



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 15, 2023

AGENDA ITEM NO _____

TAX INCREMENT FINANCE AUTHORITY

CITY OF AUBURN HILLS TAX INCREMENT FINANCE AUTHORITY MEETING

April 11, 2023

CALL TO ORDER: Chairman Kneffel called the meeting to order at 4:02 PM.

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

LOCATION: Auburn Hills City Hall, 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 – March 14, 2023

There was no discussion on the approval of the minutes.

Moved by Mr. Goodhall to approve the TIFA Regular Meeting Minutes from March 14, 2023 as presented.

Seconded by Mr. Carrier

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

Motion carried

CORRESPONDENCE & PRESENTATIONS

None.

CONSENT AGENDA

The following item was removed from the Consent Agenda:

- Item A (FY 2023 Adopted Budget and YTD Summary – March 31, 2023) by Dr. Eldredge

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

Dr. Eldredge removed this item to inquire about the water consumption fee at the splash pad and potential water recycling opportunities.

Moved by Dr. Eldredge to receive and file the financial report for the period ending March 31, 2023.

Seconded by Mr. Moniz

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

Motion carried

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. Funding Authorization for 2023 Painting Services

Mr. Wisser presented a memo dated April 4, 2023. He provided the Board with an overview of the City assets in need of exterior painting projects, a majority of which are located in the downtown parks and on the City's municipal campus. He noted that while CertaPro Painters and Renu Painting were the two lowest bids, their qualifications did not meet staff's expectations and they were unresponsive to questions. Therefore, staff recommends awarding the bid to the next lowest bidder, Northstar Painting. The City Council approved the bid award to Northstar Painting at their March 15 meeting, authorizing painting services at the Fieldstone Golf Club and the Department of Public Works.

Moved by Mr. Moniz to award the 2023 painting services bid to Northstar Painting for services not to exceed \$148,400 and to amend the 2023 TIFA budget with an increase in appropriations of \$148,400.00 as noted in the attached table.

Seconded by Mr. Goodhall

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

Motion Carried

B. Funding Authorization for Downtown Parking Study

Mr. Skopek presented a memo dated April 3, 2023. He noted that staff recognizes that the continued investment in downtown will have an impact on future public parking needs and feels strongly that a comprehensive parking study is needed. Rich & Associates is already contracted with the City to perform design work for the proposed parking structure expansion. Staff has reached out to Rich & Associates about adding on to their existing contract with the City to perform a parking study of downtown Auburn Hills. The Downtown Development Authority (DDA) will also be asked to contribute funding to this project since the two authorities share downtown boundaries. Should the DDA choose to participate, TIFA's overall cost will be less than \$20,400. Staff recommends the Board authorize funding for this downtown parking study.

Moved by Mr. Goodhall to authorize funding for a downtown parking study. Furthermore, approve a budget amendment to the FY 2023 TIF-A budget increasing appropriations by \$20,400 in support of this study.

Seconded by Mr. Carrier

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

Motion Carried

C. Tennis Court Resurfacing

Mr. Skopek presented a memo dated April 3, 2023. He provided a brief history on the tennis court installation on the City's municipal campus. He noted that last spring staff identified several rust spots on the court that appeared due to materials in the asphalt. This is not an item that is covered under warranty and there was no reason to believe that the product used for this project was of low quality. The mix and coating were installed correctly. After extensive negotiations with the contractor

responsible for the installation, they have agreed to pay for one-third of the costs to resurface the tennis courts and install stain blocker. Staff is recommending that the TIFA provide the other two-thirds in funding, not to exceed \$17,733.

The Board discussed what additional warranties could be provided after the resurfacing and whether pickle ball courts could be painted during this resurfacing. The Board also requested assurances that these issues would not happen again in the future.

The consensus of the Board was to table this item until the next meeting so that staff could investigate the Board's concerns.

Moved by Mr. Moniz to table this agenda item to the May 9, 2023 TIFA Board meeting.

Seconded by Mr. Carrier

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge

No: None

Motion Carried

EXECUTIVE DIRECTOR UPDATE

None.

BOARD MEMBER COMMENTS

None.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, May 9, 2023 at 4:00 p.m. at City Hall in the Administrative Conference Room, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

ADJOURNMENT

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

Seconded by Mr. Carrier

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge

No: none

Motion carried

The TIFA Board of Directors meeting adjourned at 5:03 p.m.

Steve Goodhall
Secretary of the Board

Brandon Skopek
Assistant City Manager / TIFA Executive Director