



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JANUARY 8, 2024

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

TAX INCREMENT FINANCE AUTHORITY

## CITY OF AUBURN HILLS TAX INCREMENT FINANCE AUTHORITY MEETING

**December 12, 2023**

**CALL TO ORDER:** Chairman Kneffel called the meeting to order at 4:20 PM.

**ROLL CALL:**

Present:	Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher
Absent:	Waltenspiel
Also Present:	Brandon Skopek, Assistant City Manager / TIFA Executive Director; Andrew Hagge, Management Assistant; Devin Lang, Construction Coordinator / Assistant to the Community Development Director
Guests:	None

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

### PERSONS WISHING TO BE HEARD

None.

### APPROVAL OF MINUTES

#### **A. TIFA Informational Meeting Minutes – November 14, 2023**

There was no discussion on the approval of the minutes.

**Moved by Mr. Goodhall to approve the TIFA Board of Directors Informational Meeting Minutes from November 14, 2023, as presented.**

**Seconded by Mr. Gudmundsen**

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

**Motion carried**

#### **B. TIFA Regular Meeting Minutes – November 14, 2023**

There was no discussion on the approval of the minutes.

**Moved by Mr. Goodhall to approve the TIFA Board of Directors Regular Meeting Minutes from November 14, 2023, as presented.**

**Seconded by Dr. Fletcher**

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

### CONSENT AGENDA

- A. FY 2023 Adopted Budget and YTD Summary – October 31, 2023
- B. FY 2023 Year-End Budget Amendments

**RESOLVED:** To receive and file the financial report for the period ending November 30, 2023

Moved by Mr. Moniz to approve the Consent Agenda.  
Seconded by Mr. Goodhall

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

**Motion carried**

#### **UNFINISHED BUSINESS**

None.

#### **NEW BUSINESS**

##### **A. Bid Award for the Demolition of 3257 Auburn Road**

Mr. Skopek presented the agenda item related to the demolition of 3257 Auburn Road to the TIFA Board. Mr. Skopek brought the Board up to speed with this project, stating that the City closed on this property on October 26, 2023. Additionally, Mr. Skopek noted to the Board that the City has used this bid-winning contractor before during the demolition of the Seyburn mansion. The TIFA Board inquired about a few aspects related to this project. Those inquiries included the property line encroachment, the previous use of 3257 Auburn Road prior to demolition, and if the property had a well that would have to be addressed during demolition. Mr. Skopek stated that the property lines between 3257 Auburn Road and their neighbor have been resolved, and that the previous use of 3257 Auburn Road was residential but is now vacant. Additionally, Mr. Lang stated that a well was not found at the property during the due diligence period.

**Moved by Mr. Moniz to award the bid for demolition activities at 3257 Auburn Road to Falcon Demolition, LLC, 1087 E. Lake Road, Clio, Michigan 48420, in the not to exceed amount of \$28,900. Furthermore, authorize a budget amendment increasing appropriations by \$28,900 in the 2024 TIF-A budget for the work that is to be conducted.**

Seconded by Dr. Fletcher

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

**Motion Carried**

##### **B. Election of Officers**

Mr. Skopek called for nominations for 2024 Chairperson of the TIFA Board of Directors. Mr. Kneffel was nominated by Dr. Eldredge. Nomination was supported by Mr. Goodhall. Mr. Skopek called roll, there were no objections or further nominations.

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

**Motion Carried**

Chairman Kneffel called for nominations for the 2024 Vice Chairperson of the TIFA Board of Directors. Mr. Moniz was nominated by Mr. Kneffel. The nomination was supported by Dr. Eldredge. Mr. Kneffel called roll, there were no objections or further nominations.

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

**No:       None**

**Motion Carried**

Chairman Kneffel called for nominations for the 2024 Secretary of the TIFA Board of Directors. Mr. Goodhall was nominated by Mr. Moniz. The nomination was supported by Mr. Gudmundsen. Mr. Kneffel called roll, there were no objections or further nominations.

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

**Motion Carried**

#### **EXECUTIVE DIRECTOR REPORT**

Mr. Skopek provided the latest update to the TIFA Board regarding the Cantina El Dorado restaurant and their liquor license, which they have leased from the TIFA Board. Mr. Skopek shared with the Board that he spoke with the restaurant's representative, and the representative shared that the Michigan Liquor Control Commission (MLCC) has identified a deficiency in the agreement between the restaurant and the TIFA Board. To resolve this situation, Mr. Skopek stated that he would have to schedule a meeting with the MLCC, which would include the city attorney, Derk Beckerleg.

#### **BOARD MEMBER COMMENTS**

The TIFA Board inquired about the upcoming downtown parking study, snow removal in the downtown area, and alternative water solutions to the splash pad. Mr. Skopek stated that he has a meeting scheduled with the parking consultant to review some of their findings and that a report would be shared with the TIFA Board when available. Mr. Skopek and Mr. Lang stated that downtown merchants would still be responsible for clearing snow directly in front of their business, and that the Auburn Hills' Department of Public Works would clear the snow once it was pushed to the planter boxes. Finally, regarding the splash pad, the TIFA Board asked if the city could explore alternative water uses regarding the splash pad. Due to the costs of running the splash pad, the TIFA Board inquired about the possibility to recycle some of that water that is used by the splash pad or if the city could pull water from the nearby Clinton River for the splash pad. Mr. Skopek stated that the city will explore alternatives related to the splash pad and share those alternatives with the TIFA Board.

#### **ANNOUNCEMENT OF NEXT MEETING**

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, January 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. Goodhall to adjourn the TIFA Board meeting.**  
**Seconded by Mr. Moniz**

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

**Motion carried**

**The TIFA Board of Directors meeting adjourned at 4:57 p.m.**

Steve Goodhall  
Secretary of the Board

Andrew Hagge  
Management Assistant