



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: MARCH 3, 2025**

**AGENDA ITEM NO \_\_\_\_\_**

**TAX INCREMENT FINANCE AUTHORITY**

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

**February 11, 2025**

**CALL TO ORDER:** Chairman Kneffel called the meeting to order at 4:02 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; Karen Adcock, Director of Recreation & Senior Services; Tim Wisser, Manager of Municipal Properties  
Guests: None

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

### **PERSONS WISHING TO BE HEARD**

None.

### **APPROVAL OF MINUTES**

#### **A. TIFA Regular Meeting Minutes – January 14, 2025**

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 January 14, 2025, as presented.**

**Seconded by Mr. Barash**

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

### **CORRESPONDENCE AND PRESENTATIONS**

None

### **CONSENT AGENDA**

#### **A. FY 2025 Adopted Budget and YTD Summary – January 31, 2025**

There was no discussion on the consent agenda.

**Moved by Mr. Moniz to approve the Consent Agenda.**

**Seconded by Mr. Goodhall**

**Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher, Barash**

No: none

**Motion carried**

### **UNFINISHED BUSINESS**

None

### **NEW BUSINESS**

#### **A. Budget Amendment for the Installation of Badge Access Controls**

Mr. Hagge presented the budget amendment for the installation of badge access controls in City Hall. Mr. Hagge reminded the Board that they approved a prior version of this memo during the November TIFA meeting last year. The topic was brought back to the Board for approval to both approve the project change order and to authorize a budget amendment in the 2025 budget. The Board previously amended the 2024 budget for this project, however additional labor and materials were required to complete the project causing both the change order and the delay of the project to 2025. City staff explained that the age and layout of City Hall contributed to the necessary addition of labor and materials to complete the project.

**Moved by Mr. Gudmundsen to approve the project change order in the amount of \$2,584.00 and to authorize a budget amendment to increase appropriations by \$13,646.00 in the 2025 TIF-D budget for the installation of three badge access controls from Detection Systems and Engineering.**

**Seconded by Dr. Fletcher**

**Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher, Barash**

**No: None**

**Motion Carried**

#### **B. Bid Award for the Replacement of the Retractable Wall at the Community Center**

Ms. Adcock presented the agenda item regarding the replacement of the retractable wall at the Community Center to the Board. Ms. Adcock explained both the need for the replacement as well as the RFP and bid award process. The Board inquired about retrieving quotes for an electronic retractable wall, warranty information regarding the bid winner's product, and the limited number of bids received in general for the project. City staff explained that ongoing maintenance regarding the retractable wall may be more burdensome with an electronic option. The Board sought additional information on an electronic wall option and the topic will be brought back to the Board for consideration at a later date.

**The TIFA Board of Directors took No Action.**

#### **C. Contract Award for University Drive Bridge Maintenance and Coating Project**

Mr. Baldante presented the item regarding the University Drive bridge to the Board. Mr. Baldante explained the details of the project and the maintenance required on site as well as the bid award process. The Board inquired about the outlier bid that was received as a result of the posted RFP. City staff explained that the outlier bid was a result of the bidder not understanding what was being requested by the city. Furthermore, staff explained that this type of maintenance on the bridge will need to occur approximately every six to eight years, and that there will be some temporary lane closures on I-75 to conduct this work.

**Moved by Mr. Barash to award a contract to Blastek LLC in the not-to-exceed amount of \$120,293 for Bridge Maintenance and Coating of the University Bridge over I-75 from account number 252-736-972.000.**

**Seconded by Dr. Fletcher**

**Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher, Barash**

**No: None**

**Motion Carried****D. Approval of Downtown Decorative Streetlight Replacements**

Mr. Wisser presented the agenda item regarding the purchase of Downtown Decorative Streetlights. Mr. Wisser explained that similar memos have been presented to the Board before regarding the purchase of streetlights in other TIF districts. The Board asked about the per unit pricing increase, which staff answered that pricing has increased by a little more than 7% since lights were last purchased in 2024. Additionally, the Board wondered if purchasing in bulk could drive down the per unit cost. Staff explained that the price per unit are a part of a consortium pricing through MiDeal, which means that the price has already been competitively bid down.

**Moved by Mr. Moniz to approve the purchase of 130 Amerlux Decorative light heads from Graybar Electric, Inc. utilizing MiDeal contract pricing in an amount not to exceed \$206,206.00**

**Seconded by Mr. Gudmundsen**

**Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher**

**No: Barash**

**Motion Carried****EXECUTIVE DIRECTOR REPORT**

Mr. Skopek provided an update regarding the grant application for Alo's Sports Bar. Mr. Skopek stated that he anticipates receiving final documentation from Alo's Sports Bar in time to make the next TIFA Meeting, which is scheduled for March 11<sup>th</sup>. Additionally, Mr. Skopek noted that he will be out of town and will miss the March TIFA Meeting. Mr. Hagge will serve as his replacement for the March meeting.

**BOARD MEMBER COMMENTS**

The Board asked for an update regarding the Public Square project. Mr. Wisser explained the progress that has been made on site. Additionally, Mr. Wisser explained that more work can be completed when the weather changes for the better. City staff are hopeful that the project will be complete sometime during the month of May.

Mr. Barash shared with the Board that he has taken the LSAT as he continues his journey to law school and to eventually become a lawyer.

**ANNOUNCEMENT OF NEXT MEETING**

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, March 11, 2025, at 4:00 p.m. in the Council 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 Mr. Barash**

**Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher, Barash**

**No: None**

**Motion carried**

**The TIFA Board of Directors meeting adjourned at 4:55 p.m.**

Steve Goodhall  
Secretary of the Board

Andrew Hagge  
Assistant to the City Manager