



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 16, 2023

AGENDA ITEM NO _____

TAX INCREMENT FINANCE AUTHORITY

CITY OF AUBURN HILLS TAX INCREMENT FINANCE AUTHORITY MEETING

September 12, 2023

CALL TO ORDER: Chairman Kneffel called the meeting to order at 4:04 PM.

ROLL CALL:

Present:	Kneffel, Goodhall, Carrier, Eldredge, Waltenspiel
Absent:	Gudmundsen, Moniz
Also Present:	Brandon Skopek, Assistant City Manager / TIFA Executive Director; Andrew Hagge, Management Assistant
Guests:	John Thompson, PEA Group; Lamar Sulaka, Bacall Development / Hyde Associates

LOCATION: 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 – August 8, 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 August 8, 2023 as presented.

Seconded by Mr. Carrier

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

Motion carried

B. TIFA Executive Session Meeting Minutes – August 8, 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 August 8, 2023 as presented.

Seconded by Mr. Waltenspiel

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

Motion carried

CONSENT AGENDA**A. FY 2023 Adopted Budget and YTD Summary – August 31, 2023****RESOLVED:** To receive and file the financial report for the period ending August 31, 2023**Moved by Mr. Carrier to approve the Consent Agenda.****Seconded by Mr. Eldredge****Yes: Kneffel, Goodhall, Carrier, Eldredge, Waltenspiel****No: none****Motion carried****UNFINISHED BUSINESS**

None.

NEW BUSINESS**A. Conveyance of TIFA Property to Bacall Development (Hyde Associates, LLC)**

Mr. Skopek presented the agenda item related to the property conveyance to the TIFA Board. Included in that presentation, Mr. Skopek advised the TIFA Board of why this action was necessary and how it could affect future development if this action was not taken. The TIFA Board asked clarifying questions about how the property parcels were originally divided up. Mr. Thompson from PEA Group, and Mr. Sulaka from Bacall Development, provided an explanation to the TIFA Board on why this property conveyance was necessary.

Moved by Mr. Carrier to authorize the conveyance of the three-foot strip of property from Parcel Identification Number 14-36-126-027 to Hyde Associates, LLC and authorize the Executive Director to execute all documents necessary to complete the conveyance of property.

Seconded by Mr. Goodhall**Yes: Kneffel, Goodhall, Carrier, Eldredge, Waltenspiel****No: None****Motion Carried****B. Approval of 2024 Proposed Budget**

Mr. Skopek presented the agenda item regarding the 2024 Proposed Budget to the TIFA Board. Mr. Skopek covered all updates made to the budget in each of the districts within the TIFA. Updates to the 2024 Proposed Budget included shifting the Christmas Tree to the 2024 Budget, amongst other items.

Moved by Mr. Goodhall to approve the 2024 Proposed Budget as presented. Furthermore, recommend to the City Council the inclusion of these budgets for adoption in the City's overall budget documents.

Seconded by Mr. Carrier**Yes: Kneffel, Goodhall, Carrier, Eldredge, Waltenspiel****No: None****Motion Carried****EXECUTIVE DIRECTOR REPORT**

Mr. Skopek informed the Board that he will be out of the office for an extended period because he is getting married on Friday, September 15th. Additionally, Mr. Skopek provided updates to the TIFA Board on some of the downtown developments, including the Cantina El Dorado restaurant.

BOARD MEMBER COMMENTS

The TIFA Board asked clarifying questions regarding parking in the downtown. Mr. Skopek provided an update regarding enforcement in the two-hour surface parking lot, as well as the status of the downtown parking survey.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, October 10, 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. Waltenspiel to adjourn the TIFA Board meeting.

Seconded by Mr. Carrier

Yes: Kneffel, Goodhall, Carrier, Eldredge, Waltenspiel

No: None

Motion carried

The TIFA Board of Directors meeting adjourned at 4:40 p.m.

Steve Goodhall
Secretary of the Board

Andrew Hagge
Management Assistant