



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 1, 2024

AGENDA ITEM NO _____

TAX INCREMENT FINANCE AUTHORITY

CITY OF AUBURN HILLS TAX INCREMENT FINANCE AUTHORITY MEETING

March 12, 2024

CALL TO ORDER: Chairman Kneffel called the meeting to order at 4:00 PM.

ROLL CALL: Present: Kneffel, Goodhall, Gudmundsen, Eldredge, Fletcher, Waltenspiel, Moniz
Absent:
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; Tim Wisser, Manager of Municipal Properties; Karen Adcock, Director of Recreation & Senior Services
Guests: Jack McInerney & Pat Chisholm of Greystone Pickleball Club, LLC

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

PERSONS WISHING TO BE HEARD

Mr. Skopek began the meeting with introductions from all of those in attendance at the Tax Increment Finance Authority meeting.

APPROVAL OF MINUTES

A. Joint TIFA & DDA Meeting Minutes – February 13, 2024

There was no discussion on the approval of the minutes.

**Moved by Mr. Goodhall to approve the Joint TIFA & DDA Meeting Minutes from February 13, 2024, as presented.
Seconded by Mr. Waltenspiel**

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

B. TIFA Regular Meeting Minutes – February 13, 2024

There was no discussion on the approval of the minutes.

**Moved by Mr. Goodhall to approve the TIFA Regular Meeting Minutes from February 13, 2023, as presented.
Seconded by Mr. Gudmundsen**

CORRESPONDENCE & PRESENTATIONS

None.

CONSENT AGENDA

A. FY 2024 Adopted Budget and YTD Summary – February 29, 2024

Mr. Moniz pulled the Consent Agenda item regarding the FY 2024 Adopted Budget and YTD Summary. The agenda item then becomes the first agenda item under New Business.

B. Receive and File the 2023 TIFA Annual Report

Moved by Mr. Moniz to Receive and File the 2023 TIFA Annual Report.

Seconded by Mr. Goodhall

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

No: none

Motion carried

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. FY 2024 Adopted Budget and YTD Summary – February 29, 2024

Mr. Moniz asked a question regarding the FY24 YTD Summary. Specifically, Mr. Moniz inquired about a line item that noted a “project in process.” Mr. Skopek explained that he will look further into that specific line item, but also mentioned to the Board that the “project in process” most likely refers to the kitchen renovation project that has taken place in the Auburn Hills Community Center.

Moved by Mr. Moniz to approve the FY 2024 Adopted Budget and YTD Summary – February 29, 2024

Seconded by Mr. Waltenspiel

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

No: None

Motion Carried

B. Request to Approve Development Incentive Grant to Greystone Pickleball Club, LLC

Mr. Skopek presented the agenda item related to the development incentive grant to Greystone Pickleball Club, LLC. Mr. Skopek explained that the Greystone Pickleball Club represents both an opportunity for a new development to come onto the City’s tax rolls as well as additional recreational chances for our residents. Mr. Skopek explained the several reasons for the development incentive grant, which include the parcel’s configuration making it difficult to develop, the quality and type of soils on the property, which require far more expensive footings and foundations, and the need for parking will cause the stormwater detention to be built underground instead of surface detention.

The Board inquired about the timing of the grant payments to Greystone Pickleball Club, LLC. The Board cited a potential concern that the City would award a grant before the construction has taken place. Mr. Skopek and Mr. Tanghe explained that the total grant amount would be broken out into three separate payments, which would be triggered by the progress of the construction.

Additionally, representatives of Greystone Pickleball Club, LLC, Jack McInerney and Pat Chisholm, presented the designs of the development to the Board as well as their intentions for the use of the development, which is not limited solely to the play of pickleball.

Moved by Dr. Fletcher to adopt the attached resolution providing a grant to Greystone Pickleball Club, LLC in the amount of \$946,500 and paid in accordance with the provisions contained therein; and authorize the Chairman and Executive Director to sign the Resolution on behalf of the Board. As this is an incentive grant for the recruitment of the business, any

funds not used specifically for the work contained in the March 4, 2024 memo from Kemp Building & Development Company may be applied by Greystone Pickleball Club, LLC toward the overall project. The incentive, and any release of it, shall be subject to Greystone Pickleball Club and the City agreeing upon a discount program for the residents of the city under similar terms and conditions that have already been discussed. Furthermore, authorize the Finance Department to make the necessary budget amendments to the 2024 TIF-B budget in support of this development incentive grant.

Seconded by Mr. Goodhall

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

Motion Carried

C. Replacement of Playground Equipment at River Woods Park

Ms. Adcock presented to the Board the agenda item the replacement of playground equipment at River Woods Park. Ms. Adcock explained that the current playground equipment at River Woods Park was installed in 2002 and has begun to deteriorate. Additionally, city staff has determined that repairs of the current equipment is no longer worthwhile, and new playground equipment should be purchased. A staff committee was assembled to review the qualified suppliers of new equipment. Ultimately, the committee decided that a custom playground by Playworld Systems was the best fit and value for River Woods Park.

Moved by Mr. Moniz to approve the purchase of all equipment and services needed to replace the River Woods Park playground and Midstates Recreation in an amount not to exceed \$290,474.65, as specified in the attached exhibits.
Seconded by Mr. Gudmundsen

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

Motion Carried

EXECUTIVE DIRECTOR REPORT

Mr. Hagge provided an update on the use and costs of the Splash Pad, located within Riverside Park. The Board had requested that city staff investigate alternative uses of the splash pad water to reduce the costs associated with operating the splash pad. Regarding the idea of creating a well designated for the Splash Pad, Mr. Hagge reported that a well will not be allowed because of the proximity of Riverside Park and Splash Pad to contamination sites along Auburn Road. Additionally, Mr. Hagge reported that through the efforts of the Department of Public Works, the costs associated with the Splash Pad have dropped dramatically. In 2019, the approximate cost of the Splash Pad was \$43,000, and in 2023 the approximate cost of operating the Splash Pad was \$15,000.

BOARD MEMBER COMMENTS

None.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, April 9, 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. Waltenspiel to adjourn the TIFA Board meeting.
Seconded by Mr. Moniz

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

Motion Carried

The TIFA Board of Directors meeting adjourned at 5:23 p.m.

Steve Goodhall
Secretary of the Board

Andrew Hagge
Assistant to the City Manager