



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MARCH 4, 2024

AGENDA ITEM NO _____

TAX INCREMENT FINANCE AUTHORITY

CITY OF AUBURN HILLS TAX INCREMENT FINANCE AUTHORITY MEETING

February 13, 2024

CALL TO ORDER: Chairman Kneffel called the meeting to order at 5:25 PM.

ROLL CALL:

Present:	Kneffel, Goodhall, Gudmundsen, Eldredge, Fletcher
Absent:	Waltenspiel, Moniz
Also Present:	Brandon Skopek, Assistant City Manager. TIFA Executive Director; Andrew Hagge, Assistant to the City Manager; Thomas Tanghe, City Manager; Steve Cohen, Director of Community Development; Devin Lang, Assistant to the Director of Community Development/Construction Coordinator; Tim Wisser, Manager of Municipal Properties; Tim Juidici, OHM Advisors
Guests:	None

LOCATION: Public Safety Community Room, 1899 N. Squirrel Road, Auburn Hills, MI 48326

PERSONS WISHING TO BE HEARD

Mr. Skopek advised the Board of the additional item in new business.

APPROVAL OF MINUTES

A. TIFA Regular Meeting Minutes – January 9, 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 January 9, 2024, as presented.

Seconded by Mr. Gudmundsen

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

CORRESPONDENCE & PRESENTATIONS

None.

CONSENT AGENDA

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

RESOLVED: To receive and file the financial report for the period ending January 31, 2024

Moved by Dr. Eldredge to approve the Consent Agenda.

Seconded by Dr. Fletcher

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

Motion carried

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. Downtown Decorative Streetlight Replacements

Mr. Wisser presented the agenda item related to the purchase of downtown decorative streetlight replacements. Mr. Wisser noted to the Board that there currently is money budgeted for this streetlight replacement project, however Mr. Wisser is asking for an amendment to that budget in the amount of \$40,000. Additionally, Mr. Wisser explained that this replacement project would include the removal of the current intelligent streetlights. The intelligent streetlights include both a light and speaker component. The intelligent streetlights are being removed, as Mr. Wisser explained, because the light component is obsolete and staff believes there is a better option out there to replace the speaker component.

Moved by Mr. Gudmundsen to approve the purchase of 108 Amerlux Decorative light heads from Graybar Electric, Inc. utilizing MiDeal contract pricing in an amount not to exceed \$160,326.48. Furthermore, authorize a budget amendment to increase appropriations in the 2024 TIF-A budget by \$40,000 in support of this purchase.

Seconded by Dr. Eldredge

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

Motion Carried

B. Request to Approve Development Incentive Grant to Hyde Associates, LLC

Mr. Skopek presented the agenda item related to the development incentive grant to Hyde Associates, LLC. Mr. Skopek provided an update to the Board regarding the progress of The Webster development. Furthermore, Mr. Skopek relayed to the Board all the unforeseen challenges that have arose throughout the demolition and construction process, which included, soil conditions requiring enhanced footings and required modifications to neighboring buildings to the east and west at the expense of Hyde Associates. The total unforeseen costs approximate to \$500,000, and Mr. Skopek recommended a development incentive grant in the amount of \$150,000.

Moved by Dr. Fletcher to adopt the attached resolution providing a grant to Hyde Associates, LLC in the amount of \$150,000 and paid in accordance with the provisions contained herein; and authorize the Chairman and Executive Director to sign the Resolution on behalf of the Board.

Seconded by Mr. Gudmundsen

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

Motion Carried

EXECUTIVE DIRECTOR REPORT

Mr. Hagge explained to the Board that the liquor license deficiencies, called out by the Michigan Liquor Control Commission, have been resolved. Additionally, Mr. Tanghe shared with the Board that a potential entertainment value is considering moving into Auburn Hills, and specifically within TIFA district B. Mr. Tanghe explained that the TIFA Board has the ability to provide economic development incentives to the potential entertainment venue, assuming they choose to move to Auburn Hills.

BOARD MEMBER COMMENTS

None.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, March 12, 2024 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. Gudmundsen

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

Motion carried

The TIFA Board of Directors meeting adjourned at 5:44 p.m.

Steve Goodhall
Secretary of the Board

Andrew Hagge
Assistant to the City Manager