All items listed are considered to be routine by the Tax Increment Finance Authority and will be enacted by one motion. There will be no separate discussion of these items unless a Board Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.**

a) FY 2023 Adopted Budget and YTD Summary – August 31, 2023

**6) UNFINISHED BUSINESS**

**7) NEW BUSINESS**

a) Conveyance of TIFA Property to Bacall Development (Hyde Associates, LLC)
b) Approval of 2024 Proposed Budget

**8) EXECUTIVE DIRECTOR REPORT**

**9) BOARD MEMBER COMMENTS**

**10) ADJOURNMENT**

**Next Meeting is Scheduled for October 10, 2023 at 4:00 p.m.**

"Not Yet Approved"

**CITY OF AUBURN HILLS**

**TAX INCREMENT FINANCE AUTHORITY MEETING**

**August 8, 2023**

**CALL TO ORDER:** Chairman Kneffel called the meeting to order at 4:12 PM.

| | | |
|---|---|---|
| **ROLL CALL:** | Present: | Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge, Waltenspiel |
| | Absent: | None |
| | Also Present: | Brandon Skopek, Assistant City Manager / TIFA Executive Director; Thomas A. Tanghe, City Manager; Tim Wisser, Manager of Municipal Properties; Andrew Hagge, Management Assistant |
| | Guests: | None |

**LOCATION:** Fieldstone Golf Club, 1984 Taylor Road, Auburn Hills, MI 48326

**PERSONS WISHING TO BE HEARD**

None.

**APPROVAL OF MINUTES**

**A. TIFA Regular Meeting Minutes – July 11, 2023**

There was no discussion on the approval of the minutes.

**Moved by Mr. Goodhall to approve the TIFA Board of Directors Meeting Minutes from July 11, 2023 as presented. Seconded by Mr. Moniz**

**Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge, Waltenspiel**
**No: none**

**Motion carried**

**B. TIFA Special Meeting Minutes – July 25, 2023**

There was no discussion on the approval of the minutes.

**Moved by Mr. Goodhall to approve the TIFA Board of Directors Special Meeting Minutes from July 25, 2023 as presented. Seconded by Mr. Carrier**

**Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge, Waltenspiel**
**No: none**

**Motion carried**

**C. TIFA Executive Session Meeting Minutes – July 25, 2023**

There was no discussion on the approval of the minutes.

**Moved by Mr. Goodhall to approve the TIFA Board of Directors Executive Session Meeting Minutes from July 25, 2023 as presented.**
**Seconded by Mr. Gudmundsen**

**Yes:** **Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge, Waltenspiel**
**No:** **none**

**Motion carried**

**CONSENT AGENDA**

**A. FY 2023 Adopted Budget and YTD Summary – July 31, 2023**

**RESOLVED: To receive and file the financial report for the period ending July 31, 2023**

**Moved by Mr. Goodhall to approve the Consent Agenda.**
**Seconded by Mr. Waltenspiel**

**Yes:** **Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge, Waltenspiel**
**No:** **none**

**Motion carried**

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

**A. Parking Structure Nondestructive Evaluation Scope of Work**

Mr. Wisser presented the agenda item related to the parking structure located on Primary Street to the TIFA Board. Included in that presentation, Mr. Wisser advised the TIFA Board of why this evaluation work was necessary and what was involved in this evaluation process. The TIFA Board asked questions about the evaluation process to gain a better understanding of its importance. Mr. Wisser advised that this is a necessary step in order to provide the most appropriate maintenance work on the parking structure.

**Moved by Mr. Carrier to approve the Primary Street Parking Structure Nondestructive Evaluation scope of work submitted by OHM Advisors. Furthermore, authorize a budget amendment to the 2023 TIF-A budget, increasing appropriations by $15,500 in support of this evaluation.**
**Seconded by Mr. Moniz**

**Yes:** **Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge, Waltenspiel**
**No:** **None**

**Motion Carried**

**B. Bid Award for a New Artificial Christmas Tree in Downtown Auburn Hills**

Mr. Wisser presented the agenda item regarding a new artificial Christmas tree. Mr. Wisser explained why the purchase was necessary and why the current artificial Christmas tree needs to be replaced. The TIFA Board inquired about the bid process of the agenda item, and discussed what size the new Christmas tree ought to be. Ultimately, the TIFA Board agreed to purchase the 34-foot tree, instead of the originally proposed 30-foot tree, so that it best approximates the size of the current, 35-foot artificial Christmas tree and so that the Christmas tree does not shrink while the surrounding downtown developments grow.

**Moved by Mr. Moniz to authorize the purchase of the S-4 34' Sequoia artificial Christmas Tree from Bronner's Christmas Wonderland in an amount not to exceed $60,915.00. Furthermore, authorize a budget amendment to increase appropriations in the 2023 TIF-A budget by $60,915.00 in support of this purchase.**
**Seconded by Mr. Carrier**

**Yes:** **Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge, Waltenspiel**
**No:** **None**

**Motion Carried**

**CORRESPONDENCE & PRESENTATIONS**

**A. 2024 – 2028 Budget Presentation**

Mr. Skopek presented the TIFA budget for each of the districts within the TIFA. The presentation included information and budget differences from the 2023 budget to the 2024 budget. The presentation also covered the TIFA budget projection, going as far out into the future as 2028.

Additionally, the budget presentation concluded with Mr. Skopek providing the TIFA Board with the latest updates regarding the budget that have changed as the City goes through its normal budget creation process. Some of those changes and updates to the TIFA budget included the Riverwoods Streambank Stabilization project and both road design and road construction costs for Centre Road, Innovation Drive, and Executive Hills.

The TIFA Board asked various clarifying questions throughout the TIFA budget presentation.

**EXECUTIVE DIRECTOR UPDATE**

Mr. Skopek informed the Board on the latest updates regarding development and construction timeline of the new downtown development, The Webster. Additionally, Mr. Skopek provided the TIFA Board an update on the restaurant, Cantina El Dorado, and where they are at in their journey to open within Auburn Hills' downtown.

**BOARD MEMBER COMMENTS**

None.

**Executive Session**

**A. Discussion of the Acquisition of Real Estate**

**Moved by Mr. Carrier to adjourn the regular session and enter into Executive Session to discuss the acquisition of real estate at 5:39 p.m.**
**Seconded by Mr. Goodhall**

**Yes:** **Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge, Waltenspiel**
**No:** **none**

**Motion carried**

*Minutes filed under a separate cover.*

**Moved by Mr. Moniz to adjourn the Executive Session regarding the discussion of the acquisition of real estate and return to regular session at 5:44 p.m.**
**Seconded by Mr. Goodhall**

**Yes:** **Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge, Waltenspiel**
**No:** **none**

**Motion carried**

**Moved by Mr. Carrier to authorize the Executive Director to prepare an offer to purchase the property located at 3257 Auburn Road, property ID number 14-25-378-006, in accordance with the purchase agreement presented. Offer is subject to a due diligence period of 45 days and the receipt of an inspection report solely acceptable to the Tax Increment Finance Authority. Furthermore, authorize the Executive Director to execute all documents related to the purchase up to and including those required at closing.**
**Seconded by Mr. Moniz**

**Yes:** **Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge, Waltenspiel**
**No:** **none**

**Motion carried**

**ANNOUNCEMENT OF NEXT MEETING**

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, September 12, 2023 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. Goodhall to adjourn the TIFA Board meeting.**
**Seconded by Mr. Waltenspiel**

**Yes:** **Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge, Waltenspiel**
**No:** **None**

**Motion carried**

**The TIFA Board of Directors meeting adjourned at 5:45 p.m.**

Steve Goodhall
Secretary of the Board

Andrew Hagge
Management Assistant

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| | |
|---|---|
| TO: | Chairman Kneffel and Members of the TIFA Board of Directors |
| FROM: | Brandon Skopek, Assistant City Manager, TIFA Executive Director; Andrew Hagge, Management Assistant |
| DATE: | September 5, 2023 |
| SUBJECT: | FY 2023 Adopted Budget and YTD Summary – August 31, 2023 |

**STATEMENT OF NET POSITION**

- TIF-A Cash $2.1 million
- $1.2 million invested TIF-A
  - $442,394 – Investment Pooling
  - $282,959 – Insight
  - $554,574 – MiClass
- TIF-B Cash $2.7 million
- $11 million invested in TIF-B
  - $7.9 million – Insight
  - $3 million – MiClass
- TIF-D Cash $1.8 million
- $1.3 million invested TIF-D – Insight

**TIFA 85-A STATEMENT OF REVENUES AND EXPENDITURES**

- Approximately 73% of budgeted revenues have been received for TIF-A in fiscal year 2023.

| | |
|---|---|
| Property Taxes: | $956,210 |
| Building Rental: | $48,686 |
| Interest: | $16,314 |
| EV Charging Fees: | $318 |
| | **$1,021,528** |

- Approximately 43% of budgeted expenditures have been utilized for fiscal year 2023.

**TIFA 85-B STATEMENT OF REVENUES AND EXPENDITURES**

- Approximately 95% of budgeted revenues have been received for TIF-B in fiscal year 2023.

| | |
|---|---|
| Property Taxes: | $1,303,723 |
| Interest: | $272,319 |
| | **$1,576,043** |

- Approximately 8% of budgeted expenditures have been utilized for fiscal year 2023.

**TIFA 86-D STATEMENT OF REVENUES AND EXPENDITURES**

- Approximately 34% of budgeted revenues have been received for TIF-D in fiscal year 2023.

| | |
|---|---|
| Property Taxes: | $196,148 |
| Interest: | $41,874 |
| EV Charging Fees: | $340 |
| Federal Grants: | $5,020 |
| | **$243,382** |

- Approximately 20% of budgeted expenditures have been utilized for fiscal year 2023.

**An appropriate motion is:**

**Move to receive and file the TIFA Financial Report for period ending August 31, 2023**

# BALANCE SHEET REPORT FOR CITY OF AUBURN HILLS

Balance As Of 08/31/2023

| GL Number | Description | YTD Balance 08/31/2023 |
|---|---|---|
| **Fund: 251 TIFA A** | | |
| ***** Assets ***** | | |
| 251-000-001.000 | CASH | 2,177,804.95 |
| 251-000-017.000 | CASH - INVESTMENT POOLING | 442,394.05 |
| 251-000-017.002 | INVESTMENT MANAGER - CUTWATER | 282,958.52 |
| 251-000-017.004 | CASH - MICLASS | 554,574.41 |
| 251-000-062.000 | Lease Receivable | 191,845.00 |
| 251-000-072.000 | DUE FROM COUNTIES | 510.15 |
| 251-000-084.703 | DUE FROM TRUST AND AGENCY | (510.15) |
| 251-000-130.000 | LAND | 6,120,355.86 |
| 251-000-132.000 | LAND IMPROVEMENTS | 5,170,325.27 |
| 251-000-133.000 | ACCUM DEPREC-LAND & IMPROV | (2,242,635.19) |
| 251-000-136.000 | BLDGS, BLDG ADDITIONS AND | 6,409,122.17 |
| 251-000-137.000 | ACCUM DEPREC-BLDGS & ADDS & IMPROVEMNTS | (1,461,254.64) |
| 251-000-146.000 | OFFICE EQUIPMENT AND FURN | 164,753.78 |
| 251-000-147.000 | ACC. DEPR. - OFFICE EQUIP | (164,754.07) |
| 251-000-158.000 | CONSTRUCTION-IN-PROGRESS | 15,000.26 |
| 251-000-159.000 | MACHINERY & EQUIPMENT | 167,877.38 |
| 251-000-160.000 | ACCUM DEPREC-MACH & EQUIP | (89,156.33) |
| 251-000-163.000 | ROADS & INFRASTRUCTURE | 17,713,486.23 |
| 251-000-164.000 | ACCUM DEPREC-ROAD & INFRASTURE | (9,202,137.80) |
| **Total Assets** | | 26,250,559.85 |
| ***** Liabilities ***** | | |
| 251-000-211.000 | RETAINAGE PAYABLE | 17,595.94 |
| 251-000-275.000 | DUE TO TAXPAYERS | 665.88 |
| 251-000-360.001 | Deferred Inflow of Resources | 191,845.00 |
| **Total Liabilities** | | 210,106.82 |
| ***** Fund Equity ***** | | |
| 251-000-390.000 | FUND BALANCE | 25,656,500.25 |
| **Total Fund Equity** | | 25,656,500.25 |
| **Total Fund 251:** | | |
| **TOTAL ASSETS** | | 26,250,559.85 |
| **BEG. FUND BALANCE** | | 25,656,500.25 |
| **+ NET OF REVENUES & EXPENDITURES** | | 383,952.78 |
| **= ENDING FUND BALANCE** | | 26,040,453.03 |
| **+ LIABILITIES** | | 210,106.82 |
| **= TOTAL LIABILITIES AND FUND BALANCE** | | 26,250,559.85 |

| GL Number | Description | YTD Balance 08/31/2023 |
|---|---|---|
| **Fund: 252 TIFA B** | | |
| ***** Assets ***** | | |
| 252-000-001.000 | CASH | 2,746,759.22 |
| 252-000-017.002 | INVESTMENT MANAGER - CUTWATER | 7,920,993.52 |
| 252-000-017.005 | CASH - MICLASS EDGE | 3,088,036.40 |
| 252-000-132.000 | LAND IMPROVEMENTS | 1,415,205.92 |
| 252-000-133.000 | ACCUM DEPREC-LAND & IMPROV | (987,566.76) |
| 252-000-159.000 | MACHINERY & EQUIPMENT | 34,200.00 |
| 252-000-160.000 | ACCUM DEPREC-MACH & EQUIP | (6,840.00) |
| 252-000-163.000 | ROADS & INFRASTRUCTURE | 9,772,855.05 |
| 252-000-164.000 | ACCUM DEPREC-ROAD & INFRASTURE | (3,033,858.03) |
| **Total Assets** | | 20,949,785.32 |
| ***** Liabilities ***** | | |
| 252-000-275.000 | DUE TO TAXPAYERS | 15.12 |
| **Total Liabilities** | | 15.12 |
| ***** Fund Equity ***** | | |
| 252-000-390.000 | FUND BALANCE | 19,538,195.65 |
| **Total Fund Equity** | | 19,538,195.65 |
| **Total Fund 252:** | | |
| **TOTAL ASSETS** | | 20,949,785.32 |
| **BEG. FUND BALANCE** | | 19,538,195.65 |
| **+ NET OF REVENUES & EXPENDITURES** | | 1,411,574.55 |
| **= ENDING FUND BALANCE** | | 20,949,770.20 |
| **+ LIABILITIES** | | 15.12 |
| **= TOTAL LIABILITIES AND FUND BALANCE** | | 20,949,785.32 |

# BALANCE SHEET REPORT FOR CITY OF AUBURN HILLS

Balance As Of 08/31/2023

| GL Number | Description | YTD Balance 08/31/2023 |
|---|---|---|
| **Fund: 253 TIFA D** | | |
| ***** Assets ***** | | |
| 253-000-001.000 | CASH | 1,884,599.73 |
| 253-000-017.002 | INVESTMENT MANAGER - CUTWATER | 1,361,674.83 |
| 253-000-130.000 | LAND | 2,017,211.00 |
| 253-000-132.000 | LAND IMPROVEMENTS | 3,726,962.87 |
| 253-000-133.000 | ACCUM DEPREC-LAND & IMPROV | (1,295,202.07) |
| 253-000-136.000 | BLDGS, BLDG ADDITIONS AND | 20,418,257.57 |
| 253-000-137.000 | ACCUM DEPREC-BLDGS & ADDS & IMPROVEMNTS | (9,424,695.97) |
| 253-000-146.000 | OFFICE EQUIPMENT AND FURN | 25,794.03 |
| 253-000-147.000 | ACC. DEPR. - OFFICE EQUIP | (5,158.13) |
| 253-000-158.000 | CONSTRUCTION-IN-PROGRESS | 170,403.43 |
| 253-000-159.000 | MACHINERY & EQUIPMENT | 42,919.48 |
| 253-000-160.000 | ACCUM DEPREC-MACH & EQUIP | (34,852.93) |
| 253-000-163.000 | ROADS & INFRASTRUCTURE | 8,984,067.60 |
| 253-000-164.000 | ACCUM DEPREC-ROAD & INFRASTURE | (2,530,353.23) |
| **Total Assets** | | 25,341,628.21 |
| ***** Liabilities ***** | | |
| 253-000-275.000 | DUE TO TAXPAYERS | 18,625.00 |
| **Total Liabilities** | | 18,625.00 |
| ***** Fund Equity ***** | | |
| 253-000-390.000 | FUND BALANCE | 25,391,499.20 |
| **Total Fund Equity** | | 25,391,499.20 |
| **Total Fund 253:** | | |
| **TOTAL ASSETS** | | 25,341,628.21 |
| **BEG. FUND BALANCE** | | 25,391,499.20 |
| **+ NET OF REVENUES & EXPENDITURES** | | (68,495.99) |
| **= ENDING FUND BALANCE** | | 25,323,003.21 |
| **+ LIABILITIES** | | 18,625.00 |
| **= TOTAL LIABILITIES AND FUND BALANCE** | | 25,341,628.21 |

| GL Number | Description | 2023 Amended Budget | YTD Balance 08/31/2023 | Activity For 08/31/2023 | Available Balance 08/31/2023 | % Bdgt Used |
|---|---|---|---|---|---|---|
| **Fund: 251 TIFA A** | | | | | | |
| **Account Category: Revenues** | | | | | | |
| **Department: 735 TIFA A** | | | | | | |
| 251-735-402.000 | AD VALOREM | 1,103,139.00 | 956,210.02 | 133,987.50 | 146,928.98 | 86.68 |
| 251-735-412.000 | DELINQUENT PERSONAL PROPERTY | 4,200.00 | 0.00 | 0.00 | 4,200.00 | 0.00 |
| 251-735-414.000 | MTT YE ACCRUAL | (4,000.00) | 0.00 | 0.00 | (4,000.00) | 0.00 |
| 251-735-573.000 | LOCAL COMMUNITY STABILIZATION SHARE | 226,970.00 | 0.00 | 0.00 | 226,970.00 | 0.00 |
| 251-735-651.400 | U&A FEES - ELECTRIC VEHICLE CHARGING | 300.00 | 318.63 | 92.48 | (18.63) | 106.21 |
| 251-735-665.000 | INTEREST REVENUE | 0.00 | 49,542.02 | 0.00 | (49,542.02) | 100.00 |
| 251-735-667.000-CHAMBER_3395 | BUILDING RENTAL - EXTERNAL | 20,255.00 | 13,347.00 | 1,727.00 | 6,908.00 | 65.89 |
| 251-735-667.000-PKSTRUC_3381 | BUILDING RENTAL - EXTERNAL | 39,539.00 | 35,339.04 | 0.00 | 4,199.96 | 89.38 |
| 251-735-669.001 | INTEREST REV EXT MANAGERS | 0.00 | (33,228.00) | 0.00 | 33,228.00 | 100.00 |
| Total Dept 735 - TIFA A | | 1,390,403.00 | 1,021,528.71 | 135,806.98 | 368,874.29 | 73.47 |
| Revenues | | 1,390,403.00 | 1,021,528.71 | 135,806.98 | 368,874.29 | 73.47 |
| **Account Category: Expenditures** | | | | | | |
| **Department: 735 TIFA A** | | | | | | |
| 251-735-722.000 | WORKERS COMPENSATION | 0.00 | 82.72 | 23.11 | (82.72) | 100.00 |
| 251-735-729.000 | PRINTING | 1,500.00 | 0.00 | 0.00 | 1,500.00 | 0.00 |
| 251-735-730.000 | POSTAGE | 250.00 | 146.41 | 0.00 | 103.59 | 58.56 |
| 251-735-732.000 | SOFTWARE & LICENSES SUBSCRIPTIONS | 0.00 | 9,565.00 | 0.00 | (9,565.00) | 100.00 |
| 251-735-757.000-THEDEN__3388 | OPERATING SUPPLIES | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| 251-735-800.199 | LANDSCAPE/GEN MAINT | 200,615.00 | 100,870.08 | 0.00 | 99,744.92 | 50.28 |
| 251-735-802.000 | CONTRACTED SERVICES | 23,000.00 | 7,503.66 | 0.00 | 15,496.34 | 32.62 |
| 251-735-802.000-CHAMBER_3395 | CONTRACTED SERVICES | 6,250.00 | 2,997.60 | 439.65 | 3,252.40 | 47.96 |
| 251-735-802.000-THEDEN__3388 | CONTRACTED SERVICES | 6,250.00 | 2,997.60 | 439.65 | 3,252.40 | 47.96 |
| 251-735-810.000 | INVESTMENT MANAGEMENT FEES | 410.00 | 1,025.82 | 418.62 | (615.82) | 250.20 |
| 251-735-817.000 | CONSULTANT SERVICES | 25,400.00 | 0.00 | 0.00 | 25,400.00 | 0.00 |
| 251-735-851.000-PKSTRUC_3381 | TELEPHONE | 1,160.00 | 879.19 | 0.00 | 280.81 | 75.79 |
| 251-735-851.000-THEDEN__3388 | TELEPHONE | 0.00 | 479.28 | 0.00 | (479.28) | 100.00 |
| 251-735-885.000 | COMMUNITY RELATIONS | 5,000.00 | 3,000.00 | 0.00 | 2,000.00 | 60.00 |
| 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 | 690.00 | 0.00 | 4,310.00 | 13.80 |
| 251-735-921.000-CHAMBER_3395 | ELECTRIC | 2,086.00 | 896.99 | 0.00 | 1,189.01 | 43.00 |
| 251-735-921.000-PKSTRUC_3381 | ELECTRIC | 25,000.00 | 13,503.29 | 0.00 | 11,496.71 | 54.01 |
| 251-735-921.000-THEDEN__3388 | ELECTRIC | 2,260.00 | 873.72 | 238.62 | 1,386.28 | 38.66 |
| 251-735-922.000 | STREET LIGHTING | 41,000.00 | 28,613.38 | 5,362.26 | 12,386.62 | 69.79 |
| 251-735-922.000-RIVERSD_3311 | STREET LIGHTING | 6,000.00 | 5,029.16 | 0.00 | 970.84 | 83.82 |
| 251-735-922.000-SKATEPRK_202 | STREET LIGHTING | 300.00 | 149.70 | 0.00 | 150.30 | 49.90 |
| 251-735-923.000-CHAMBER_3395 | HEAT | 1,600.00 | 943.30 | 14.48 | 656.70 | 58.96 |
| 251-735-923.000-PKSTRUC_3381 | HEAT | 250.00 | 116.66 | 16.13 | 133.34 | 46.66 |
| 251-735-923.000-THEDEN__3388 | HEAT | 1,500.00 | 1,109.08 | 14.48 | 390.92 | 73.94 |
| 251-735-924.000-CHAMBER_3395 | CABLE TV SERVICES | 1,455.00 | 692.80 | 0.00 | 762.20 | 47.62 |
| 251-735-924.000-THEDEN__3388 | CABLE TV SERVICES | 2,139.00 | 1,476.76 | 0.00 | 662.24 | 69.04 |
| 251-735-927.000-CHAMBER_3395 | WATER CONSUMPTION | 1,000.00 | 73.85 | 10.55 | 926.15 | 7.39 |
| 251-735-927.000-FIREST1_3483 | WATER CONSUMPTION | 3,300.00 | 1,600.28 | 580.18 | 1,699.72 | 48.49 |
| 251-735-927.000-PKSTRUC_3381 | WATER CONSUMPTION | 670.00 | 87.48 | 9.10 | 582.52 | 13.06 |
| 251-735-927.000-RIVERSD_3311 | WATER CONSUMPTION | 42,800.00 | 10,050.01 | 6,969.11 | 32,749.99 | 23.48 |
| 251-735-927.000-RIVERWDS_300 | WATER CONSUMPTION | 1,000.00 | 282.74 | 64.35 | 717.26 | 28.27 |
| 251-735-927.000-THEDEN__3388 | WATER CONSUMPTION | 800.00 | 58.78 | 5.46 | 741.22 | 7.35 |
| 251-735-929.000 | IRRIGATION WATER AND MAINT. | 20,000.00 | 29,600.69 | 14,461.34 | (9,600.69) | 148.00 |

| GL Number | Description | 2023 Amended Budget | YTD Balance 08/31/2023 | Activity For 08/31/2023 | Available Balance 08/31/2023 | % Bdgt Used |
|---|---|---|---|---|---|---|
| **Fund: 251 TIFA A** | | | | | | |
| **Account Category: Expenditures** | | | | | | |
| **Department: 735 TIFA A** | | | | | | |
| 251-735-929.000-SKATEPRK_202 | IRRIGATION WATER AND MAINT. | 0.00 | 2.03 | 0.72 | (2.03) | 100.00 |
| 251-735-931.000-CHAMBER_3395 | BLDG. MAINTENANCE | 6,253.00 | 3,827.64 | 0.00 | 2,425.36 | 61.21 |
| 251-735-931.000-PKSTRUC_3381 | BLDG. MAINTENANCE | 466,150.50 | 227,595.25 | 0.00 | 238,555.25 | 48.82 |
| 251-735-931.000-RIVERSD_3311 | BLDG. MAINTENANCE | 9,000.00 | 0.00 | 0.00 | 9,000.00 | 0.00 |
| 251-735-931.000-THEDEN__3388 | BLDG. MAINTENANCE | 9,000.00 | 83.07 | 0.00 | 8,916.93 | 0.92 |
| 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 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| 251-735-937.003 | SIDEWALK MAINTENANCE | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| 251-735-957.000 | MISC/CONTINGENCY | 100.00 | 1,588.78 | 0.00 | (1,488.78) | 1,588.78 |
| 251-735-957.002 | LIABILITY INSURANCE | 7,528.00 | 7,527.59 | 0.00 | 0.41 | 99.99 |
| 251-735-959.000 | PROPERTY TAXES | 5,500.00 | 1,683.66 | 0.00 | 3,816.34 | 30.61 |
| 251-735-967.100 | SITE IMPROVEMENT GRANTS | 190,000.00 | 0.00 | 0.00 | 190,000.00 | 0.00 |
| 251-735-972.000 | LAND AND IMPROVEMENTS | 150,000.00 | 0.00 | 0.00 | 150,000.00 | 0.00 |
| 251-735-972.000-RIVERSD_3311 | LAND AND IMPROVEMENTS | 0.00 | 728.00 | 0.00 | (728.00) | 100.00 |
| 251-735-995.004 | ADMINISTRATIVE CHARGES | 51,949.00 | 51,949.00 | 0.00 | 0.00 | 100.00 |
| 251-735-995.007 | INTERFUND SERVICES | 72,952.00 | 72,952.00 | 0.00 | 0.00 | 100.00 |
| 251-735-995.101 | TRANSFER TO GENERAL FUND | 44,242.88 | 44,242.88 | 0.00 | 0.00 | 100.00 |
| Total Dept 735 - TIFA A | | 1,473,670.38 | 637,575.93 | 29,067.81 | 836,094.45 | 43.26 |
| Expenditures | | 1,473,670.38 | 637,575.93 | 29,067.81 | 836,094.45 | 43.26 |
| Fund 251 - TIFA A: | | | | | | |
| TOTAL REVENUES | | 1,390,403.00 | 1,021,528.71 | 135,806.98 | 368,874.29 | |
| TOTAL EXPENDITURES | | 1,473,670.38 | 637,575.93 | 29,067.81 | 836,094.45 | |
| NET OF REVENUES & EXPENDITURES: | | (83,267.38) | 383,952.78 | 106,739.17 | (467,220.16) | |

| GL Number | Description | 2023 Amended Budget | YTD Balance 08/31/2023 | Activity For 08/31/2023 | Available Balance 08/31/2023 | % Bdgt Used |
|---|---|---|---|---|---|---|
| **Fund: 252 TIFA B** | | | | | | |
| **Account Category: Revenues** | | | | | | |
| **Department: 736 TIFA B** | | | | | | |
| 252-736-402.000 | AD VALOREM | 1,614,688.00 | 1,303,608.79 | 125,292.57 | 311,079.21 | 80.73 |
| 252-736-412.000 | DELINQUENT PERSONAL PROPERTY | 3,600.00 | 115.06 | 0.00 | 3,484.94 | 3.20 |
| 252-736-414.000 | MTT YE ACCRUAL | (1,000.00) | 0.00 | 0.00 | (1,000.00) | 0.00 |
| 252-736-665.000 | INTEREST REVENUE | 1,254.00 | 118,578.44 | 0.00 | (117,324.44) | 9,456.02 |
| 252-736-669.001 | INTEREST REV EXT MANAGERS | 0.00 | 153,741.00 | 0.00 | (153,741.00) | 100.00 |
| 252-736-676.001 | REIMBURSED EXPENSES | 41,791.00 | 0.00 | 0.00 | 41,791.00 | 0.00 |
| Total Dept 736 - TIFA B | | 1,660,333.00 | 1,576,043.29 | 125,292.57 | 84,289.71 | 94.92 |
| Revenues | | 1,660,333.00 | 1,576,043.29 | 125,292.57 | 84,289.71 | 94.92 |
| **Account Category: Expenditures** | | | | | | |
| **Department: 736 TIFA B** | | | | | | |
| 252-736-702.000 | SALARIES/WAGES | 55,640.00 | 0.00 | 0.00 | 55,640.00 | 0.00 |
| 252-736-713.000 | CLOTHING ALLOWANCE | 225.00 | 0.00 | 0.00 | 225.00 | 0.00 |
| 252-736-715.000 | SOCIAL SECURITY | 4,274.00 | 0.00 | 0.00 | 4,274.00 | 0.00 |
| 252-736-716.000 | MEDICAL INSURANCE | 15,392.00 | 219.82 | 0.00 | 15,172.18 | 1.43 |
| 252-736-716.001 | MEDICAL INSURANCE EMPLOYEE PREMIUM | (770.00) | 0.00 | 0.00 | (770.00) | 0.00 |
| 252-736-717.000 | LIFE INSURANCE | 258.00 | 10.92 | 0.00 | 247.08 | 4.23 |
| 252-736-719.000 | EYE/DENTAL INSURANCE | 1,714.00 | 43.97 | 0.00 | 1,670.03 | 2.57 |
| 252-736-720.000 | PENSION DC | 9,126.00 | 0.00 | 0.00 | 9,126.00 | 0.00 |
| 252-736-724.000 | DISABILITY INSURANCE | 1,115.00 | 73.67 | 0.00 | 1,041.33 | 6.61 |
| 252-736-725.000 | PRESCRIPTION DRUGS | 2,494.00 | 33.73 | 0.00 | 2,460.27 | 1.35 |
| 252-736-725.001 | PRESCRIPTION EMPLOYEE PREMIUM | (125.00) | 0.00 | 0.00 | (125.00) | 0.00 |
| 252-736-799.000 | EQUIPMENT UNDER $5,000 | 30,000.00 | 0.00 | 0.00 | 30,000.00 | 0.00 |
| 252-736-800.199 | LANDSCAPE/GEN MAINT | 196,000.00 | 71,012.80 | 0.00 | 124,987.20 | 36.23 |
| 252-736-810.000 | INVESTMENT MANAGEMENT FEES | 6,500.00 | 2,310.60 | 77.65 | 4,189.40 | 35.55 |
| 252-736-885.000 | COMMUNITY RELATIONS | 16,000.00 | 0.00 | 0.00 | 16,000.00 | 0.00 |
| 252-736-901.000 | ADVERTISING/MARKETING | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 252-736-922.000 | STREET LIGHTING | 6,700.00 | 5,667.33 | 406.96 | 1,032.67 | 84.59 |
| 252-736-929.000 | IRRIGATION WATER AND MAINT. | 40,000.00 | 24,820.12 | 12,323.35 | 15,179.88 | 62.05 |
| 252-736-957.000 | MISC/CONTINGENCY | 600.00 | 40.78 | 0.00 | 559.22 | 6.80 |
| 252-736-967.100 | SITE IMPROVEMENT GRANTS | 100,000.00 | 0.00 | 0.00 | 100,000.00 | 0.00 |
| 252-736-972.000 | LAND AND IMPROVEMENTS | 1,500,000.00 | 0.00 | 0.00 | 1,500,000.00 | 0.00 |
| 252-736-973.005 | NON MOTORIZED PATHWAYS | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| 252-736-995.004 | ADMINISTRATIVE CHARGES | 29,543.00 | 29,543.00 | 0.00 | 0.00 | 100.00 |
| 252-736-995.007 | INTERFUND SERVICES | 30,692.00 | 30,692.00 | 0.00 | 0.00 | 100.00 |
| Total Dept 736 - TIFA B | | 2,056,378.00 | 164,468.74 | 12,807.96 | 1,891,909.26 | 8.00 |
| Expenditures | | 2,056,378.00 | 164,468.74 | 12,807.96 | 1,891,909.26 | 8.00 |
| Fund 252 - TIFA B: | | | | | | |
| TOTAL REVENUES | | 1,660,333.00 | 1,576,043.29 | 125,292.57 | 84,289.71 | |
| TOTAL EXPENDITURES | | 2,056,378.00 | 164,468.74 | 12,807.96 | 1,891,909.26 | |
| NET OF REVENUES & EXPENDITURES: | | (396,045.00) | 1,411,574.55 | 112,484.61 | (1,807,619.55) | |

| GL Number | Description | 2023 Amended Budget | YTD Balance 08/31/2023 | Activity For 08/31/2023 | Available Balance 08/31/2023 | % Bdgt Used |
|---|---|---|---|---|---|---|
| **Fund: 253 TIFA D** | | | | | | |
| **Account Category: Revenues** | | | | | | |
| **Department: 737 TIFA D** | | | | | | |
| 253-737-402.000 | AD VALOREM | 0.00 | 196,148.21 | 0.00 | (196,148.21) | 100.00 |
| 253-737-507.000-HAVAELECTION | FEDERAL GRANTS | 0.00 | 5,020.00 | 0.00 | (5,020.00) | 100.00 |
| 253-737-573.000 | LOCAL COMMUNITY STABILIZATION SHARE | 708,036.00 | 0.00 | 0.00 | 708,036.00 | 0.00 |
| 253-737-651.400 | U&A FEES - ELECTRIC VEHICLE CHARGING | 250.00 | 340.66 | 131.51 | (90.66) | 136.26 |
| 253-737-665.000 | INTEREST REVENUE | 0.00 | 26,969.06 | 0.00 | (26,969.06) | 100.00 |
| 253-737-669.001 | INTEREST REV EXT MANAGERS | 0.00 | 14,905.00 | 0.00 | (14,905.00) | 100.00 |
| Total Dept 737 - TIFA D | | 708,286.00 | 243,382.93 | 131.51 | 464,903.07 | 34.36 |
| Revenues | | 708,286.00 | 243,382.93 | 131.51 | 464,903.07 | 34.36 |
| **Account Category: Expenditures** | | | | | | |
| **Department: 737 TIFA D** | | | | | | |
| 253-737-757.000-FIREADM_3410 | OPERATING SUPPLIES | 0.00 | 49.66 | 0.00 | (49.66) | 100.00 |
| 253-737-800.199 | LANDSCAPE/GEN MAINT | 44,000.00 | 11,311.32 | 0.00 | 32,688.68 | 25.71 |
| 253-737-810.000 | INVESTMENT MANAGEMENT FEES | 1,200.00 | 711.98 | 155.97 | 488.02 | 59.33 |
| 253-737-885.000 | COMMUNITY RELATIONS | 1,500.00 | 0.00 | 0.00 | 1,500.00 | 0.00 |
| 253-737-922.000 | STREET LIGHTING | 52,000.00 | 41,478.55 | 7,432.63 | 10,521.45 | 79.77 |
| 253-737-927.000 | WATER CONSUMPTION | 100.00 | 211.00 | 105.50 | (111.00) | 211.00 |
| 253-737-927.000-2424SEYBURNX | WATER CONSUMPTION | 400.00 | 0.00 | 0.00 | 400.00 | 0.00 |
| 253-737-927.000-2458ESEYBURN | WATER CONSUMPTION | 0.00 | 14.96 | 2.64 | (14.96) | 100.00 |
| 253-737-927.000-ADMBLDG_1827 | WATER CONSUMPTION | 6,000.00 | 2,571.08 | 816.54 | 3,428.92 | 42.85 |
| 253-737-927.000-FIREADM_3410 | WATER CONSUMPTION | 0.00 | 121.30 | 16.77 | (121.30) | 100.00 |
| 253-737-927.000-LIBRARY_3400 | WATER CONSUMPTION | 4,000.00 | 1,650.66 | 339.50 | 2,349.34 | 41.27 |
| 253-737-927.000-SEYBURN MNSN | WATER CONSUMPTION | 0.00 | 2,449.43 | 21.20 | (2,449.43) | 100.00 |
| 253-737-927.000-SPORTFD_1800 | WATER CONSUMPTION | 12,000.00 | 6,513.00 | 1,049.32 | 5,487.00 | 54.28 |
| 253-737-929.000 | IRRIGATION WATER AND MAINT. | 76,000.00 | 40,975.41 | 12,547.25 | 35,024.59 | 53.92 |
| 253-737-931.000-ADMBLDG_1827 | BLDG. MAINTENANCE | 132,850.00 | 32,850.00 | 32,850.00 | 100,000.00 | 24.73 |
| 253-737-931.000-COMMCTR_3350 | BLDG. MAINTENANCE | 38,750.00 | 38,750.00 | 0.00 | 0.00 | 100.00 |
| 253-737-931.000-LIBRARY_3400 | BLDG. MAINTENANCE | 34,800.00 | 34,800.00 | 0.00 | 0.00 | 100.00 |
| 253-737-931.000-OUTBLDG_1827 | BLDG. MAINTENANCE | 4,400.00 | 0.00 | 0.00 | 4,400.00 | 0.00 |
| 253-737-931.001-CIVICPK_1827 | PARK MAINTENANCE | 17,733.00 | 17,733.00 | 0.00 | 0.00 | 100.00 |
| 253-737-937.000 | PARKING LOT MAINTENANCE | 123,600.00 | 0.00 | 0.00 | 123,600.00 | 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 | 40.78 | 0.00 | 59.22 | 40.78 |
| 253-737-967.100 | SITE IMPROVEMENT GRANTS | 9,828.00 | 9,827.24 | 0.00 | 0.76 | 99.99 |
| 253-737-972.000-CAMPUSSIGNXX | LAND AND IMPROVEMENTS | 125,000.00 | 0.00 | 0.00 | 125,000.00 | 0.00 |
| 253-737-975.000 | BLDG. ADDITIONS & IMPROVEMENTS | 176,064.29 | 20,920.90 | 0.00 | 155,143.39 | 11.88 |
| 253-737-975.000-COMMCTRKITCH | BLDG. ADDITIONS & IMPROVEMENTS | 25,000.00 | 12,794.69 | 0.00 | 12,205.31 | 51.18 |
| 253-737-975.000-FIREADM_3410 | BLDG. ADDITIONS & IMPROVEMENTS | 13,651.42 | 14,265.75 | 0.00 | (614.33) | 104.50 |
| 253-737-975.000-FIRESTATION2 | BLDG. ADDITIONS & IMPROVEMENTS | 580,000.00 | 0.00 | 0.00 | 580,000.00 | 0.00 |
| 253-737-975.000-STORAGE_BLDG | BLDG. ADDITIONS & IMPROVEMENTS | 0.00 | (60.79) | 0.00 | 60.79 | 100.00 |
| 253-737-995.004 | ADMINISTRATIVE CHARGES | 16,150.00 | 16,150.00 | 0.00 | 0.00 | 100.00 |
| 253-737-995.007 | INTERFUND SERVICES | 5,749.00 | 5,749.00 | 0.00 | 0.00 | 100.00 |
| Total Dept 737 - TIFA D | | 1,505,875.71 | 311,878.92 | 55,337.32 | 1,193,996.79 | 20.71 |
| Expenditures | | 1,505,875.71 | 311,878.92 | 55,337.32 | 1,193,996.79 | 20.71 |
| Fund 253 - TIFA D: | | | | | | |
| TOTAL REVENUES | | 708,286.00 | 243,382.93 | 131.51 | 464,903.07 | |

| GL Number | Description | 2023 Amended Budget | YTD Balance 08/31/2023 | Activity For 08/31/2023 | Available Balance 08/31/2023 | % Bdgt Used |
|---|---|---|---|---|---|---|
| **Fund: 253 TIFA D** | | | | | | |
| TOTAL EXPENDITURES | | 1,505,875.71 | 311,878.92 | 55,337.32 | 1,193,996.79 | |
| NET OF REVENUES & EXPENDITURES: | | (797,589.71) | (68,495.99) | (55,205.81) | (729,093.72) | |
| Report Totals: | | | | | | |
| TOTAL REVENUES - ALL FUNDS | | 3,759,022.00 | 2,840,954.93 | 261,231.06 | 918,067.07 | |
| TOTAL EXPENDITURES - ALL FUNDS | | 5,035,924.09 | 1,113,923.59 | 97,213.09 | 3,922,000.50 | |
| NET OF REVENUES & EXPENDITURES: | | (1,276,902.09) | 1,727,031.34 | 164,017.97 | (3,003,933.43) | |

TIFA AUBURN HILLS

| | |
|---|---|
| TO: | Chairman Kneffel and Members of the TIFA Board of Directors |
| FROM: | Brandon Skopek, Assistant City Manager, TIFA Executive Director |
| DATE: | September 1, 2023 |
| SUBJECT: | Conveyance to TIFA Property to Bacall Development (Hyde Associates, LLC) |

**INTRODUCTION AND HISTORY**

In December 2021, the Tax Increment Finance Authority (TIFA) authorized the sale of property located at 3342-3346 Auburn Road and 3350 Auburn Road to Bacall Development (Hyde Associates, LLC) for the redevelopment of these properties into a six-story mixed-use development. Since that time, Bacall Development has received the necessary City approvals and has started construction to bring this project to fruition. In January 2023, the City embarked on design work for an addition to the existing parking structure in downtown Auburn Hills that will support the continued economic growth of downtown. Because these two projects share property lines, constant communication is crucial to ensure there are no roadblocks during the construction process for each respective project. Therefore, City staff has continued to coordinate meetings between the developer, the parking consultant, and City staff.

During a review of project plans and property surveys for both projects, it was discovered that there is a property line discrepancy with the property line shared between Bacall Development and the Tax Increment Finance Authority (highlighted below).


Due to this discrepancy, Bacall Development's approved site and building plans show their building encroaching three (3) feet into the TIFA's property. At this stage in the development process, it is unrealistic for Bacall Development to reduce the size of their building by those three feet. Therefore, staff has proposed to convey a small portion of property to Bacall Development to remedy this issue. The three (3) feet of property that is proposed to be conveyed does not impact the TIFA's use of the TIFA's property. Further, this does not impact the design of the proposed parking structure expansion. The property conveyance documents were prepared by Bacall Development and no costs were incurred by the TIFA for the creation of these documents. The accuracy of this updated survey has been confirmed by the City's consulting engineer, OHM Advisors, and the quit claim deed that has been attached to this memo has been drafted by City Attorney Beckerleg.

**STAFF RECOMMENDATION**

Staff recommends the TIFA Board convey three (3) feet of property from parcel identification number 14-36-126-027 to Bacall Development for addition to 3342 – 3346 Auburn Road by way of a Quit Claim Deed. Staff further recommends that the TIFA Board authorize the Executive Director to execute all the documents necessary to complete the conveyance of property.

**An appropriate motion is:**

**Move to authorize the conveyance of the three-foot strip of property from Parcel Identification Number 14-36-126-027 to Hyde Associates, LLC and authorize the Executive Director to execute all documents necessary to complete the conveyance of property.**

# QUIT CLAIM DEED
STATUTORY FORM

*KNOW ALL MEN BY THESE PRESENTS:* That the Auburn Hills Tax Increment Finance Authority, a Michigan Public Body Corporation, whose address is 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, Quit Claims to Hyde Associates, LLC, a Michigan Limited Liability Company, whose address is 30407 West Thirteen Mile Road, Farmington Hills, Michigan 48334, the following described property and premises situated in the City of Auburn Hills, County of Oakland, State of Michigan, to-wit:

See property described as Quit Claim Area on Exhibit A attached hereto
A portion of Tax Identification No. 14-36-126-027

for the sum of One and 00/100 Dollar ($1.00) and subject to existing building and use restrictions, easements and Zoning Ordinances, if any. This instrument is exempt from real estate transfer tax pursuant to MCL 207.505(a) and (h)(i) and MCL 207.526(a) and (h)(i).

Dated this _____ day of _______________, 2023

Signed in the presence of:

Signed by:

AUBURN HILLS TAX INCREMENT FINANCE AUTHORITY
a Michigan Public Body Corporation

______________________________
By: Brandon Skopek
Its: Executive Director

STATE OF MICHIGAN )
)ss
COUNTY OF __________)

The foregoing instrument was acknowledged before me this _____ day of _______________, 2023, by Brandon Skopek, in his capacity as Executive Director of the Auburn Hills Tax Increment Finance Authority, a Michigan Public Body Corporation, on behalf of the Auburn Hills Tax Increment Finance Authority, a Michigan Public Body Corporation.

______________________________
Notary Public
_______________ County, Michigan
My Commission Expires:___________
Acting in ________________ County

| **When Recorded Return to:** | **Send Subsequent Tax Bills To:** | **Drafted by:** |
|---|---|---|
| Hyde Associates, LLC<br>30407 West Thirteen Mile Road<br>Farmington Hills, MI 48334 | Grantee | Derk W. Beckerleg, Esq.<br>Secrest Wardle<br>2600 Troy Center Drive<br>P.O. Box 5025<br>Troy, MI 48007-5025 |

A portion of Tax Identification No. 14-36-126-027    Recording Fee ___________    Revenue Stamps ___________

8567251_1

EXHIBIT A

**QUIT CLAIM SURVEY**

LEGAL DESCRIPTIONS

QUIT CLAIM AREA

A PORTION OF LAND IN PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 03 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN BEING PART OF LOTS 46 AND 47 OF SAID "PLAT OF THE VILLAGE OF AUBURN" AS RECORDED IN LIBER 3, P.11 (OCR) DESCRIBED AS:

COMMENCING AT A POINT DISTANT N 00'17'07" E 106.00 FEET FROM THE SOUTHWEST CORNER OF LOT 50; THENCE N 00'17'07" E 24.00 FEET; THENCE EAST 98.00 FEET; THENCE NORTH 00°17'07" E 11.33 FEET; THENCE EAST 66.00 FEET TO THE POINT OF BEGINNING; THENCE N 00°17'07" E 3.04 FEET; THENCE EAST 132,0 FEET; THENCE S 00'17'07" W 3.68 FEET; THENCE WEST 132.00 FEET; THENCE N 0017'07" E 0.64 FEET TO THE POINT OF BEGINNING. CONTAINING 485.8+ SQ. FT.

SECTION CORNER COORDINATES

MICHIGAN STATE PLANE, SOUTH ZONE
MEASURED COORDINATES

N 1/4 CORNER SEC. 36
NORTH 415280.64
EAST 13432356.22

NW CORNER SECTION 36
NORTH 415135,79
EAST 13429692.46

**BACALL DEVELOPMENT**
30407 W THIRTEEN MILE RD
FARMINGTON HILLS, MI 48334

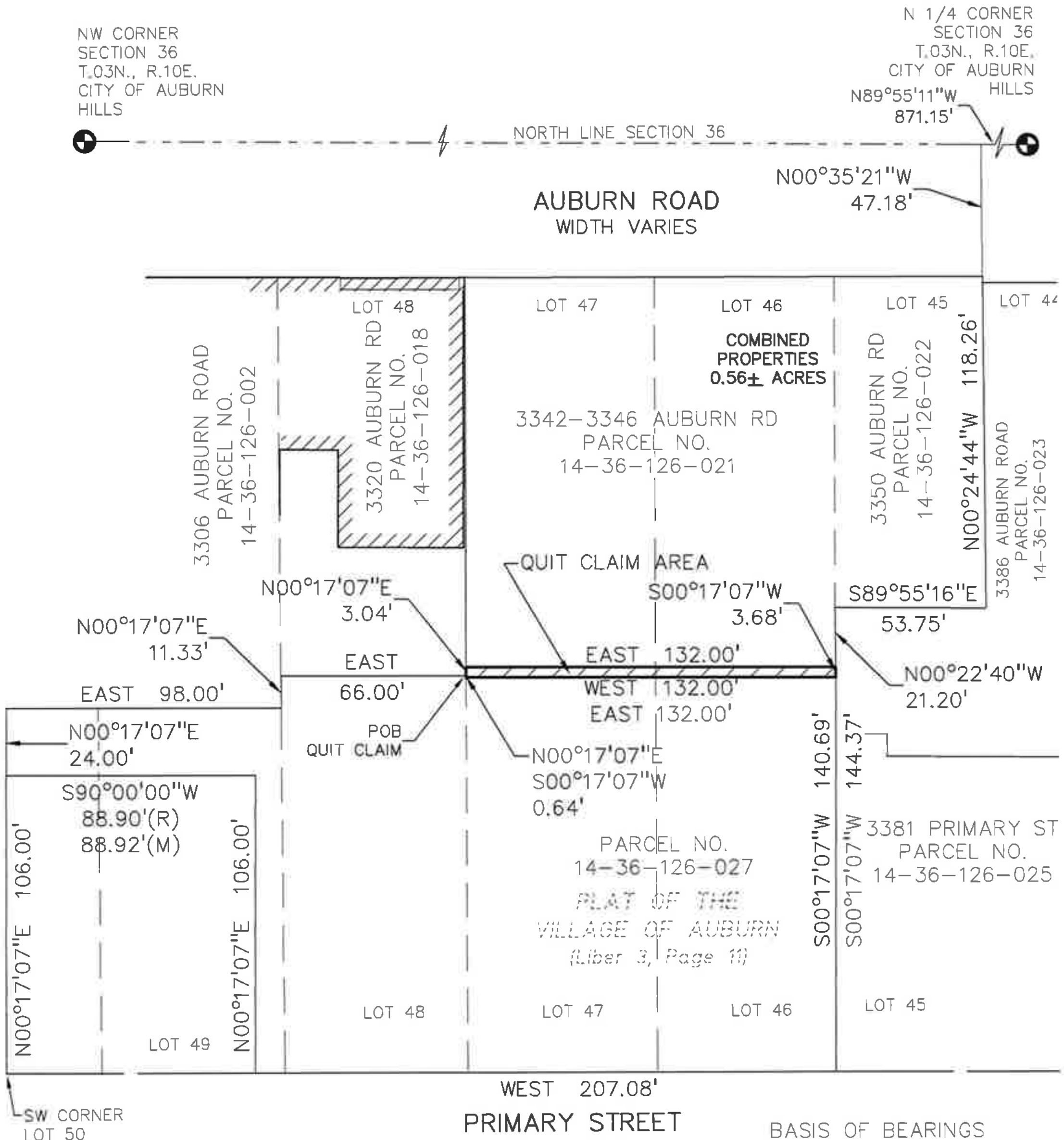
**SHEET 2 OF 2**
AUGUST 15, 2023
22-0008

**PEA**

**GROUP**

t: 644 813.2949
www.peagroup.com

## QUIT CLAIM SURVEY




BASIS OF BEARINGS
PRIMARY STREET AS
WEST ACCORDING TO THE
A SURVEY PREPARED BY
SPALDING, DEDECKER
JOB No NP22153TPG-R

**LEGEND**

SECTION CORNER FOUND

**BACALL DEVELOPMENT**
30407 W. THIRTEEN MILE RD
FARMINGTON HILLS, MI 48334

0 25 50
SCALE: 1" = 50'

NORTH

**SHEET 1 OF 2**
AUGUST 15, 2023
2022-008

PEA GROUP
t: 844.813.2949
www.peagroup.com

TIFA
AUBURN HILLS

| | |
|---|---|
| TO: | Chairman Kneffel and Members of the TIFA Board of Directors |
| FROM: | Brandon Skopek, Assistant City Manager, TIFA Executive Director |
| DATE: | August 30, 2023 |
| SUBJECT: | Approval of 2024 Proposed Budget |

## INTRODUCTION AND HISTORY

At the August 8 TIFA Board meeting, the TIFA Board was provided the opportunity to review the proposed 2024 budgets for TIF Districts A, B, and D. Since that meeting, changes have been made to the budget that was presented at that time. Substantial changes have been listed below.

**TIF District A**

- Removed decorations, mowing, and landscaping
  - Reduction of $46,000
- Added $250,000 for the streambank stabilization project in Riverwoods Park

**TIF District B**

- Removed decorations, mowing, and landscaping
  - Reduction of $40,000
- Added $100,000 transfer to the Water and Sewer Fund for watermain work
- Added $200,000 in design work for road projects that will begin construction in 2025
  - Executive Hills Boulevard
  - Innovation Drive
  - Centre Road

**TIF District D**

- Removed decorations, mowing, and landscaping
  - Reduction of $40,000
- Removed the replacement of the disc golf course
  - Reduction of $72,000
- Removed Fire Station 2 upgrades
  - Reduction of $521,500
- Moved pathway projects for High Meadow and Cross Creek to 2027 to align with road projects
  - High Meadow - $300,000
  - Cross Creek - $475,000

## STAFF RECOMMENDATION

Staff recommends approval of the 2024 proposed budget.

**An appropriate motion is:**
**Move to approve the 2024 Proposed Budget as presented. Furthermore, recommend to the City Council the inclusion of these budgets for adoption in the City's overall budget documents.**

# Fund 251 - TIFA A

| DESCRIPTION | 2022 ACTUAL | 2023 AMENDED BUDGET | 2024 BUDGET | 2025 PROJECTION | 2026 PROJECTION | 2027 PROJECTION | 2028 PROJECTION |
|---|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | | |
| PROPERTY TAXES | 985,933.00 | 1,103,339.00 | 1,220,902.00 | 1,274,805.00 | 1,303,312.00 | 1,330,124.00 | 1,356,424.00 |
| STATE SHARED REVENUE & REFUNDS | 293,150.00 | 226,970.00 | 237,451.00 | 213,706.00 | 192,335.00 | 173,102.00 | 155,792.00 |
| INTEREST REVENUE | 19,111.00 | - | 58,287.00 | 55,372.00 | 52,603.00 | 49,973.00 | 47,475.00 |
| CHARGES FOR SERVICES | 417.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 |
| OTHER REVENUE | (251,253.00) | 59,794.00 | 61,678.00 | 83,521.00 | 105,523.00 | 106,435.00 | 107,383.00 |
| CONTRIBUTIONS/DONATIONS | 15,000.00 | - | - | - | - | - | - |
| **TOTAL REVENUES** | **$ 1,062,358** | **$ 1,390,403** | **$ 1,578,618** | **$ 1,627,704** | **$ 1,654,073** | **$ 1,659,934** | **$ 1,667,374** |
| **TOTAL REVENUE CHANGE PERCENT** | | **30.9%** | **13.5%** | **3.1%** | **1.6%** | **0.4%** | **0.4%** |
| **EXPENDITURES** | | | | | | | |
| SUPPLIES | 2,436.00 | 2,250.00 | 2,250.00 | 2,250.00 | 2,250.00 | 2,250.00 | 2,250.00 |
| UTILITIES | 127,867.00 | 134,320.00 | 121,847.00 | 123,680.00 | 135,614.00 | 137,452.00 | 139,306.00 |
| REPAIR & MAINTENANCE | 220,262.00 | 733,519.00 | 215,453.00 | 345,953.00 | 90,453.00 | 86,953.00 | 90,453.00 |
| INSURANCE | 4,672.00 | 7,528.00 | 6,322.00 | 6,564.00 | 6,815.00 | 7,076.00 | 7,347.00 |
| CAPITAL EXPENDITURES | 6,652.00 | 150,000.00 | 800,000.00 | - | - | - | - |
| ADMIN & DPW ADMIN CHARGES | 23,208.00 | 51,949.00 | 35,158.00 | 35,681.00 | 36,212.00 | 36,751.00 | 37,298.00 |
| CONTRACTUAL SERVICES | 171,249.00 | 250,900.00 | 211,000.00 | 211,000.00 | 211,000.00 | 211,000.00 | 211,000.00 |
| OTHER EXPENSES | 22,486.00 | 26,010.00 | 21,015.00 | 21,020.00 | 21,025.00 | 21,030.00 | 21,035.00 |
| INTERFUND CHARGE EXPENSE | 60,405.00 | 72,952.00 | 50,621.00 | 51,474.00 | 52,341.00 | 53,224.00 | 54,125.00 |
| TRANSFER TO GENERAL FUND | 259,600.00 | 44,243.00 | - | 1,500,000.00 | - | - | - |
| FRINGE BENEFITS | 208.00 | - | - | - | - | - | - |
| DEPRECIATION & AMORTIZATION | 931,733.00 | - | - | - | - | - | - |
| **TOTAL EXPENSES** | **$ 1,830,778** | **$ 1,473,671** | **$ 1,463,666** | **$ 2,297,622** | **$ 555,710** | **$ 555,736** | **$ 562,814** |
| **TOTAL EXPENSES CHANGE PERCENT** | | **-19.5%** | **-0.7%** | **57.0%** | **-75.8%** | **0.0%** | **1.3%** |
| **NET OF REVENUES/EXPENSES** | **$ (768,420)** | **$ (83,268)** | **$ 114,952** | **$ (669,918)** | **$ 1,098,363** | **$ 1,104,198** | **$ 1,104,560** |
| **ESTIMATED UNRESTRICTED NET POSITION** | **$ 3,055,518** | **$ 2,972,250** | **$ 3,087,202** | **$ 2,417,284** | **$ 3,515,647** | **$ 4,619,845** | **$ 5,724,405** |

# Fund 252 - TIFA B

| DESCRIPTION | 2022 ACTUAL | 2023 AMENDED BUDGET | 2024 BUDGET | 2025 PROJECTION | 2026 PROJECTION | 2027 PROJECTION | 2028 PROJECTION |
|---|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | | |
| PROPERTY TAXES | 1,538,051.00 | 1,617,288.00 | 1,702,053.00 | 1,774,128.00 | 1,811,199.00 | 1,845,876.00 | 1,879,785.00 |
| STATE SHARED REVENUE & REFUNDS | 123,975.00 | - | 100,420.00 | 90,378.00 | 81,340.00 | 73,206.00 | 65,886.00 |
| INTEREST REVENUE | (169,127.00) | 1,254.00 | 157,636.00 | 149,754.00 | 142,265.00 | 135,152.00 | 128,395.00 |
| OTHER REVENUE | - | 41,791.00 | - | - | - | - | - |
| **TOTAL REVENUES** | **$ 1,492,899** | **$ 1,660,333** | **$ 1,960,109** | **$ 2,014,260** | **$ 2,034,804** | **$ 2,054,234** | **$ 2,074,066** |
| **TOTAL REVENUE CHANGE PERCENT** | | **11.2%** | **18.1%** | **2.8%** | **1.0%** | **1.0%** | **1.0%** |
| **EXPENDITURES** | | | | | | | |
| SALARIES & WAGES | 23,781 | 55,865 | 66,434 | 67,929 | 69,281 | 70,653 | 72,062 |
| FRINGE BENEFITS | 8,024 | 33,478 | 36,498 | 38,163 | 39,887 | 41,709 | 43,639 |
| REPAIR & MAINTENANCE | 193,632.00 | 236,000.00 | 146,000.00 | 46,000.00 | 46,000.00 | 46,000.00 | 46,000.00 |
| OTHER EXPENSES | 6,686.00 | 24,100.00 | 24,150.00 | 24,200.00 | 24,250.00 | 24,300.00 | 24,350.00 |
| SUPPLIES | - | 30,000.00 | - | - | - | - | - |
| CONTRACTUAL SERVICES | - | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 |
| UTILITIES | 10,298.00 | 6,700.00 | 6,800.00 | 6,900.00 | 7,000.00 | 7,100.00 | 7,200.00 |
| CAPITAL EXPENDITURES | 299,057.00 | 1,510,000.00 | 1,510,000.00 | 10,000.00 | 10,000.00 | 10,000.00 | 10,000.00 |
| ADMIN & DPW ADMIN CHARGES | 14,196.00 | 29,543.00 | 50,211.00 | 50,958.00 | 51,717.00 | 52,487.00 | 53,269.00 |
| INTERFUND CHARGE EXPENSE | 53,785.00 | 30,692.00 | 42,633.00 | 43,312.00 | 44,002.00 | 44,704.00 | 45,418.00 |
| DEPRECIATION & AMORTIZATION | 352,970.00 | - | - | - | - | - | - |
| TRANSFERS TO OTHER FUNDS | 534,183.00 | - | 262,500.00 | 3,562,500.00 | - | - | - |
| **TOTAL EXPENSES** | **$ 1,496,612** | **$ 2,056,378** | **$ 2,245,226** | **$ 3,949,962** | **$ 392,137** | **$ 396,953** | **$ 401,938** |
| **TOTAL EXPENSES CHANGE PERCENT** | | **37.4%** | **9.2%** | **75.9%** | **-90.1%** | **1.2%** | **1.3%** |
| **NET OF REVENUES/EXPENSES** | **$ (3,713)** | **$ (396,045)** | **$ (285,117)** | **$ (1,935,702)** | **$ 1,642,667** | **$ 1,657,281** | **$ 1,672,128** |
| **ESTIMATED UNRESTRICTED NET POSITION** | **$ 12,344,200** | **$ 11,948,155** | **$ 11,663,038** | **$ 9,727,336** | **$ 11,370,003** | **$ 13,027,284** | **$ 14,699,412** |

# Fund 253 - TIFA D

| DESCRIPTION | 2022 ACTUAL | 2023 AMENDED BUDGET | 2024 BUDGET | 2025 PROJECTION | 2026 PROJECTION | 2027 PROJECTION | 2028 PROJECTION |
|---|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | | |
| PROPERTY TAXES | - | - | 339,962.00 | 359,125.00 | 371,255.00 | 383,026.00 | 394,770.00 |
| STATE SHARED REVENUE & REFUNDS | 896,094.00 | 708,036.00 | 725,836.00 | 653,253.00 | 587,927.00 | 529,135.00 | 476,221.00 |
| CHARGES FOR SERVICES | 191.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 |
| INTEREST REVENUE | (31,016.00) | - | 28,499.00 | 27,074.00 | 25,720.00 | 24,434.00 | 23,212.00 |
| **TOTAL REVENUES** | **$ 865,269** | **$ 708,286** | **$ 1,094,547** | **$ 1,039,702** | **$ 985,152** | **$ 936,845** | **$ 894,453** |
| **TOTAL REVENUE CHANGE PERCENT** | | **-18.1%** | **54.5%** | **-5.0%** | **-5.2%** | **-4.9%** | **-4.5%** |
| **EXPENDITURES** | | | | | | | |
| UTILITIES | 82,416.00 | 74,500.00 | 75,500.00 | 76,500.00 | 77,500.00 | 78,500.00 | 79,500.00 |
| REPAIR & MAINTENANCE | 142,952.00 | 477,133.00 | 311,000.00 | 237,000.00 | 113,000.00 | 89,000.00 | 90,000.00 |
| CAPITAL EXPENDITURES | 41,331.00 | 919,715.00 | 125,000.00 | - | | - | - |
| DEPRECIATION | 871,308.00 | - | - | - | - | - | - |
| SUPPLIES | 2,992.00 | - | - | - | - | - | - |
| ADMIN & DPW ADMIN CHARGES | 16,585.00 | 16,150.00 | 14,104.00 | 14,314.00 | 14,527.00 | 14,743.00 | 14,963.00 |
| CONTRACTUAL SERVICES | - | 9,828.00 | - | - | - | - | - |
| OTHER EXPENSES | 1,312.00 | 2,800.00 | 2,900.00 | 3,250.00 | 3,600.00 | 3,950.00 | 4,300.00 |
| INTERFUND CHARGE EXPENSE | 10,376.00 | 5,749.00 | 4,365.00 | 4,409.00 | 4,453.00 | 4,498.00 | 4,543.00 |
| TRANSFER TO OTHER FUNDS | - | - | - | - | - | 775,000.00 | - |
| **TOTAL EXPENSES** | **$ 1,169,272** | **$ 1,505,875** | **$ 532,869** | **$ 335,473** | **$ 213,080** | **$ 965,691** | **$ 193,306** |
| **TOTAL EXPENSES CHANGE PERCENT** | | **28.8%** | **-64.6%** | **-37.0%** | **-36.5%** | **353.2%** | **-80.0%** |
| **NET OF REVENUES/EXPENSES** | **$ (304,003)** | **$ (797,589)** | **$ 561,678** | **$ 704,229** | **$ 772,072** | **$ (28,846)** | **$ 701,147** |
| **UNRESTRICTED NET POSITION** | **$ 3,296,146** | **2,498,557** | **3,060,235** | **3,764,464** | **4,536,536** | **4,507,690** | **5,208,837** |