



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: August 8, 2023**

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

**TAX INCREMENT FINANCE AUTHORITY**

## CITY OF AUBURN HILLS TAX INCREMENT FINANCE AUTHORITY MEETING

**July 11, 2023**

**CALL TO ORDER:** Chairman Kneffel called the meeting to order at 4:01 PM.

<b>ROLL CALL:</b>	<b>Present:</b>	Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge, Waltenspiel
	<b>Absent:</b>	None
	<b>Also Present:</b>	Brandon Skopek, Assistant City Manager / TIFA Executive Director; Andrew Hagge, Management Assistant
	<b>Guests:</b>	Six

**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 – June 13, 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 June 13, 2023 as presented.**

**Seconded by Mr. Carrier**

<b>Yes:</b>	Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge, Waltenspiel
<b>No:</b>	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 – June 30, 2023) by Mr. Moniz

#### **A. FY 2023 Adopted Budget and YTD Summary – June 30, 2023**

Mr. Moniz removed this item to inquire about the water costs associated with the splash pad and the potential to explore opportunities to lessen the splash pad water costs. Mr. Skopek informed the Board that City staff is currently alternatives to bring down the splash pad costs.

Moved by Mr. Moniz to receive and file the financial report for the period ending June 30, 2023.  
 Seconded by Mr. Goodhall

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

**Motion carried**

#### **UNFINISHED BUSINESS**

None.

#### **NEW BUSINESS**

##### **A. Consider Approval of Liquor License Transfer Agreement – Hot Taco of Auburn Hills, LLC**

Mr. Skopek introduced the representatives from Hot Taco of Auburn Hills, LLC and briefly discussed their new restaurant, which will be located at 3300 Auburn Road. Additionally, representatives of Hot Taco of Auburn Hills, LLC and Designhaus, presented the business plan for the restaurant, which will be named Cantina El Dorado. The presentation included the restaurant's hours of operations, design and layout, potential parking concerns, and touched on their history as restaurant owners and managers.

Moved by Mr. Goodhall to approve the attached agreement between the Auburn Hills Tax Increment Finance Authority and Hot Taco of Auburn Hills, LLC, and authorize the Executive Director to execute the agreement. Further, approve the Auburn Hills Tax Increment Finance Authority recommending to the Michigan Liquor Control Commission that the Auburn Hills Tax Increment Finance Authority's liquor license be removed from escrow and placed into active operation in the name of and for use by Hot Taco of Auburn Hills, LLC at Hot Taco of Auburn Hills, LLC's restaurant at 3300 Auburn Road, Auburn Hills, Michigan, subject to the terms of the Agreement between the Auburn Hills Tax Increment Finance Authority and Hot Taco of Auburn Hills, LLC. Included in this Motion to Approve is a condition that in the event that the liquor license is not placed in Hot Taco of Auburn Hills, LLC's name by the Michigan Liquor Control Commission, but remains in the name of the Auburn Hills Tax Increment Finance Authority during Hot Taco of Auburn Hills, LLC's use of the liquor license, said Agreement will be revised to add language providing that Hot Taco of Auburn Hills, LLC will obtain a liquor license liability insurance policy in an amount satisfactory to the Auburn Hills Tax Increment Finance Authority and name the Auburn Hills Tax Increment Finance Authority and the Auburn Hills Tax Increment Finance Authority Board as additional insureds and the Agreement also being revised to include language providing that Hot Taco of Auburn Hills, LLC will indemnify and hold harmless the Auburn Hills Tax Increment Finance Authority and its Board, Directors, agents, representatives, successors and assigns, from any liability, damages, claims, injuries, lawsuits, verdicts, judgments, attorney's fees and costs arising from and/or pertaining to Hot Taco of Auburn Hills, LLC's use of the liquor license and/or the operation of its restaurant at 3300 Auburn Road, Auburn Hills, Michigan.

Seconded by Mr. Moniz

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

**Motion Carried**

##### **B. Budget Amendment for Finance/Treasurer Office Renovation**

Mr. Skopek presented the agenda item regarding a budget amendment for an office renovation in the Finance and Treasury departments. Currently, the TIF-D budget contains \$20,000 for carpet replacement in the Finance, Treasury, Clerk, and Assessing offices. The budget amendment would increase that budget by \$80,000. The \$100,000 would be used for an office renovation, as opposed to just carpet replacement, which would include new office furniture, carpet, and paint. City staff would begin to put the necessary work out to bid and begin the process for the Finance and Treasury departments office renovation.

Moved by Mr. Moniz to approve a budget amendment to the fiscal year 2023 TIF-D budget, increasing appropriations by \$80,000 for office renovations at City Hall.

**Seconded by Mr. Carrier**

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

**Motion Carried**

**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 foreshadowed to the Board that an agenda item aimed to assist The Webster development with construction would be presented to the Board at an upcoming TIFA Board meeting.

**BOARD MEMBER COMMENTS**

Mr. Goodhall inquired about issues that can arise from Board member communications taking place on email. Mr. Skopek informed the Board on what does and does not violate the Open Meetings Act.

**ANNOUNCEMENT OF NEXT MEETING**

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, August 8, 2023 at 4:00 p.m. at Fieldstone Golf Club, 1984 Taylor Road, Auburn Hills, Michigan 48326.

**ADJOURNMENT**

**Moved by Mr. Moniz 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 4:53 p.m.**

Steve Goodhall  
Secretary of the Board

Andrew Hagge  
Management Assistant