



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: AUGUST 21, 2023

AGENDA ITEM NO _____

TAX INCREMENT FINANCE AUTHORITY

CITY OF AUBURN HILLS TAX INCREMENT FINANCE AUTHORITY MEETING

August 8, 2023

CALL TO ORDER: Chairman Kneffel called the meeting to order at 4:12 PM.

ROLL CALL:

Present:	Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge, Waltenspiel
Absent:	None
Also Present:	Brandon Skopek, Assistant City Manager / TIFA Executive Director; Thomas A. Tanghe, City Manager; Tim Wissner, Manager of Municipal Properties; Andrew Hagge, Management Assistant
Guests:	None

LOCATION: Fieldstone Golf Club, 1984 Taylor Road, Auburn Hills, MI 48326

PERSONS WISHING TO BE HEARD

None.

APPROVAL OF MINUTES

A. TIFA Regular Meeting Minutes – July 11, 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 July 11, 2023 as presented.
Seconded by Mr. Moniz

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

Motion carried

B. TIFA Special Meeting Minutes – July 25, 2023

There was no discussion on the approval of the minutes.

Moved by Mr. Goodhall to approve the TIFA Board of Directors Special Meeting Minutes from July 25, 2023 as presented.
Seconded by Mr. Carrier

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

Motion carried

C. TIFA Executive Session Meeting Minutes – July 25, 2023

There was no discussion on the approval of the minutes.

Moved by Mr. Goodhall to approve the TIFA Board of Directors Executive Session Meeting Minutes from July 25, 2023 as presented.

Seconded by Mr. Gudmundsen

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

Motion carried

CONSENT AGENDA

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

RESOLVED: To receive and file the financial report for the period ending July 31, 2023

Moved by Mr. Goodhall to approve the Consent Agenda.

Seconded by Mr. Waltenspiel

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

Motion carried

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. Parking Structure Nondestructive Evaluation Scope of Work

Mr. Wisser presented the agenda item related to the parking structure located on Primary Street to the TIFA Board. Included in that presentation, Mr. Wisser advised the TIFA Board of why this evaluation work was necessary and what was involved in this evaluation process. The TIFA Board asked questions about the evaluation process to gain a better understanding of its importance. Mr. Wisser advised that this is a necessary step in order to provide the most appropriate maintenance work on the parking structure.

Moved by Mr. Carrier to approve the Primary Street Parking Structure Nondestructive Evaluation scope of work submitted by OHM Advisors. Furthermore, authorize a budget amendment to the 2023 TIF-A budget, increasing appropriations by \$15,500 in support of this evaluation.

Seconded by Mr. Moniz

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

Motion Carried

B. Bid Award for a New Artificial Christmas Tree in Downtown Auburn Hills

Mr. Wisser presented the agenda item regarding a new artificial Christmas tree. Mr. Wisser explained why the purchase was necessary and why the current artificial Christmas tree needs to be replaced. The TIFA Board inquired about the bid process of the agenda item, and discussed what size the new Christmas tree ought to be. Ultimately, the TIFA Board agreed to purchase the 34-foot tree, instead of the originally proposed 30-foot tree, so that it best approximates the size of the current,

35-foot artificial Christmas tree and so that the Christmas tree does not shrink while the surrounding downtown developments grow.

Moved by Mr. Moniz to authorize the purchase of the S-4 34' Sequoia artificial Christmas Tree from Bronner's Christmas Wonderland in an amount not to exceed \$60,915.00. Furthermore, authorize a budget amendment to increase appropriations in the 2023 TIF-A budget by \$60,915.00 in support of this purchase.

Seconded by Mr. Carrier

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

Motion Carried

CORRESPONDENCE & PRESENTATIONS

A. 2024 – 2028 Budget Presentation

Mr. Skopek presented the TIFA budget for each of the districts within the TIFA. The presentation included information and budget differences from the 2023 budget to the 2024 budget. The presentation also covered the TIFA budget projection, going as far out into the future as 2028.

Additionally, the budget presentation concluded with Mr. Skopek providing the TIFA Board with the latest updates regarding the budget that have changed as the City goes through its normal budget creation process. Some of those changes and updates to the TIFA budget included the Riverwoods Streambank Stabilization project and both road design and road construction costs for Centre Road, Innovation Drive, and Executive Hills.

The TIFA Board asked various clarifying questions throughout the TIFA budget presentation.

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 provided the TIFA Board an update on the restaurant, Cantina El Dorado, and where they are at in their journey to open within Auburn Hills' downtown.

BOARD MEMBER COMMENTS

None.

Executive Session

A. Discussion of the Acquisition of Real Estate

Moved by Mr. Carrier to adjourn the regular session and enter into Executive Session to discuss the acquisition of real estate at 5:39 p.m.

Seconded by Mr. Goodhall

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

Motion carried

Minutes filed under a separate cover.

Moved by Mr. Moniz to adjourn the Executive Session regarding the discussion of the acquisition of real estate and return to regular session at 5:44 p.m.

Seconded by Mr. Goodhall

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

Motion carried

Moved by Mr. Carrier to authorize the Executive Director to prepare an offer to purchase the property located at 3257 Auburn Road, property ID number 14-25-378-006, in accordance with the purchase agreement presented. Offer is subject to a due diligence period of 45 days and the receipt of an inspection report solely acceptable to the Tax Increment Finance Authority. Furthermore, authorize the Executive Director to execute all documents related to the purchase up to and including those required at closing.

Seconded by Mr. Moniz

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

Motion carried

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, September 12, 2023 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. Waltenspiel

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

Motion carried

The TIFA Board of Directors meeting adjourned at 5:45 p.m.

Steve Goodhall
Secretary of the Board

Andrew Hagge
Management Assistant