



AUBURN HILLS MEETING SCHEDULE
248-370-9402 | WWW.AUBURNHILLS.ORG

FEBRUARY 2025

DAY	TITLE	TIME	LOCATION
3	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
3	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
5	Planning Commission	6:30 PM	Administrative Conference Room 1827 N. Squirrel Road
10	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
11	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
13	Zoning Board of Appeals	4:00 PM	CANCELLED
17	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
18	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
25	Public Safety Advisory Committee	5:00 PM	Public Safety Building 1899 N. Squirrel Road

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements. PLEASE BE ADVISED, DUE TO A LACK OF AGENDA ITEMS, SOME MEETINGS MAY BE CANCELED.



AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

MARCH 2025

DAY	TITLE	TIME	LOCATION
3	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
3	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
4	Board of Review Organizational Meeting	9:00 AM	Administrative Conference Room 1827 N. Squirrel Road
5	Planning Commission	7:00 PM	Council Conference Room 1827 N. Squirrel Road
10	Board of Review	9:00 AM	Administrative Conference Room 1827 N. Squirrel Road
10	Downtown Development Authority	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
10	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
11	Board of Review	2:00 PM	Administrative Conference Room 1827 N. Squirrel Road
11	Tax Increment Finance Authority	4:00 PM	Council Chamber 1827 N. Squirrel Road
12	Pension Board	3:00 PM	Administrative Conference Room 1827 N. Squirrel Road
12	Retiree Health Care	Immediately following the Pension Board meeting	Administrative Conference Room 1827 N. Squirrel Road
13	Zoning Board of Appeals	7:00 PM	Council Chamber 1827 N. Squirrel Road
17	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
18	Brownfield Redevelopment Authority	6:00PM	Administrative Conference Room 1827 N. Squirrel Road

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements. PLEASE BE ADVISED, DUE TO A LACK OF AGENDA ITEMS, SOME MEETINGS MAY BE CANCELED.



CITY OF AUBURN HILLS
MONDAY, FEBRUARY 3, 2025

Workshop Session ♦ 5:30 PM

Admin Conference Room, 1827 N. Squirrel Road, Auburn Hills MI

Regular City Council Meeting ♦ 7:00 PM

Council Chamber, 1827 N. Squirrel Road, Auburn Hills MI

248-370-9402 ♦ www.auburnhills.org

Workshop Topic: E-mobility

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF COUNCIL

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, January 20, 2025

5. APPOINTMENTS AND PRESENTATIONS

6. PUBLIC COMMENT

7. CONSENT AGENDA

All items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

7a. Board and Commission Minutes

7a1. Downtown Development Authority Information Meeting, January 13, 2025.

7a2. Downtown Development Authority Regular Meeting, January 13, 2025.

7a3. Tax Increment Finance Authority Meeting, January 14, 2025.

7b. Motion – To receive and file the Mariner Consulting 4th quarter Cash Management Investment Performance Review.

7c. Motion – To adopt the annual Arbor Day Proclamation.

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Motion – To approve a resolution for the sale and transfer of management of Michigan By The Bottle.

9b. Motion - To approve a request from Michigan By The Bottle 2025 for Additional Joint Off-Premises Tasting Room Licenses.

10. COMMENTS AND MOTIONS FROM COUNCIL

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. CLOSED SESSION

13a. Motion – To meet in closed session to discuss Attorney's Opinion letter, pursuant to MCL 15.268(1)(h) of the Open Meetings Act.

14. ADJOURNMENT

City Council meeting minutes are on file in the City Clerk's Office. NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 or the City Manager's Office at 248.370.9440 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 3, 2025

AGENDA ITEM NO 4A

CITY COUNCIL



CITY OF AUBURN HILLS REGULAR CITY COUNCIL MEETING **DRAFT** MINUTES

JANUARY 20, 2025

CALL TO ORDER & Mayor Marzolf at 7:00 PM.

PLEDGE OF ALLEGIANCE:

LOCATION: Council Chamber, 1827 N. Squirrel Road, Auburn Hills MI

ROLL CALL: Present: Council Members Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel

Absent: Council Member Verbeke

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Fire Chief Massingill, Director of Recreation & Senior Services Adcock, Program Mgr Maye-Bloom, DPW Director Baldante, Mgr of Fleet & Roads Hefner, Mgr of Public Utilities Deman, Assistant to the City Manager Hagge, Engineer Juidici

9 Guests

4. APPROVAL OF MINUTES

4a. City Council Workshop Minutes, January 6, 2025

Moved by Knight, Seconded by Ferguson.

RESOLVED: To approve the City Council Workshop Minutes of January 6, 2025.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel

No: None

Resolution No. 25.01.014

Motion Carried (6 - 0)

4b. City Council Regular Meeting Minutes, January 6, 2025

Moved by Knight, Seconded by Hawkins.

RESOLVED: To approve the City Council Regular Meeting Minutes of January 6, 2025.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel

No: None

Resolution No. 25.01.015

Motion Carried (6 - 0)

5. APPOINTMENTS AND PRESENTATIONS

5a. Introduction of Ally Maye-Bloom, Program Coordinator

Ms. Adcock introduced Ms. Maye-Bloom and shared that she has experience in camps and nature programs and is educated in aquatic ecology.

6. PUBLIC COMMENT

There was no public comment.

7. CONSENT AGENDA

7a. Board and Commission Minutes

7a1. Downtown Development Authority, November 18, 2024.

RESOLVED: To receive and file the Board and Commission Minutes.

7b. Motion – To approve engineering, design and geotechnical services work to be performed by OHM Advisors and G2 Consulting Group for the Riverwalk Pathway Project.

RESOLVED: To allow OHM Advisors and G2 Consulting Group to perform engineering, design and geotechnical services work as part of the Riverwalk Pathway Project.

7c. Motion – To approve the purchase of two replacement Ford Mavericks.

RESOLVED: To approve the purchase of two (2) Ford Maverick trucks listed above for \$67,442.00 from LaFontaine Ford Lansing of Lansing, MI under the MiDEAL contract.

7d. Motion – To approve the purchase of four replacement RAM Trucks.

RESOLVED: To approve the purchase of four (4) RAM trucks listed above for \$193,822.00 from LaFontaine Chrysler Dodge Jeep Ram FIAT of Lansing, MI under the MiDEAL contract.

7e. Motion - To approve the purchase of 115 water meters for the Meter Maintenance Program.

RESOLVED: To approve the purchase of 115 water meters from Everett J Prescott in the amount of \$122,550 from account 592.536.770.000.

Moved by Fletcher, Seconded by Ferguson.

RESOLVED: To approve the Consent Agenda.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel

No: None

Resolution No. 25.01.016

Motion Carried (6 - 0)

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Public Hearing/Motion – To adopt a resolution declaring necessity and to proceed with project and defray a portion of the costs of the project by special assessments upon specially benefited properties (Resolution No. 3) for Executive Hills Boulevard.

Mr. Hefner presented the process that has been followed for this project. He shared that the cost estimate for this project is \$5,380,000.00, of which a 50% portion will be defrayed by special assessment upon specially benefited properties identified in the SAD. The City's estimated cost will be \$2,690,000.00 and the remaining balance will be divided equally among the 12 benefiting properties and is estimated at \$224,166.67 each.

Mayor Marzolf opened the Public Hearing at 7:09 PM.

Hearing no comment, Mayor Marzolf closed the Public Hearing at 7:10 PM.

Moved by Ferguson, Seconded by Fletcher.

RESOLVED: To approve Resolution No. 3, a Resolution Declaring Necessity and to Proceed with Project and Defray a Portion of the Costs of the Project by Special Assessments upon Specially Benefited Properties for the proposed Special Assessment District No. 10 regarding the repair of and improvements to Executive Hills Boulevard. (Attachment A)

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel

No: None

Resolution No. 25.01.017

Motion Carried (6 - 0)

9b. Public Hearing/Motion – To adopt a resolution declaring necessity and to proceed with project and defray a portion of the costs of the project by special assessments upon specially benefited properties (Resolution No. 3) for Centre Road.

Mr. Hefner presented the process that has been followed for this project. He shared that the cost estimate for this project is \$3,071,000.00, of which a 50% portion will be defrayed by special assessment upon specially benefited properties identified in the SAD. The City's estimated cost will be \$1,535,500.00 and the remaining balance will be divided equally among the 25 benefiting properties and is estimated at \$61,420.00 each. This project will be part of the Executive Hills project but will be worked on in 2026 and assessed in 2026.

Mayor Marzolf opened the Public Hearing at 7:12 PM.

Tom Worthman, 1220 Centre Road shared that he was not made aware of this issue and shared that he was unaware that the roads were in poor condition.

Mr. Hefner explained that a certified notice was provided regarding an informational meeting that was held in December. At this meeting the project details were provided. He shared that the road is showing significant cracking and alligating which will start to deteriorate the road further with significant potholes developing in the near future.

Clerk Pierce shared that no complaints have been made regarding this issue.

John Broderick, Magna International 1067 Centre Road, sought clarification on the timeframe that payments need to be made. It was clarified that payment can be made at the beginning of the project or over 10 years with a 5% interest. It was also clarified that Center and Innovation Roads will be worked on 2026. Mr. Hefner stated that the business owners will be made aware of when construction will begin.

Mr. Hefner confirmed for Kathleen Hagen, Valiant TMS Executive Hills, that Executive Road only pays for Executive Hills Road.

Attorney Beckerleg explained that this Public Hearing was for necessity to establish boundaries and establish the necessity of the project. There will be a second hearing to confirm the special assessment rolls.

Hearing no further comments, Mayor Marzolf closed the Public Hearing at 7:22 PM.

Moved by Fletcher, Seconded by Knight.

RESOLVED: To approve Resolution No. 3, a Resolution Declaring Necessity and to Proceed with Project and Defray a Portion of the Costs of the Project by Special Assessments upon Specially

Benefited Properties for the proposed Special Assessment District No. 11 regarding the repair of and improvements to Centre Road. (Attachment B)

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel
No: None

Resolution No. 25.01.018

Motion Carried (6 - 0)

9c. Public Hearing/Motion – To adopt a resolution declaring necessity and to proceed with project and defray a portion of the costs of the project by special assessments upon specially benefited properties (Resolution No. 3) for Innovation Drive.

Mr. Hefner presented the process that has been followed for this project. He shared that the cost estimate for this project is \$1,487,000.00, of which a 50% portion will be defrayed by special assessment upon specially benefited properties identified in the SAD. The City's estimated cost will be \$743,500.00 and the remaining balance will be divided equally among the 2 benefiting properties and is estimated at \$371,750.00 each.

Mayor Marzolf opened the Public Hearing at 7:25 PM.

Hearing no comment Mayor Marzolf closed the Public Hearing at 7:26 PM.

Moved by Ferguson, Seconded by Fletcher.

RESOLVED: To approve Resolution No. 3, a Resolution Declaring Necessity and to Proceed with Project and Defray a Portion of the Costs of the Project by Special Assessments upon Specially Benefited Properties for the proposed Special Assessment District No. 12 regarding the repair of and improvements to Innovation Drive. (Attachment C)

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel
No: None

Resolution No. 25.01.019

Motion Carried (6 - 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Knight shared his appreciation of the Christmas tree still being up. He also shared that he was pleased with the Martin Luther King celebration earlier in the day. He concluded his comments with a parking situation taking place on Waukegan Road.

Mr. Hawkins thanked Ms. Adcock and Mr. Johnson for the outstanding MLK Day celebration.

Mayor Marzolf also shared his appreciation for the MLK Day celebration.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. CLOSED SESSION

13a. Motion - To meet in closed session to discuss possible Real Property Purchase pursuant to MCL 15.268(1)(d) of the Open Meetings Act.

Moved by Hawkins, Seconded by Knight.

RESOLVED: To meet in closed session to discuss possible Real Property Purchase pursuant to MCL 15.268(1)(d) of the Open Meetings Act.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel

No: None

Resolution No. 25.01.020

Motion Carried (6 - 0)

13b. Motion - To meet in closed session to discuss Attorney's Opinion letter, pursuant to MCL 15.268(1)(h) of the Open Meetings Act.

Moved by Hawkins, Seconded by Ferguson.

RESOLVED: To meet in closed session to discuss Attorney's Opinion letter, pursuant to MCL 15.268(1)(h) of the Open Meetings Act.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel

No: None

Resolution No. 25.01.021

Motion Carried (6 - 0)

The meeting recessed to Closed Session at 7:32 PM.

The meeting reconvened in Open Session at 8:54 PM.

14. ADJOURNMENT

Moved by Ferguson, Seconded by Fletcher.

RESOLVED: To

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel

No: None

Resolution No. 25.01.022

Motion Carried (6 - 0)

The meeting was adjourned at 8:54 PM.

Brain W. Marzolf, Mayor

Laura M. Pierce, City Clerk

ATTACHMENT A

**CITY OF AUBURN HILLS
RESOLUTION DECLARING NECESSITY AND TO PROCEED WITH PROJECT AND
TO DEFRAY A PORTION OF THE COSTS OF THE PROJECT BY SPECIAL ASSESSMENTS UPON SPECIALLY
BENEFITED PROPERTIES (RESOLUTION NO. 3)
Executive Hills Boulevard**

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 p.m. on the 20th day of January 2025, the following resolution was offered by Councilperson _____ and supported by Councilperson _____:

WHEREAS, the City has considered construction of the proposed improvement described below (the Project) and has further requested the establishment of a special assessment district to finance and defray a portion of the costs of the project; and

WHEREAS, the proposed improvement (the Project) is the repair of and improvements to Executive Hills Boulevard; and

WHEREAS, the Project is designed and intended to specially benefit the properties identified in the special assessment district (the District) attached to this Resolution; and

WHEREAS, after an initial consideration, the City Council on January 6, 2025, adopted its Resolution No. 2 declaring its tentative intent to proceed with the Project and with the establishment of the District; and

WHEREAS, plans for the Project, and an estimate of the costs of the project in the amount of \$5,380,000, of which amount it is estimated that approximately \$2,690,000 will be defrayed by special assessments against the properties in the special assessment district, have been prepared and notice of public hearing has been duly given, according to law, to the owners of property in the District to inform them of their opportunity to present comments and objections to the Project and to the District; and

WHEREAS, the hearing was duly conducted and held on January 20, 2025, consistent with the notice, following which the City Council determined to proceed with the project and the establishment of the district.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council determines that the Project is necessary.
2. The City shall proceed with the Project.
3. The plans and specifications prepared for the Project and the cost estimate for the Project in the amount of \$5,380,000 presented at the hearing are approved.
4. The District shall consist of the properties identified in the special assessment district attached to this Resolution and against which 50% of the cost of the project shall be assessed.
5. The District shall be designated and known as the Executive Hills Boulevard Road Improvement Special Assessment District, Special Assessment District No. 10.
6. The duration of the District's existence shall be ten (10) years, and unless paid in cash earlier with respect to a particular property, the special assessment shall be paid in ten (10) annual

installments at the rate of five percent (5%) interest to be charged on said installments, with the date of the first assessment installment to be determined and set forth in the City Council's Resolution confirming the special assessment roll.

7. The City Assessor shall prepare a special assessment roll that includes all lots and parcels of land within the District with the names of the respective record owners of each property, if known, and shall also include the total amount to be assessed against each property. The amount to be assessed against each property shall be based upon the proportionate amount of special benefit to be received by each property from the Project. The amount spread in each case shall be based upon the detailed estimate of costs as approved by the City Council.
8. When the Assessor completes the assessment roll, the Assessor shall file it with the City Clerk for presentation to the City Council, along with the Assessor's certification that the roll has been prepared by the Assessor pursuant to the January 20, 2025, Resolution of the City Council and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the January 20, 2025, Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.
9. The City Manager is directed to obtain firm bids from companies and/or other entities who are interested in performing the work necessary to complete the project.

AYES: 6 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel)

NAYES: None

ABSENT: 1 (Verbeke)

ABSTENTIONS: None

STATE OF MICHIGAN)
)ss

COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 20th day of January, 2025, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this _____ day of _____, 2025.

Laura M. Pierce
City Clerk

City of Auburn Hills
County of Oakland
State of Michigan

Executive Hills Blvd. Improvement Special Assessment District
Special Assessment Roll

Property Address	Parcel Number	Owner/Parcel 1	Mailing Address	City	State	Zip	Legal Description	Benefit	Assessment
2300 Featherstone Rd.	02-14-26-126-003	Motor City Hotel LLC	2000 High Wickham Pl., Ste 300	Louisville	KY	40245-5909	TSN, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 98-24-46 W 156.83 FT & N 88-20-02 E 872.98 FT FROM NW SEC COR, TH N 88-20-02 E 525.25 FT, TH S 07-58-22 E 66.36 FT, TH ALG CURVE TO LEFT, RAD 1380 FT, CHORD BEARS S 15-52-55 E 379.75 FT, DIST OF 380.96 FT, TH S 23-47-27 E 63.68 FT, TH S 88-20-02 W 653.07 FT, TH N 01-39-58 W 522.90 FT TO BEG 6.88 A426/89 FR 001.	1	
2400 Executive Hills Blvd	02-14-26-126-005	Vresco Technologies	2400 Executive Hills Blvd.	Auburn Hills	MI	48326	TSN, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 98-24-46 W 156.83 FT & N 88-20-02 E 1513.30 FT & S 05-38-17 E 255.58 FT & S 14-34-28 E 167.76 FT & S 23-30-38 E 64.38 FT & S 06-40-14 E 672.28 FT FROM NW SEC COR, TH S 69-52-25 E 688.73 FT, TH S 02-44-1.8 W 350 FT, TH S 34-32-24 W 412.95 FT, TH S 55-56-57 W 259.14 FT, TH N 35-37-38 W 851.81 FT, TH ALG CURVE TO LEFT, RAD 866 FT, CHORD BEARS N 38-36-06 E 489.97 FT, DIST OF 496.75 FT TO BEG 14.07 A8-23-89 FR 002	1	
2500 Executive Hills Blvd	02-14-26-126-010	Webasto Roof Systems	2500 Executive Hills Blvd.	Auburn Hills	MI	48326	TSN, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 98-24-46 W 156.83 FT & N 88-20-02 E 872.98 FT & S 01-39-58 E 522.90 FT FROM NW SEC COR, TH N 88-20-02 E 653.07 FT, TH ALG CURVE TO RIGHT, RAD 746 FT, CHORD BEARS S 22-14-51 W 1068.87 FT, DIST OF 1191.55 FT, TH N 02-59-43 E 202.44 FT, TH N 57-06-51 W 286.84 FT, TH N 01-39-58 W 612.66 FT TO BEG 12.11 A6-9-95 FR 006	1	
2469 Executive Hills Blvd	02-14-26-126-012	Valiant International Holdings USA Inc.	2469 Executive Hills Blvd.	Auburn Hills	MI	48326	TSN, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 98-24-46 W 156.83 FT & N 88-20-02 E 872.98 FT & S 01-39-58 E 522.90 FT FROM NW SEC COR, TH N 88-20-02 E 653.07 FT, TH ALG CURVE TO RIGHT, RAD 746 FT, CHORD BEARS S 22-14-51 W 1068.87 FT, DIST OF 1191.55 FT, TH N 02-59-43 E 202.44 FT, TH N 57-06-51 W 286.84 FT, TH N 01-39-58 W 612.66 FT TO BEG 12.11 A6-9-95 FR 006	1	
2193 Executive Hills Blvd	02-14-26-126-014	Ashlin Corp	2565 Van Orman Dr.	Holland	MI	49424-8208	TSN, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 98-24-46 W 156.83 FT & N 88-20-02 E 872.98 FT & S 01-39-58 E 522.90 FT FROM NW SEC COR, TH S 57-06-51 E 286.84 FT, TH S 01-39-58 W 612.66 FT TO BEG 12.11 A6-9-95 FR 006	1	
2155 Executive Hills Blvd	02-14-26-126-023	Stegier East Investments LLC	2155 Executive Hills Blvd.	Auburn Hills	MI	48326	TSN, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 78 L 16844 P 639 6-23-98 FR 021	1	
2190 Executive Hills Blvd	02-14-26-126-025	Auburn Hills Realty II LLC	575 Pierce St. Ste 507	Kingston	PA	18704-5700	TSN, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 98-24-46 W 156.83 FT & N 88-20-02 E 872.98 FT & S 01-39-58 E 522.90 FT FROM NW SEC COR, TH S 57-06-51 E 286.84 FT, TH S 01-39-58 W 612.66 FT TO BEG 12.11 A6-9-95 FR 006	1	
2011 Executive Hills Blvd	02-14-26-126-027	Geniys Credit Union	2100 Executive Hills Blvd.	Auburn Hills	MI	48326	TSN, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 59 L 16844 P 639 7-1-99 FR 019 & 020	1	
2021 Executive Hills Blvd	02-14-26-126-028	G&I M BKG Pool I LLC	575 SRI Ave. Fl 38	New York	NY	10017-2427	TSN, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 68 L 16844 P 639 7-1-99 FR 019, 020 & 022	1	
2100 Executive Hills Blvd	02-14-26-126-029	Geniys Credit Union	2100 Executive Hills Blvd.	Auburn Hills	MI	48326	TSN, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 8 L 16844 P 639 7-1-99 FR 024	1	
2110 Executive Hills Ct.	02-14-26-126-031	EH Flex Holdings, LLC	999 Corporate Dr., Ste 210	Ladera Ranch	CA	92694-2148	TSN, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 9 L 16844 P 639 5-31-00 FR 030	1	
2150 Executive Hills Ct.	02-14-26-126-032	Executive Hills Drive LLC	27750 Starsbury Blvd., Ste 200	Farmington Hills	MI	48334-3803	TSN, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 10 L 16844 P 639 5-31-00 FR 030	1	

Total Parcels Assessed 12 Grand Total \$ -

Certification of Assessor

I, William Griffin, City Assessor, do hereby certify that the roll has been prepared by the Assessor pursuant to the _____, 2025, Resolution of City Council, and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the _____, 2025 Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.

Signed _____
Date _____

I hereby certify that on _____, 2025, the City Council of the City of Auburn Hills did confirm the attached special assessment roll.

ATTACHMENT B

CITY OF AUBURN HILLS RESOLUTION DECLARING NECESSITY AND TO PROCEED WITH PROJECT AND TO DEFRAY A PORTION OF THE COSTS OF THE PROJECT BY SPECIAL ASSESSMENTS UPON SPECIALLY BENEFITED PROPERTIES (RESOLUTION NO. 3) Centre Road

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 p.m. on the 20th day of January 2025, the following resolution was offered by Councilperson _____ and supported by Councilperson _____:

WHEREAS, the City has considered construction of the proposed improvement described below (the Project) and has further requested the establishment of a special assessment district to finance and defray a portion of the costs of the project; and

WHEREAS, the proposed improvement (the Project) is the repair of and improvements to Centre Road; and

WHEREAS, the Project is designed and intended to specially benefit the properties identified in the special assessment district (the District) attached to this Resolution; and

WHEREAS, after an initial consideration, the City Council on January 6, 2025, adopted its Resolution No. 2 declaring its tentative intent to proceed with the Project and with the establishment of the District; and

WHEREAS, plans for the Project, and an estimate of the costs of the project in the amount of \$3,071,000, of which amount it is estimated that approximately \$1,535,500 will be defrayed by special assessments against the properties in the special assessment district, have been prepared and notice of public hearing has been duly given, according to law, to the owners of property in the District to inform them of their opportunity to present comments and objections to the Project and to the District; and

WHEREAS, the hearing was duly conducted and held on January 20, 2025, consistent with the notice, following which the City Council determined to proceed with the project and the establishment of the district.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council determines that the Project is necessary.
2. The City shall proceed with the Project.
3. The plans and specifications prepared for the Project and the cost estimate for the Project in the amount of \$3,071,000 presented at the hearing are approved.
4. The District shall consist of the properties identified in the special assessment district attached to this Resolution and against which 50% of the cost of the project shall be assessed.
5. The District shall be designated and known as the Centre Road Road Improvement Special Assessment District, Special Assessment District No. 11.
6. The duration of the District's existence shall be ten (10) years, and unless paid in cash earlier with respect to a particular property, the special assessment shall be paid in ten (10) annual installments at the rate of five percent (5%) interest to be charged on said installments, with the

date of the first assessment installment to be determined and set forth in the City Council's Resolution confirming the special assessment roll.

7. The City Assessor shall prepare a special assessment roll that includes all lots and parcels of land within the District with the names of the respective record owners of each property, if known, and shall also include the total amount to be assessed against each property. The amount to be assessed against each property shall be based upon the proportionate amount of special benefit to be received by each property from the Project. The amount spread in each case shall be based upon the detailed estimate of costs as approved by the City Council.
8. When the Assessor completes the assessment roll, the Assessor shall file it with the City Clerk for presentation to the City Council, along with the Assessor's certification that the roll has been prepared by the Assessor pursuant to the January 20, 2025, Resolution of the City Council and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the January 20, 2025, Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.
9. The City Manager is directed to obtain firm bids from companies and/or other entities who are interested in performing the work necessary to complete the project.

AYES: 6 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel)
NAYES: None
ABSENT: 1 (Verbeke)
ABSTENTIONS: None

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 20th day of January, 2025, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this ____ day of _____, 2025.

Laura M. Pierce
City Clerk

City Council Meeting – January 20, 2025
Page 11

City of Auburn Hills
County of Oakland
State of Michigan

Centre Road Improvement Special Assessment District
Special Assessment Roll

Property Address	Parcel Number	OwnerName1	Mailing Address	City	State	Zip	LegalDescription	Benefit	Assessment
1203 Centre Road	02-14-23-153-014	Centre Investments, LLC	1372 McKail Rd	Leonard	MI	48367-1425	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 36 4-7-86 FR 151-003	.1	
1195 Centre Road	02-14-23-153-015	Spillane Holdings, LLC	1195 Centre Road	Auburn Hills	MI	48326	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 35 4-7-86 FR 151-003	.1	
1163 Centre Road	02-14-23-153-019	Shelby Mgt LLC	7 N Shore Dr.	Lake Orion	MI	48362	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 31 4-7-86 FR 151-003	.1	
1155 Centre Road	02-14-23-153-020	Dmart LLC	3649 Wooded Ln.	Lake Orion	MI	48360-1024	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 30 4-7-86 FR 151-003	.1	
1147 Centre Road	02-14-23-153-021	Pine Knob Pro Associates, LLC	5645 Sashabaw Rd.	Clarkston	MI	48346-3149	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 29 4-7-86 FR 151-003	.1	
1139 Centre Road	02-14-23-153-022	TRA Management, LLC	145 S Livernois Rd., Ste 314	Rochester Hills	MI	48307-1837	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 28 4-7-86 FR 151-003	.1	
1131 Centre Road	02-14-23-153-023	Munro Realty LLC	1140 Centre Rd.	Auburn Hills	MI	48326	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 27 4-7-86 FR 151-003	.1	
1187 Centre Road	02-14-23-153-032	1116 Centre Rd Investors LLC	1550 E Behtline Ave, SE, Ste 15	Grand Rapids	MI	49506-4399	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK NLY 101.64 FT OF LOT 34 06/23/87 FR 016	.1	
1183 Centre Road	02-14-23-153-033	1116 Centre Rd Investors LLC	1550 E Behtline Ave, SE, Ste 15	Grand Rapids	MI	49506-4399	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK SLY 100.50 FT OF LOT 34 06/23/87 FR 016	.1	
1067 Centre Road	02-14-23-153-034	Barbara Rose Kahler Trust	6728 Country Club Ln.	West Bloomfield	MI	48322-3972	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 19 & 20 9-23-88 FR 030 & 031	.1	
1091 Centre Road	02-14-23-153-036	K-S Group LLC	560 Kirts Blvd, Ste 300	Tray	MI	48084-4141	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOTS 21, 22 & 23 10-6-89 FR 027, 028 & 029	.1	
1107 Centre Road	02-14-23-153-037	Premier Auburn -I, LLC	560 Kirts Blvd, Ste 300	Tray	MI	48084-4141	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOTS 24, 25 & 26 7-24-90 FR 024, 025 & 026	.1	
1171 Centre Road	02-14-23-153-038	AMC Development LLC	61510 Huntington Cir E	Washington	MI	48094-1164	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOTS 32 & 33 9-20-90 FR 017 & 018	.1	
1227 Centre Road	02-14-23-153-039	1227 Centre Road LLC	12 Mountain View Dr	West Hartford	CT	06117-3009	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOTS 37 TO 40 INCL 9-29-97 FR 013 & 035	.1	
1220 Centre Road	02-14-23-153-003	Atlas Property Holdings LLC	1220 Centre Rd	Auburn Hills	MI	48326	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 3 4-7-86 FR 151-003	.1	
1124 Centre Road	02-14-23-153-011	1116 Centre Rd Investors LLC	1550 E Behtline Ave, SE, Ste 15	Grand Rapids	MI	49506-4399	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 11 4-7-86 FR 151-003	.1	
1116 Centre Road	02-14-23-153-012	1116 Centre Rd Investors LLC	1550 E Behtline Ave, SE, Ste 15	Grand Rapids	MI	49506-4399	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 12 4-7-86 FR 151-003		
1060 Centre Road	02-14-23-153-018	Premier Auburn-II, LLC	560 Kirts Blvd, Ste 300	Tray	MI	48084-4141	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 18 4-7-86 FR 151-003	.1	
1092 Centre Road	02-14-23-153-019	Taounda Properties LLC	1092 Centre Rd	Auburn Hills	MI	48326	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 15 & W 55 FT OF LOT 16 12-22-86 FROM 015 & 016	.1	
1074 Centre Road	02-14-23-153-020	Engelwood Resources LLC	180 Engelwood Dr., Ste 1	Lake Orion	MI	48359	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK E 45 FT OF LOT 16 & ALL OF LOT 17 12-22-86 FROM 016 & 017	.1	
1160 Centre Road	02-14-23-153-022	AB Investments LLC	1160 Centre Rd	Auburn Hills	MI	48326	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK PART OF LOT 5 & ALL OF LOT 6, MORE PARTICULARLY DESC AS BEG AT SW COR OF SD LOT 6, TH N 00-05-12 W 289.63 FT, TH N 72-15-09 E 150.50 FT, TH S 17-44-51 E 71.17 FT, TH S 00-05-12 E 267.47 FT, TH S 89-54-48 W 165 FT TO BEG 11-15-89 FR 005 & 006	.1	
1180 Centre Road	02-14-23-153-023	Blackbird Holding Company, LLC	4684 Charing Cross Rd.	Bloomfield Hills	MI	48304-3205	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 4 & PART OF LOT 5, MORE PARTICULARLY DESC AS BEG AT SE COR OF SD LOT 4, TH S 89-54-48 W 355 FT, TH N 00-05-12 W 267.47 FT, TH W 17-44-51 W 71.17 FT, TH N 72-15-09 E 139.66 FT, TH ALG CURVE TO RIGHT, RAD 315 FT, CHORD BEARS N 77-14-50 E 54.85 FT, DIST OF 54.92 FT, TH S 00-05-12 E 389.69 FT TO BEG 11-15-89 FR 004 & 005	.1	
1098 Centre Road	02-14-23-153-024	Sabe, LLC	1300 Centre Rd.	Auburn Hills	MI	48326	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOTS 13 & 14 12-14-89 FR 013 & 014	.1	
1140 Centre Road	02-14-23-153-025	1140 Centre LLC	33477 Woodward Ave Ste 800	Birmingham	MI	48009-0929	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 7, ALSO PART OF LOT 8 ALL DESC AS BEG AT NE COR OF SD LOT 7, TH S 00-05-12 E 368.73 FT, TH S 89-54-48 W 250 FT, TH N 00-05-12 W 194.10 FT, TH ALG CURVE TO RIGHT, RAD 130 FT, CHORD BEARS N 36-04-59 E 153.45 FT, DIST OF 164.13 FT, TH N 72-15-09 E 167.33 FT TO BEG 4-22-93 FR 021	.1	
1140 Centre Road	02-14-23-153-026	1140 Centre LLC	33477 Woodward Ave Ste 800	Birmingham	MI	48009-0929	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK PART OF LOT 8, ALSO ALL OF LOTS 9 & 10 ALL DESC AS BEG AT SW COR OF SD LOT 10, TH N 00-05-12 W 210.90 FT, TH N 89-54-48 E 250 FT, TH S 00-05-12 E 210.90 FT, TH S 89-54-48 W 250 FT TO BEG 4-22-93 FR 021	.1	

Total Parcels Assessed

25

Grand Total

\$

Certification of Assessor

I, William Griffin, City Assessor, do hereby certify that the roll has been prepared by the Assessor pursuant to the _____, 2025, Resolution of City Council, and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the _____, 2025 Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.

Signed _____

Date _____

I hereby certify that on _____, 2025 the City Council of the City of Auburn Hills did confirm the attached special assessment roll.

ATTACHMENT C

CITY OF AUBURN HILLS RESOLUTION DECLARING NECESSITY AND TO PROCEED WITH PROJECT AND TO DEFRAY A PORTION OF THE COSTS OF THE PROJECT BY SPECIAL ASSESSMENTS UPON SPECIALLY BENEFITED PROPERTIES (RESOLUTION NO. 3) Innovation Drive

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 p.m. on the 20th day of January 2025, the following resolution was offered by Councilperson _____ and supported by Councilperson _____:

WHEREAS, the City has considered construction of the proposed improvement described below (the Project) and has further requested the establishment of a special assessment district to finance and defray a portion of the costs of the project; and

WHEREAS, the proposed improvement (the Project) is the repair of and improvements to Innovation Drive; and

WHEREAS, the Project is designed and intended to specially benefit the properties identified in the special assessment district (the District) attached to this Resolution; and

WHEREAS, after an initial consideration, the City Council on January 6, 2025, adopted its Resolution No. 2 declaring its tentative intent to proceed with the Project and with the establishment of the District; and

WHEREAS, plans for the Project, and an estimate of the costs of the project in the amount of \$1,487,000, of which amount it is estimated that approximately \$743,500 will be defrayed by special assessments against the properties in the special assessment district, have been prepared and notice of public hearing has been duly given, according to law, to the owners of property in the District to inform them of their opportunity to present comments and objections to the Project and to the District; and

WHEREAS, the hearing was duly conducted and held on January 20, 2025, consistent with the notice, following which the City Council determined to proceed with the project and the establishment of the district.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council determines that the Project is necessary.
2. The City shall proceed with the Project.
3. The plans and specifications prepared for the Project and the cost estimate for the Project in the amount of \$1,487,000 presented at the hearing are approved.
4. The District shall consist of the properties identified in the special assessment district attached to this Resolution and against which 50% of the cost of the project shall be assessed.
5. The District shall be designated and known as the Innovation Drive Road Improvement Special Assessment District, Special Assessment District No. 12.
6. The duration of the District's existence shall be ten (10) years, and unless paid in cash earlier with respect to a particular property, the special assessment shall be paid in ten (10) annual

installments at the rate of five percent (5%) interest to be charged on said installments, with the date of the first assessment installment to be determined and set forth in the City Council's Resolution confirming the special assessment roll.

7. The City Assessor shall prepare a special assessment roll that includes all lots and parcels of land within the District with the names of the respective record owners of each property, if known, and shall also include the total amount to be assessed against each property. The amount to be assessed against each property shall be based upon the proportionate amount of special benefit to be received by each property from the Project. The amount spread in each case shall be based upon the detailed estimate of costs as approved by the City Council.
8. When the Assessor completes the assessment roll, the Assessor shall file it with the City Clerk for presentation to the City Council, along with the Assessor's certification that the roll has been prepared by the Assessor pursuant to the January 20, 2025, Resolution of the City Council and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the January 20, 2025, Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.
9. The City Manager is directed to obtain firm bids from companies and/or other entities who are interested in performing the work necessary to complete the project.

AYES: 6 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel)

NAYES: None

ABSENT: 1 (Verbeke)

ABSTENTIONS: None

STATE OF MICHIGAN)
)ss

COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 20th day of January, 2025, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this ____ day of _____, 2025.

Laura M. Pierce
City Clerk

Innovation Drive Improvement Special Assessment District						
Special Assessment Roll						
Property Address	Parcel Number	Owner Name	Mailing Address	City	State	Zip
2500 Innovation Dr	02-14-23-127-017	Joyson Safety Systems	2500 Takata Dr	Auburn Hills	MI	48326
Legal Description						
T3N, R10E, SEC 23 PART OF NW 1/4 BEG AT PT DIST N 86-55-00 W 952.60 FT & N 34-35-00 W 1101.49 FT & N 01-26-00 E 388.60 FT FROM CEN OF SEC, TH N 01-26-00 E 395 FT, TH S 88-34-00 E 510 FT, TH S 01-26-00 W 395 FT, TH N 88-34-00 W 510 FT TO BEG, ALSO BEG AT PT DIST N 86-55-00 W 952.60 FT & N 34-35-00 W 1101.49 FT & N 01-26-00 E 395.50 FT & S 88-34-00 E 510 FT FROM CEN OF SEC, N 01-26-00 E 385 FT, N 86-25-53 E 683 FT TO NW 1/4 CORNER OF 1-75 EMPY, TH S 08-42-48 E 316.90 FT, TH S 08-12-30 E 85.60 FT TO NW 1/4 W LINE OF ADPPT BVD, TH ALG CURVE TO LEFT, RAD 80 FT, CHORD BEARS N 89-19-06 W 146.92 FT, DIST OF 72.33 FT, TH N 86-55-00 W 249.24 FT, TH ALG CURVE TO LEFT, RAD 235 FT, CHORD BEARS S 84-04-24 W 73.61 FT, DIST OF 73.61 FT, TH ALG CURVE TO RIGHT, RAD 175 FT, CHORD BEARS S 83-14-54 W 49.83 FT, DIST OF 50 FT, TH N 88-34-00 W 175.06 FT TO BEG 11.10 A 6-3-10 FR 006 & 013						
2550 Innovation Drive	02-14-23-176-012	BIO & KR Hub RE Group LLC	3841 Rosseglen Ct	Troy	MI	48064-2691
Legal Description						
T3N, R10E, SEC 23 PART OF NW 1/4 BEG AT PT DIST N 86-55-00 W 952.60 FT & N 34-35-00 W 1101.49 FT & N 01-26-00 E 173.58 FT FROM CEN OF SEC, TH N 01-26-00 E 154.92 FT, TH S 88-34-00 E 685.06 FT, TH ALG CURVE TO LEFT, RAD 245 FT, CHORD BEARS N 83-14-54 E 69.76 FT, DIST OF 70 FT, TH ALG CURVE TO RIGHT, RAD 1.65 FT, CHORD BEARS N 84-04-24 E 51.68 FT, DIST OF 51.89 FT, TH S 86-55-00 E 380 FT, TH ALG CURVE TO LEFT, RAD 80 FT, CHORD BEARS N 49-39-07 E 110 FT, DIST OF 121.28 FT, TH S 08-12-30 E 316.52 FT, TH N 86-55-00 W 755.70 FT, TH N 73-15-48 W 212.31 FT, TH N 88-34-00 W 360 FT TO BEG 6.10 A 8-29-97 FR 005 & 006						
Benefit						
1						
Assessment						

Total Parcels Assessed 2

Grand Total \$

Certification of Assessor

I, William Griffin, City Assessor, do hereby certify that the roll has been prepared by the Assessor pursuant to the Resolution of City Council, and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.

Signed _____
Date _____

I hereby certify that on _____, 2025 the City Council of the City of Auburn Hills did confirm the attached special assessment roll.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JANUARY 13, 2025

AGENDA ITEM NO 7A1

DOWNTOWN DEVELOPMENT AUTHORITY

**“Not Yet Approved”
CITY OF AUBURN HILLS
DOWNTOWN DEVELOPMENT AUTHORITY INFORMATIONAL MEETING**

January 13, 2025

LOCATION: Auburn Hills City Hall – Administrative Conference Room

CALL TO ORDER: Vice Chairperson Jernigan called the meeting to order at 5:34 p.m.

ROLL CALL:

Present:	Young (entered at 5:37 pm), Jernigan, Mayor Marzolf, Wayne, Bachan, Gatton, Townsend
Absent:	Wise
Also Present:	Stephanie Carroll, Economic Development Manager; Eveonne Roberts, Downtown Engagement Specialist
Guests:	None

PERSONS WISHING TO BE HEARD

None.

REVIEW OF BOARD TRAINING AND BYLAWS

Chairperson Young explained that the AHDDA operates a little differently than most, as was laid out in the training. Ms. Carroll reviewed those differences and the Bylaws as well. She also mentioned that our consultant, Christina, will return at some point in 2025 to discuss strategic planning. Ms. Carroll also stated that she and Chairperson Young will discuss the reimplementation of board committees and report back to the Board.

FISCAL YEAR 2025 PLANS

Ms. Carroll reminded the Board that 2025’s focus will be strategic planning, promotions, implementing way-finding signage within Downtown, and programming for the new public square. She also stated that the DDA will sponsor the same annual events as it has in the last few years.

ADJOURNMENT

Chairperson Young adjourned the Informational Meeting at 6:02 pm.

Respectfully submitted,

Eveonne Roberts
Downtown Engagement Specialist



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JANUARY 13, 2025

AGENDA ITEM NO 7A2

DOWNTOWN DEVELOPMENT AUTHORITY

“Not Yet Approved”

CITY OF AUBURN HILLS DOWNTOWN DEVELOPMENT AUTHORITY MEETING January 13, 2025

LOCATION: Auburn Hills City Hall – Administrative Conference Room

CALL TO ORDER: Chairman Young called the meeting to order at 6:04 p.m.

ROLL CALL:

Present:	Young, Jernigan, Mayor Marzolf, Wayne, Bachan, Gaton, Townsend
Absent:	Wise
Also Present:	Stephanie Carroll, Economic Development Manager; Eveonne Roberts, Downtown Engagement Specialist
Guests:	None

PERSONS WISHING TO BE HEARD

None.

CORRESPONDENCE AND PRESENTATIONS

Ms. Carroll presented the 2024 Annual Report to the Board’s attention, which also included an outlook for 2025.

APPROVAL OF MINUTES

A. Regular Meeting Minutes – November 18, 2025

Moved by Ms. Jernigan to approve the DDA Regular Meeting Minutes from November 18, 2025.

Seconded by Mr. Wayne

Yes: Young, Jernigan, Mayor Marzolf, Wayne, Bachan, Gaton, Townsend
No: None

Motion carried

FINANCIAL REPORT

A. FY 2024 Adopted Budget and YTD Summary – December 31, 2024

Ms. Carroll reviewed the financial report for period ending December 31, 2024.

Moved by Mr. Wayne receive and file the financial report for period ending December 31, 2024.

Seconded by Ms. Gaton.

Yes: Young, Jernigan, Mayor Marzolf, Wayne, Bachan, Gaton, Townsend

No: None

Motion carried

OLD BUSINESS

None.

NEW BUSINESS

A. Election of Officers

I. Chairperson

Mr. Young called for nominations for Chairperson of the DDA Board of Directors for 2025.

Moved by Ms. Jernigan to appoint Mr. Young as Chairperson to the Downtown Development Authority.

Seconded by Ms. Bachan

Yes: Young, Jernigan, Mayor Marzolf, Wayne, Bachan, Gatton, Townsend

No: None

Motion carried

II. Vice-Chairperson

Chairman Young called for nominations for Vice Chairperson of the DDA Board of Directors for 2025.

Moved by Mr. Wayne to appoint Ms. Jernigan as Vice Chairperson to the Downtown Development Authority.

Seconded by Ms. Bachan

Yes: Young, Jernigan, Mayor Marzolf, Wayne, Bachan, Gatton, Townsend

No: None

BOARD MEMBER COMMENTS

Vice Chairperson Jernigan mentioned she had heard several positive comments on the Tree Lighting Ceremony.

Ms. Bachan questioned the future addition of Holiday lighting to the planter boxes. Mayor Marzolf responded by stating that a funding request has been made, and the DDA has the ability to allocate additional funds for the enhancement of the holiday lighting within the Downtown for 2025.

Ms. Bachan questioned if the two-hour parking was being enforced. Ms. Carroll stated she would get the statistics on parking enforcement and mentioned that new, more visible signage is set to be installed in March.

EXECUTIVE DIRECTOR UPDATE

Ms. Carroll announced that Public Square would be completed by the end of May and that she applied for a grant through Main Street Oakland County to promote the space.

Ms. Carroll stated that the Southeastern Michigan Council of Governments (SEMCOG) will host one of its "Meet Ups" in Downtown Auburn Hills this September. She will work with SEMCOG staff on the details. Look for more information.

Mr. Wayne asked about having the city reinstitute hiring and payment for snow removal within the downtown area. He mentioned that leaving the snow removal up to the merchants isn't working. Mayor Marzolf stated that the Council will discuss this matter before the next winter season.

ADJOURNMENT

Moved by Ms. Bachan to adjourn the DDA Board meeting.

The DDA Board of Directors meeting adjourned at 6:42 p.m.

Respectfully submitted,
Eveonne Roberts
Downtown Engagement Specialist



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 3, 2025

AGENDA ITEM NO 7A3

TAX INCREMENT FINANCE AUTHORITY

**“Not Yet Approved”
CITY OF AUBURN HILLS
TAX INCREMENT FINANCE AUTHORITY MEETING**

January 14, 2025

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

ROLL CALL: Present: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher, Barash
Absent: Waltenspiel
Also Present: Brandon Skopek, Assistant City Manager / TIFA Executive Director; Andrew Hagge,
Assistant to the City Manager; Steve Baldante, Director of Public Works
Guests: Nick Talmers, Sophia Talmers

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 – December 10, 2024

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 December 10, 2024, as presented.

Seconded by Mr. Barash

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

Motion carried

B. TIFA Regular Meeting Minutes – December 10, 2024

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 December 10, 2024, as presented.

Seconded by Mr. Barash

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

CORRESPONDENCE AND PRESENTATIONS

A. Nick Talmers – Alo’s Sports Bar

Mr. Talmers, accompanied by his daughter, gave a presentation regarding the upcoming Alo’s Sports Bar in downtown Auburn Hills located at 3315 Auburn Road. Mr. Talmers is the property owner of the site for the sports bar. Mr. Talmers outlined the work that will need to take place before the restaurant can open, which includes, but is not limited to, the reconstruction of the roof and parking lot. Additionally, Mr. Talmers is seeking a TIFA Business Recruitment Grant, to help with construction costs. Mr. Talmers expressed concern with meeting the 120-day deadline. The deadline states that when the TIFA enters a grant agreement with a company, the company then has 120 days to open the business up to the public upon grant award.

The Board asked questions about parking, the food menu, the number of employees that would staff the restaurant, the lease agreement between tenant and property owner, and the total timeline of the project. Mr. Talmers stated that he hopes the roof, HVAC, and the parking lot will be completed sometime in the late-Spring early-Summer timeframe. As for the interior of the building, Mr. Talmers hopes that the rest of the building would be done approx. 5-6 months after the exterior work of the building is completed.

The TIFA Board’s grant review committee will review Mr. Talmer’s grant application and provide a recommendation to the rest of the TIFA Board, regarding a potential grant award, during the February TIFA Board of Directors Meeting.

CONSENT AGENDA

A. FY 2024 Adopted Budget and YTD Summary – December 31, 2024

There was no discussion on the consent agenda.

Moved by Mr. Moniz to approve the Consent Agenda.

Seconded by Dr. Fletcher

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

Motion carried

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. Approval of the Engineering and Design Services Agreement for the Riverwalk Pathway Project

Mr. Baldante, Director of the Auburn Hills’ Public Works Department, gave a brief presentation on the agenda item concerning the Riverwalk Pathway Project. Mr. Baldante noted that the item before them covers only the costs associated with the design work. The Board asked clarifying questions regarding the location and connection points of the Riverwalk Pathway.

Moved by Mr. Barash to approve the engineering and design services agreement with OHM Advisors for the Riverwalk Pathway Project in the amount of \$120,000 and geotechnical services agreement with G2 Consulting Group in the amount of \$20,000, for a total project cost not to exceed \$140,000. In addition, authorize a budget amendment increasing appropriations by \$20,000 in account 251-735-995.101 to fund the project.

Seconded by Dr. Fletcher

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

Motion Carried

B. Proposal to Purchase and Install Furniture in the Assessing, Clerk, and Finance Offices

Mr. Skopek presented the agenda item regarding the purchasing and installation of furniture in the Assessing, Clerk, and Finance/Treasury offices. Mr. Skopek explained to the Board that the furniture vendor is a certified Haworth office furniture provider, which is a part of the MiDeal cooperative purchasing consortium. Meaning, their pricing has already been competitively bid, and collecting multiple quotes or going out to bid was not necessary.

Moved by Mr. Gudmundsen to purchase office furniture for the Assessing, Clerk, and Finance/Treasurer offices at City Hall from ISCG, Inc. 612 N. Main Street, Royal Oak, MI under MiDeal contract numbers 22000000043 and 240000000497. Total costs shall not exceed \$106,696.96

Seconded by Mr. Moniz

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

No: None

Motion Carried

C. Proposal to Purchase and Install Floor Coverings in the Assessing, Clerk, and Finance Offices

Mr. Skopek presented the agenda item regarding the installation of floor coverings in the Assessing, Clerks, and Finance/Treasury offices. Mr. Skopek provided a brief review of the office remodeling project to the Board. Additionally, Mr. Skopek went over the invitation-to-bid- process with the Board and explained why Solar Contract Carpet was recommended for the project. In addition to Solar Contract Carpet being the lowest bidder, Mr. Skopek explained all the exceptional work that Solar Contract Carpet has provided to the City of Auburn Hills.

Moved by Dr. Fletcher to award the bid for the installation of floor coverings in the Assessing/Clerk/Finance offices at City Hall to Solar Contract Carpet, 12227 Beech Daly Road, Redford, Michigan in an amount not to exceed \$18,912.83.

Seconded by Mr. Goodhall

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

No: None

Motion Carried

EXECUTIVE DIRECTOR REPORT

None

BOARD MEMBER COMMENTS

The Board pointed out to city staff in attendance that sections of lights on the new downtown Christmas tree were out. Staff noted that they will address that problem and pointed out to the Board that the tree currently in the downtown will soon be replaced by the tree that was originally purchased by the TIFA.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, February 11, 2025, 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. Moniz to adjourn the TIFA Board meeting.

Seconded by Dr. Eldredge

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

No: None

Motion carried

The TIFA Board of Directors meeting adjourned at 5:12 p.m.

Steve Goodhall
Secretary of the Board

Andrew Hagge
Assistant to the City Manager



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 3, 2025

AGENDA ITEM NO 7B

FINANCE/TREASURER

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Mallory Jones, Deputy Treasurer
Submitted: January 23, 2025
Subject: Motion – To receive and file the Mariner Consulting 4th quarter Cash Management Investment Performance Review

INTRODUCTION AND HISTORY

Public Act 213 of 2007 requires local governments to prepare periodic investment reports for presentation to the governing body. The investment of the City's working capital or surplus monies is governed by the City's Investment Policy document which incorporates both state (Public Act 20 of 1943 as amended) and local statutes.

In January of 2011, the City engaged the services of a third-party consultant to provide a level of due diligence beyond internal staff review, perform quarterly reviews of the performance of the City's investment portfolio, and to ensure the City's investment portfolio remains in compliance with Public Act 20. Currently, the City's investment consultant is Brian Green of Mariner Consulting, and Mary Donovan of Insight Investment serves as the City's investment manager.

Attached is the 4th quarter 2024 investment performance review condensed report prepared by Mariner Consulting. The select pages include both a Summary and Executive report. These pages provide a summary of the City's asset allocation of investments, past and current performance, market values, and an evaluation. The complete 17-page quarterly report is filed with the City Clerk and available for review at any time.

As has been the practice, Mariner Consulting's report includes only managed cash invested through Insight Investment, the Local Government Investment Pool, and Michigan CLASS. Cash held by the city for operational needs is not reported. As of December 31, 2024 (unaudited), there was approximately \$39.9 M available for City operations in the City's operational checking account and allocated as follows:

\$12.7 M Governmental Funds
\$10.6 M Enterprise Funds
\$3.5 M Internal Service Funds
\$13.1 M Component Unit Funds

STAFF RECOMMENDATION

The staff recommends the acceptance of the 2024 4th quarter ending December 31, 2024, Cash Management Investment Performance review as attached and submitted by Mariner Consulting.

MOTION

Move to receive and file the Mariner Consulting 4th quarter Cash Management Investment Performance Review.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

City of Auburn Hills - Cash Management

Investment Performance Review
Period Ending December 31, 2024

MARINER

1. Investment Results for the \$103.9 million portfolio managed by Insight Investment and the Finance Director/Treasurer were behind benchmark for the quarter and for the trailing year. The investment rate of return was +0.07% for the quarter and +4.40% for the past 12 months. These results compare to +1.17% return for T-Bills this quarter, and +5.25% for the past 12 months. Longer term results (trailing 3 year and 5 year) are well ahead of peers.

2. Investment Activity for the quarter:

	<u>Manager</u>	<u>Interest</u>	<u>\$ FMV Adjustment</u>	<u>Total</u>
1)	Insight Investment	\$572,765	(\$834,999)	(\$262,234)
2)	Oakland County Invest Pool	\$0	\$2	\$2
3)	CDs plus J Fund	\$1,464	N/A	\$1,464
4)	Michigan CLASS	\$38,516	N/A	\$38,516
5)	Michigan CLASS EDGE	\$326,817	(\$26,823)	\$299,994
	TOTAL	\$939,562	(\$861,820)	\$77,742

3. Investment Activity for the trailing 12 months:

	<u>Manager</u>	<u>Interest</u>	<u>\$ FMV Adjustment</u>	<u>Total</u>
1)	Insight Investment	\$1,795,510	\$1,070,695	\$2,866,205
2)	Oakland County Invest Pool	\$80,229	(\$789)	\$79,440
3)	CDs plus J Fund	\$33,669	N/A	\$33,669
4)	Michigan CLASS	\$139,076	\$11,993	\$151,069
5)	Michigan CLASS EDGE	\$1,099,918	\$87,465	\$1,187,383
	TOTAL	\$3,148,402	\$1,169,364	\$4,317,766

4. The Average Credit Quality on the portfolio is AAA.

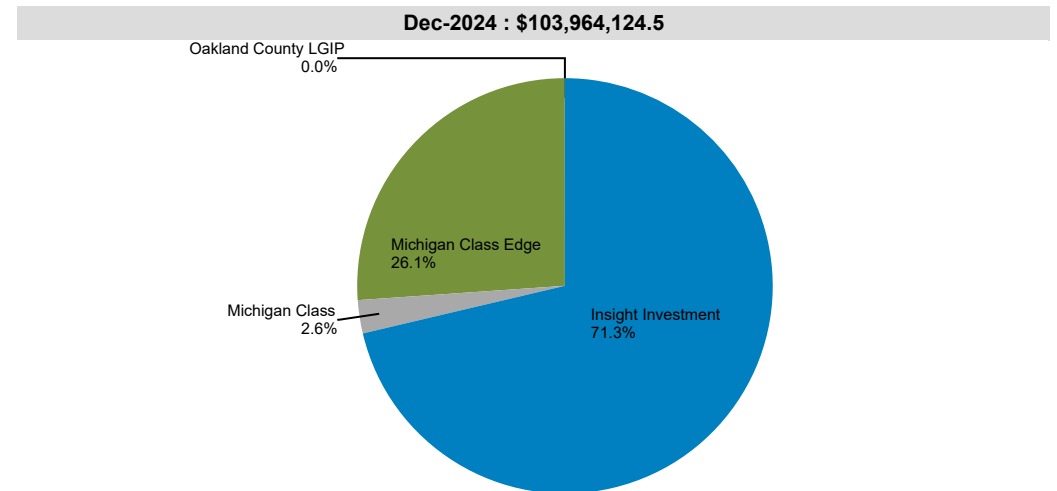
5. General investment guidelines and policies, as well as specific guidelines on safety and liquidity, are being followed.

6. Insight Investment and the Finance Director/Treasurer are earning competitive returns, net-of-fees. The active cash management program is both paying for itself and providing a significantly greater return on investment for the city after more than 14 years. Of note, the professional management of the Cash pools has added \$800,845 in additional return since January 2010.

Summary Report
City of Auburn Hills - Cash Management
As of December 31, 2024

	Allocation		Performance(%)									
	Market Value \$	%	QTR Ending Mar-2024	QTR Ending Jun-2024	QTR Ending Sep-2024	QTR Ending Dec-2024	1 YR	2 YR	3 YR	5 YR	Inception	Inception Date
Aggregate Cash Management	103,964,125	100.0	0.68	1.02	2.57	0.07	4.40	4.50	2.63	2.06	1.41	01/01/2010
90 Day U.S. Treasury Bill			1.29	1.32	1.37	1.17	5.25	5.13	3.89	2.46	1.19	
Insight Investment	74,141,866	71.3	0.48	0.91	3.02	-0.35	4.09	4.35	1.90	1.69	1.35	01/01/2010
90 Day U.S. Treasury Bill			1.29	1.32	1.37	1.17	5.25	5.13	3.89	2.46	1.19	
IM U.S. Cash Fixed Income (SA+CF) Median			1.35	1.35	1.76	1.17	5.46	5.41	4.02	2.64	1.65	
Michigan Class	2,688,232	2.6	1.35	1.35	1.35	1.23	5.38	5.33	4.13	2.60	2.36	05/01/2017
Michigan Class Edge	27,123,398	26.1	1.25	1.33	1.54	1.12	5.34	5.24			4.52	05/01/2022
Oakland County LGIP	2	0.0	0.48	0.84								05/01/2015
Comerica Govt Cash	10,627	0.0	1.26	1.28	1.30	1.16	5.09	4.81	3.59	2.23	1.83	03/01/2016

	Market Value 01/01/2024	Income	Net Investment Gain/Loss	Net Cash Flow	Market Value 12/31/2024
Aggregate Cash Management	90,971,801	3,148,403	1,169,364	8,674,557	103,964,125
Insight Investment	61,299,641	1,795,510	1,070,695	9,976,020	74,141,866
Michigan Class	3,214,828	139,076	11,993	-677,665	2,688,232
Michigan Class Edge	20,719,580	1,099,918	87,465	5,216,435	27,123,398
Oakland County LGIP	5,660,440	80,229	-789	-5,739,879	2
Certificates of Deposit	-	-	-	-	-
Comerica Govt Cash	77,311	33,669	-	-100,353	10,627



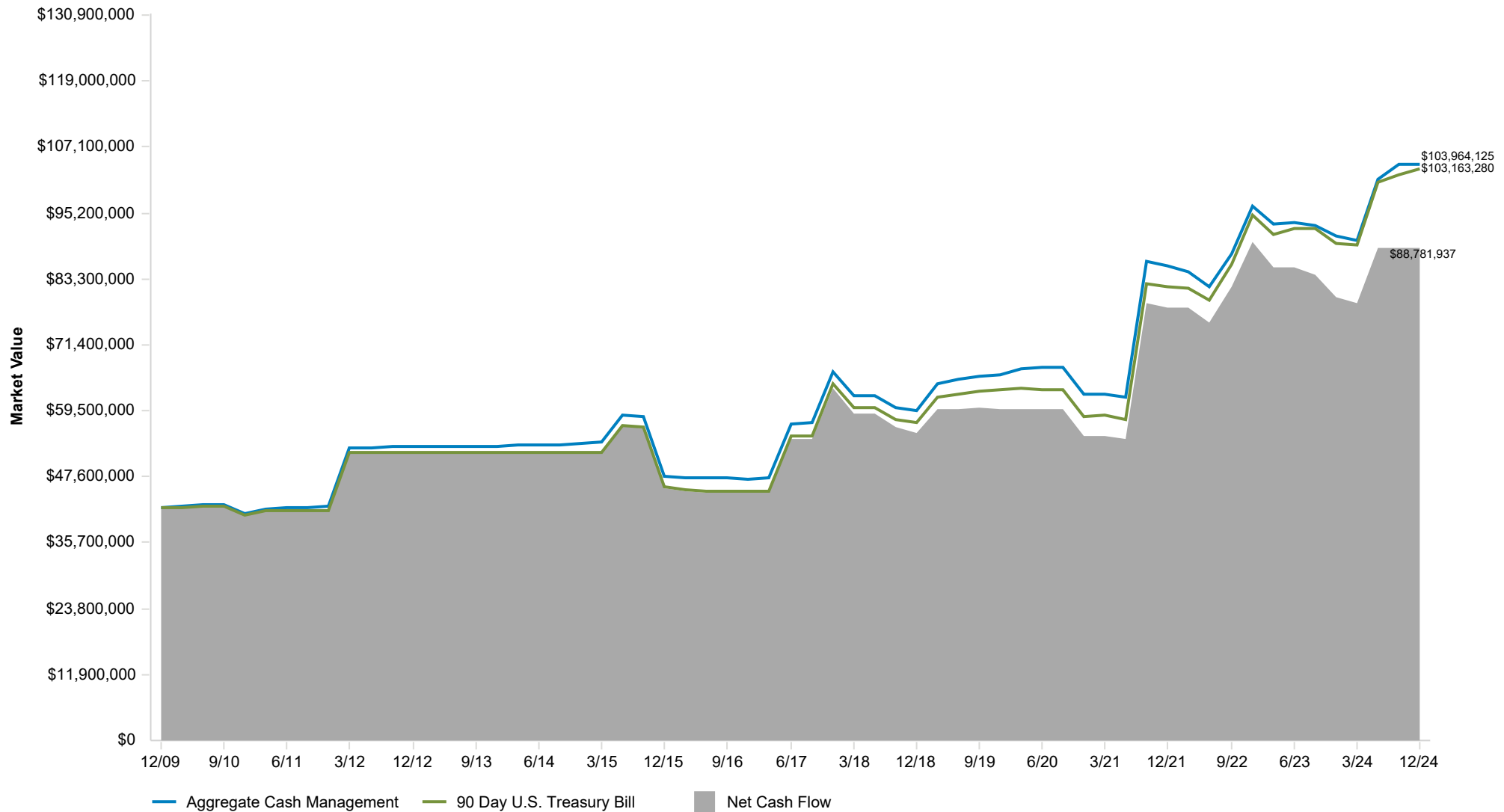
Comparative Performance Trailing Returns
City of Auburn Hills - Cash Management
As of December 31, 2024

Comparative Performance															
	MTH		QTR		YTD		1 YR		3 YR		5 YR		Inception		Inception Date
Aggregate Cash Management	0.12	(43)	0.07	(20)	4.40	(23)	4.40	(23)	2.63	(3)	2.06	(2)	1.41	(30)	01/01/2010
90 Day U.S. Treasury Bill	0.40	(5)	1.17	(2)	5.25	(7)	5.25	(7)	3.89	(1)	2.46	(1)	1.19	(49)	
Short Government Median	0.07		-0.29		3.71		3.71		0.77		0.93		1.18		
 Michigan Class	 0.40	 (6)	 1.23	 (2)	 5.38	 (5)	 5.38	 (5)	 4.13	 (1)	 2.60	 (1)	 2.36	 (1)	 05/01/2017
90 Day U.S. Treasury Bill	0.40	(5)	1.17	(2)	5.25	(7)	5.25	(7)	3.89	(1)	2.46	(1)	2.24	(1)	
Short Government Median	0.07		-0.29		3.71		3.71		0.77		0.93		1.22		
 Michigan Class Edge	 0.40	 (6)	 1.12	 (2)	 5.34	 (5)	 5.34	 (5)	 N/A		 N/A		 4.52	 (1)	 05/01/2022
90 Day U.S. Treasury Bill	0.40	(5)	1.17	(2)	5.25	(7)	5.25	(7)	3.89	(1)	2.46	(1)	4.37	(1)	
Short Government Median	0.07		-0.29		3.71		3.71		0.77		0.93		2.23		
 Comerica Govt Cash	 0.36	 (8)	 1.16	 (2)	 5.09	 (12)	 5.09	 (12)	 3.59	 (1)	 2.23	 (1)	 1.83	 (2)	 03/01/2016
90 Day U.S. Treasury Bill	0.40	(5)	1.17	(2)	5.25	(7)	5.25	(7)	3.89	(1)	2.46	(1)	1.99	(2)	
Short Government Median	0.07		-0.29		3.71		3.71		0.77		0.93		1.12		
 Insight Investment	 0.01	 (56)	 -0.35	 (54)	 4.09	 (30)	 4.09	 (30)	 1.90	 (9)	 1.69	 (5)	 1.35	 (32)	 01/01/2010
90 Day U.S. Treasury Bill	0.40	(5)	1.17	(2)	5.25	(7)	5.25	(7)	3.89	(1)	2.46	(1)	1.19	(49)	
Short Government Median	0.07		-0.29		3.71		3.71		0.77		0.93		1.18		
Insight Investment (Net of Fees)	0.01	(56)	-0.35	(54)	4.04	(33)	4.04	(33)	1.84	(10)	1.62	(6)	1.28	(39)	

Returns for periods greater than one year are annualized.
Returns are expressed as percentages.

Schedule of Investable Assets
City of Auburn Hills - Cash Management
 January 1, 2010 To December 31, 2024

Schedule of Investable Assets



Schedule of Investable Assets

Periods Ending	Beginning Market Value \$	Net Cash Flow \$	Gain/Loss \$	Ending Market Value \$	%Return
Jan-2010 To Dec-2024	42,139,379	46,642,558	15,182,187	103,964,125	1.41

Mariner Institutional compiled this report for the sole use of the client for which it was prepared. Mariner Institutional is responsible for evaluating the performance results of the Total Fund along with the investment advisors by comparing their performance with indices and other related peer universe data that is deemed appropriate. Mariner Institutional uses the results from this evaluation to make observations and recommendations to the client.

Mariner Institutional uses time-weighted calculations which are founded on standards recommended by the CFA Institute. The calculations and values shown are based on information that is received from custodians. Mariner Institutional analyzes transactions as indicated on the custodian statements and reviews the custodial market values of the portfolio. As a result, this provides Mariner Institutional with a reasonable basis that the investment information presented is free from material misstatement. This methodology of evaluating and measuring performance provides Mariner Institutional with a practical foundation for our observations and recommendations. Nothing came to our attention that would cause Mariner Institutional to believe that the information presented is significantly misstated.

This performance report is based on data obtained by the client's custodian(s), investment fund administrator, or other sources believed to be reliable. While these sources are believed to be reliable, the data providers are responsible for the accuracy and completeness of their statements. Clients are encouraged to compare the records of their custodian(s) to ensure this report fairly and accurately reflects their various asset positions.

The strategies listed may not be suitable for all investors. We believe the information provided here is reliable, but do not warrant its accuracy or completeness. Past performance is not an indication of future performance. Any information contained in this report is for informational purposes only and should not be construed to be an offer to buy or sell any securities, investment consulting, or investment management services.

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Methodology for this Award: For the 2022 Greenwich Quality Award for Overall U.S. Investment Consulting – Midsize Consultants – Between February and November 2022, Coalition Greenwich conducted interviews with 727 individuals from 590 of the largest tax-exempt funds in the United States. These U.S.-based institutional investors are corporate and union funds, public funds, and endowment and foundation funds, with either pension or investment pool assets greater than \$150 million. Study participants were asked to provide quantitative and qualitative evaluations of their asset management and investment consulting providers, including qualitative assessments of those firms soliciting their business and detailed information on important market trends.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 3, 2025

AGENDA ITEM NO 7C

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Tim Wisser, Manager of Municipal Properties
Submitted: January 23, 2025
Subject: Motion – To adopt the annual Arbor Day Proclamation

INTRODUCTION AND HISTORY

In 1976 the Arbor Day Foundation began the Tree City USA program. This is a nationwide program designed to promote the planting and preservation of public trees. 3,400 communities across the nation have made the commitment to become a Tree City USA member. This year will mark the 26th year that the City of Auburn Hills shares in this important distinction.

Participating in the Tree City USA program demonstrates our commitment to a healthy, sustainable, and responsible urban forestry program. These efforts reduce costs for energy and improve storm water management and erosion control. Trees can reduce energy consumption by up to 25% when strategically planted around buildings.

The City of Auburn Hills meets or exceeds all four core requirements to be a Tree City USA member, which are: Having a tree board, a tree ordinance, a forestry program with an annual budget of at least \$2 per capita and an annual Proclamation with an Arbor Day Observance event.

Our annual Arbor Day event will be a tree planting on Friday, April 25, 2025. There will be a presentation followed by the planting of a tree. Once the location and details are finalized, city staff will inform Council and administration so that anyone wishing to attend may do so.

STAFF RECOMMENDATION

Staff recommends that the Annual Arbor Day Proclamation be adopted by City Council in support of maintaining our Tree City USA designation.

MOTION

Move to adopt the annual Arbor Day proclamation designating Friday, April 25, 2025 as Arbor Day in the City of Auburn Hills.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS

PROCLAMATION

**Designation of Friday, April 25, 2025 as Arbor Day in
The City of Auburn Hills**

WHEREAS, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW THEREFORE, the Auburn Hills City Council does hereby proclaim April 25, 2025 as Arbor Day in the City of Auburn Hills, and urges all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

FURTHER, the Auburn Hills City Council urges all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Signed this 3rd day of February, 2025, at the City of Auburn Hills

Mayor Brian Marzolf



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 3, 2025

AGENDA ITEM NO 9A

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Steve Cohen, Director, Community Development; Stephanie Carroll, Economic Development Manager
Submitted: January 28, 2025
Subject: Motion – To Approve a Resolution for the Sale and Transfer of Management from Michigan by the Bottle, LLC to Michigan By the Bottle 2025, LLC.

INTRODUCTION AND HISTORY

Shannon and Courtney Casey opened Michigan By the Bottle in Downtown Auburn Hills in 2016. Over the years, MBTB brought the taste of some of Michigan's finest wines to Downtown Auburn Hills. In addition to wine tasting, MBTB has hosted numerous events and have been a great partner in our Downtown events. Late last year, the Casey's sold and transferred ownership of Michigan By the Bottle, its assets, and stores to the newly formed Michigan By the Bottle 2025. MBTB 2025 LLC is owned by Paul Hamelin, his son Geoff Hamelin, and Sam and Taylor Simpson, who own Good Harbor Vineyard and Aurora Cellars in Leelanau County. This new ownership will enhance a successful business in our downtown area and bring new opportunities and experiences to our community. The Michigan Liquor Control Commission's (MLCC) process for transferring licenses requires local approval of the sale and management transfer.

STAFF RECOMMENDATION

Staff recommend approving the resolution for the sale and transfer of management from Michigan By the Bottle, LLC to Michigan By the Bottle 2025 LLC. The Police Department has completed a formal investigation of Michigan By the Bottle 2025 and recommends approval.

MOTION

Move to approve the attached resolution for the sale and transfer of management from Michigan by the Bottle, LLC to Michigan by the Bottle 2025 LLC.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



**RESOLUTION
FOR THE SALE AND TRANSFER OF MANAGEMENT FROM MICHIGAN BY THE BOTTLE, LLC
TO MICHIGAN BY THE BOTTLE 2025, LLC.**

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the City Council Chamber at 1827 N. Squirrel Road, Auburn Hills, MI 48326, at 7:00 PM, on the 3RD day of February 2025, the following resolution was offered by Council Member _____ and seconded by Council Member _____:

WHEREAS, In 2016, Michigan By the Bottle, located at 3384 Auburn Road, was opened in Downtown Auburn Hills and

WHEREAS, Michigan By The Bottle has sold the management and business to Michigan By the Bottle 2025, LLC, and

WHEREAS, the Auburn Hills Police Department has completed a formal investigation of Michigan by Bottle 2025, LLC, and recommends approval.

NOW, THEREFORE, BE IT RESOLVED that the Auburn Hills City Council approves the sale and transfer of management from Michigan By the Bottle, LLC to Michigan By the Bottle 2025, LLC.

AYES:

NAYES:

ABSENT:

ABSTENTIONS:

RESOLUTION ADOPTED

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the 3rd day of February 2025.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this 3rd day of February 2025.

Laura M. Pierce, City Clerk



Auburn Hills
Police Department
MEMORANDUM



To: Chief of Police Ryan Gagnon
Cc: Lieutenant Jeremy Stubbs
Cc: Deputy Chief Scott McGraw
From: Detective Paul Wagenmaker
Subject: Liquor License Report – Michigan By the Bottle 2025 LLC
Date: 01/17/2025

Reviewed and Approved.
R. J. 1/20/25

Auburn Hills Police Department Case #25-915

On January 15, 2025, Lieutenant Stubbs assigned a local Liquor Control Commission Investigation to me (Detective Wagenmaker). The applicant known as Michigan By the Bottle 2025, LLC has purchased and taken over management of the existing Michigan By the Bottle LLC that operates at 3384 Auburn Road, Auburn Hills, MI. The new owners/management have applied for a transfer of ownership of a joint off-premises tasting room license and permit with a Sunday sales permit and Entertainment Permit. The location will be the same with no changes to the existing building.

There are four (4) owners/applicants who are Paul R. Hamelin, Geoffrey Paul Hamelin, Samuel Taylor Simpson, and Joanna Taylor Simpson. A TLO search revealed that the owners/applicants have worked/owned multiple wineries in the State of Michigan.

I searched LARA- AIMS website for 3384 Auburn Rd, Auburn Hills, MI and there is an existing joint off-premises tasting room license at the location with an expiration date of 04/30/2025. There are no active investigations into any violations by the MLCC. The last violation at the venue was in 2024 to the previous owner for failing to provide proof of server training.

Joanna Simpson and Samuel Simpson own Aurora Cellars LLC in Lake Leelanau, MI. They have active licenses including on-premises tasting room permit and small wine maker permit. There are no active/recent violations.

Paul Hamelin and Geoffrey Hamelin own Chaos Vintners LLC in Northport, MI. They have an active off-premises tasting room license. There are no active/recent violations.

I ran all the owners/applicants through LEIN/NCIC and through TLO. There were no LEIN/NCIC hits, no bankruptcies, judgments, or current Liens in TLO. Human Resources did an I-Chat search and only Samuel Simpson had a criminal record for operating while intoxicated in 2006.



Auburn Hills
Police Department
MEMORANDUM



The manager listed on the application is Veronica Burnett. She has worked for Michigan By the Bottle and was the manager of Blue Skies Brewery also located downtown Auburn Hills. She has no negative CLEMIS contacts and is clear LEIN/NCIC.

An Off-Premises Tasting Room License is issued to a manufacturer licensee that operates a tasting room that is not located on the licensed manufacturing premises of the manufacturer licensee.

For this particular business operation, the wine will be sold and served by sample flights and wine bottles will be sold at the venue for off-premises consumption.

This application needs only Chief of Police approval.

Respectfully submitted,

Paul Wagenmaker

Detective Wagenmaker #203



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 3, 2025

AGENDA ITEM NO 9B

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Steve Cohen, Director, Community Development; Stephanie Carroll, Economic Development Manager
Submitted: January 21, 2025
Subject: Motion – To approve a request from Michigan By The Bottle 2025 for Additional Joint Off-Premises Tasting Room Permits

INTRODUCTION AND HISTORY

Shannon and Courtney Casey opened Michigan By the Bottle in Downtown Auburn Hills in 2016. Late last year, the Caseys sold and transferred ownership of Michigan By the Bottle, its assets, and stores to the newly formed Michigan By the Bottle 2025 LLC in December 2024. MBTB 2025 LLC is owned by Paul Hamelin and his son Geoff Hamelin and Sam and Taylor Simpson, who own Good Harbor Vineyard and Aurora Cellars in Leelanau County.

The new ownership is focused on growing and producing some of the best wines in Michigan. With this ownership change, MBTB 2025 wishes to add eleven (11) wineries to the Auburn Hills location, requiring local legislative approval. Those new wineries include Verterra, Good Harbor, Aurora Cellars, Rove Estate Winery, Peninsula Cellars, Domain Barrien Winery, Bonobo Winery, Modales Winery, Dablon Winery, Sandhill Crane Vineyards, and Blustone Winery. In total, the wineries showcased at MBTB Auburn Hills grow and produce over 60% of the top award-winning wineries in the state.

A Joint Off-Premises Tasting Room Permit is issued to each manufacturer licensee that jointly operates a tasting room that is not located on the manufacturer license's premises. Michigan By the Bottle does not manufacture its products; it serves as a tasting room only. The Michigan Liquor Control Commission (MLCC) must receive local legislative approval from the City Council to complete the license.

STAFF RECOMMENDATION

The new owners applied for a transfer of ownership of a joint off-premises tasting room license and permit with a Sunday Sales permit and Entertainment Permit. The Police Department has completed a formal investigation of Michigan By the Bottle 2025 and recommend approval.

MOTION

Move to adopt the attached resolutions approving a request from Michigan By the Bottle 2025, LLC for new Joint Off-Premises Tasting Room Permits for Verterra, Good Harbor, Aurora Cellars, Rove Estates, Peninsula Cellars, Domain Berrien Winery, Bonobo Winery, Modales Winery, Dablon Winery, Sandhill Crane Vineyards, and Blustone Winery.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



Local Government Approval For Off-Premises Tasting Room License
(Authorized by MCL 436.1536)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new Off-Premises Tasting Room License application.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (name of township, city, village)

called to order by _____ on _____ at _____
(date) (time)

the following resolution was offered:

Moved by _____ and supported by _____

that the application from Chaos Vintners LLC, dba Verterra Winery 224840
(name of applicant - if a corporation or limited liability company, please state the company name)

for a **NEW OFF-PREMISES TASTING ROOM LICENSE**

to be located at: 3384 Auburn Road, Auburn Hills, MI 48326

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the
council/board at a _____ meeting held on _____
(regular or special) (date) (name of township, city, village)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Fax to: 517-763-0059



Local Government Approval For Off-Premises Tasting Room License
(Authorized by MCL 436.1536)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new Off-Premises Tasting Room License application.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (name of township, city, village)

called to order by _____ on _____ at _____
(date) (time)

the following resolution was offered:

Moved by _____ and supported by _____

that the application from Harbor Hill Fruit Farms LLC, dba Good Harbor Vineyards. 18794
(name of applicant - if a corporation or limited liability company, please state the company name)

for a NEW OFF-PREMISES TASTING ROOM LICENSE

to be located at: 3384 Auburn Road, Auburn Hills, MI 48326

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

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council/board at a _____ meeting held on _____
(regular or special) (date) (name of township, city, village)

Print Name of Clerk

Signature of Clerk

Date

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Local Government Approval For Off-Premises Tasting Room License
(Authorized by MCL 436.1536)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new Off-Premises Tasting Room License application.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (name of township, city, village)

called to order by _____ on _____ at _____
(date) (time)

the following resolution was offered:

Moved by _____ and supported by _____

that the application from Aurora Cellars LLC, dba Aurora Cellars, 244593
(name of applicant - if a corporation or limited liability company, please state the company name)

for a **NEW OFF-PREMISES TASTING ROOM LICENSE**

to be located at: 3384 Auburn Road, Auburn Hills, MI 48326

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the
council/board at a _____ meeting held on _____
(regular or special) (date) (name of township, city, village)

Print Name of Clerk

Signature of Clerk

Date

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Mailing address: P.O. Box 30005, Lansing, MI 48909
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Local Government Approval For Off-Premises Tasting Room License
(Authorized by MCL 436.1536)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new Off-Premises Tasting Room License application.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (name of township, city, village)

called to order by _____ on _____ at _____
the following resolution was offered: (date) (time)

Moved by _____ and supported by _____

that the application from Grape Harbor Inc. dba Peninsula Cellars 18807
(name of applicant - if a corporation or limited liability company, please state the company name)

for a NEW OFF-PREMISES TASTING ROOM LICENSE

to be located at: 3384 Auburn Road, Auburn Hills, MI 48326

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the
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Print Name of Clerk

Signature of Clerk

Date

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Local Government Approval For Off-Premises Tasting Room License
(Authorized by MCL 436.1536)

Instructions for Applicants:

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Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (name of township, city, village)
called to order by _____ on _____ at _____
(date) (time)
the following resolution was offered:
Moved by _____ and supported by _____
that the application from SandHill Crane Vineyards LLC, dba SandHill Crane Vineyards 150432
(name of applicant - If a corporation or limited liability company, please state the company name)

for a NEW OFF-PREMISES TASTING ROOM LICENSE

to be located at: 3384 Auburn Road, Auburn Hills, MI 48326

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the
council/board at a _____ meeting held on _____
(regular or special) (date) (name of township, city, village)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

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Mailing address: P.O. Box 30005, Lansing, MI 48909
Fax to: 517-763-0059



Local Government Approval For Off-Premises Tasting Room License
(Authorized by MCL 436.1536)

Instructions for Applicants:

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Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (name of township, city, village)
called to order by _____ on _____ at _____
(date) (time)
the following resolution was offered:

Moved by _____ and supported by _____
that the application from Gallaghers Vineyard and Winery Corp. dba Rove Estate Vineyard and Winery 238065
(name of applicant - If a corporation or limited liability company, please state the company name)

for a NEW OFF-PREMISES TASTING ROOM LICENSE

to be located at: 3384 Auburn Road, Auburn Hills, MI 48326

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the
council/board at a _____ meeting held on _____
(regular or special) (date) (name of township, city, village)

Print Name of Clerk

Signature of Clerk

Date

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Mailing address: P.O. Box 30005, Lansing, MI 48909
Fax to: 517-763-0059



Local Government Approval For Off-Premises Tasting Room License
(Authorized by MCL 436.1536)

Instructions for Applicants:

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Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (name of township, city, village)

called to order by _____ on _____ at _____
(date) (time)

the following resolution was offered:

Moved by _____ and supported by _____

that the application from Domaine Berrien Cellars, Inc. dba Domaine Barrien Winery 138398
(name of applicant - if a corporation or limited liability company, please state the company name)

for a NEW OFF-PREMISES TASTING ROOM LICENSE

to be located at: 3384 Auburn Road, Auburn Hills, MI 48326

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the
council/board at a _____ meeting held on _____
(regular or special) (date) (name of township, city, village)

Print Name of Clerk

Signature of Clerk

Date

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Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Fax to: 517-763-0059



Local Government Approval For Off-Premises Tasting Room License
(Authorized by MCL 436.1536)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new Off-Premises Tasting Room License application.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (name of township, city, village)
called to order by _____ on _____ at _____
(date) (time)
the following resolution was offered:
Moved by _____ and supported by _____
that the application from Blustone Partners LLC dba Blustone Vineyards 225761
(name of applicant - If a corporation or limited liability company, please state the company name)

for a NEW OFF-PREMISES TASTING ROOM LICENSE

to be located at: 3384 Auburn Road, Auburn Hills, MI 48326

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the
council/board at a _____ meeting held on _____
(regular or special) (date) (name of township, city, village)

Print Name of Clerk

Signature of Clerk

Date

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(Authorized by MCL 436.1536)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new Off-Premises Tasting Room License application.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (name of township, city, village)

called to order by _____ on _____ at _____
(date) (time)

the following resolution was offered:

Moved by _____ and supported by _____

that the application from OV The Farm LLC, dba Bonobo Winery 236032
(name of applicant - if a corporation or limited liability company, please state the company name)

for a NEW OFF-PREMISES TASTING ROOM LICENSE

to be located at: 3384 Auburn Road, Auburn Hills, MI 48326

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the
council/board at a _____ meeting held on _____
(regular or special) (date) (name of township, city, village)

Print Name of Clerk

Signature of Clerk

Date

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Mailing address: P.O. Box 30005, Lansing, MI 48909
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Local Government Approval For Off-Premises Tasting Room License
(Authorized by MCL 436.1536)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new Off-Premises Tasting Room License application.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (name of township, city, village)

called to order by _____ on _____ at _____
the following resolution was offered: (date) (time)

Moved by _____ and supported by _____

that the application from Glenn Vineyards LLC, dba Modales Winery 262913
(name of applicant - if a corporation or limited liability company, please state the company name)

for a NEW OFF-PREMISES TASTING ROOM LICENSE

to be located at: 3384 Auburn Road, Auburn Hills, MI 48326

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the
council/board at a _____ meeting held on _____ (name of township, city, village)
(regular or special) (date)

Print Name of Clerk

Signature of Clerk

Date

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(Authorized by MCL 436.1536)

Instructions for Applicants:

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Instructions for Local Legislative Body:

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At a _____ meeting of the _____ council/board
(regular or special) (name of township, city, village)

called to order by _____ on _____ at _____
(date) (time)

the following resolution was offered:

Moved by _____ and supported by _____

that the application from Dablon Vineyards LLC, dba Dablon Winery 227087
(name of applicant - if a corporation or limited liability company, please state the company name)

for a **NEW OFF-PREMISES TASTING ROOM LICENSE**

to be located at: 3384 Auburn Road, Auburn Hills, MI 48326

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the
council/board at a _____ meeting held on _____
(regular or special) (date) (name of township, city, village)

Print Name of Clerk

Signature of Clerk

Date

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Mailing address: P.O. Box 30005, Lansing, MI 48909
Fax to: 517-763-0059



Auburn Hills
Police Department
MEMORANDUM



To: Chief of Police Ryan Gagnon
Cc: Lieutenant Jeremy Stubbs
Cc: Deputy Chief Scott McGraw
From: Detective Paul Wagenmaker
Subject: Liquor License Report – Michigan By the Bottle 2025 LLC
Date: 01/17/2025

Reviewed and Approved.
R.J. 1/20/25

Auburn Hills Police Department Case #25-915

On January 15, 2025, Lieutenant Stubbs assigned a local Liquor Control Commission Investigation to me (Detective Wagenmaker). The applicant known as Michigan By the Bottle 2025, LLC has purchased and taken over management of the existing Michigan By the Bottle LLC that operates at 3384 Auburn Road, Auburn Hills, MI. The new owners/management have applied for a transfer of ownership of a joint off-premises tasting room license and permit with a Sunday sales permit and Entertainment Permit. The location will be the same with no changes to the existing building.

There are four (4) owners/applicants who are Paul R. Hamelin, Geoffrey Paul Hamelin, Samuel Taylor Simpson, and Joanna Taylor Simpson. A TLO search revealed that the owners/applicants have worked/owned multiple wineries in the State of Michigan.

I searched LARA- AIMS website for 3384 Auburn Rd, Auburn Hills, MI and there is an existing joint off-premises tasting room license at the location with an expiration date of 04/30/2025. There are no active investigations into any violations by the MLCC. The last violation at the venue was in 2024 to the previous owner for failing to provide proof of server training.

Joanna Simpson and Samuel Simpson own Aurora Cellars LLC in Lake Leelanau, MI. They have active licenses including on-premises tasting room permit and small wine maker permit. There are no active/recent violations.

Paul Hamelin and Geoffrey Hamelin own Chaos Vintners LLC in Northport, MI. They have an active off-premises tasting room license. There are no active/recent violations.

I ran all the owners/applicants through LEIN/NCIC and through TLO. There were no LEIN/NCIC hits, no bankruptcies, judgments, or current Liens in TLO. Human Resources did an I-Chat search and only Samuel Simpson had a criminal record for operating while intoxicated in 2006.



Auburn Hills
Police Department
MEMORANDUM



The manager listed on the application is Veronica Burnett. She has worked for Michigan By the Bottle and was the manager of Blue Skies Brewery also located downtown Auburn Hills. She has no negative CLEMIS contacts and is clear LEIN/NCIC.

An Off-Premises Tasting Room License is issued to a manufacturer licensee that operates a tasting room that is not located on the licensed manufacturing premises of the manufacturer licensee.

For this particular business operation, the wine will be sold and served by sample flights and wine bottles will be sold at the venue for off-premises consumption.

This application needs only Chief of Police approval.

Respectfully submitted,

Paul Wagenmaker

Detective Wagenmaker #203



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 3 2025

AGENDA ITEM NO 13A

13. CLOSED SESSION

No Electronic Information Available

MOTION

Move to meet in closed session to discuss Attorney's Opinion letter, pursuant to MCL 15.268(1)(h) of the Open Meetings Act.



CHARTER TOWNSHIP OF ORION
OFFICE OF THE SUPERVISOR
CHRIS BARNETT

December 18, 2024

Auburn Hills City Council
1827 N Squirrel Rd
Auburn Hills, MI 48326

Dear Auburn Hills City Council,

On behalf of the Orion Township community, we would like to applaud and recognize the response by the Auburn Hills Fire Department and the Auburn Hills Police Department to the recent explosion at the Keatington New Town Condos. Their swift response was crucial to preventing further devastation and maintaining order at the scene to ensure the safety of both residents and emergency personnel.

We are proud to be a part of a community that supports one another, and it is in times of crisis, when we are reminded of the power of unity and the importance of coming together.

We are truly grateful for their service to our community.

Sincerely,

Chris Barnett
Supervisor
Charter Township of Orion

Ryan Allen
Fire Chief
Charter Township of Orion

Company headquarters remains in Oakland County city despite layoff notice



Samsung SDI's North American headquarters in Auburn Hills. (Peg McNichol/MediaNews Group)

By [Peg McNichol](#) | pmcnichol@medianewsgroup.com

PUBLISHED: January 19, 2025 at 8:27 AM EST

The recent announcement by an Auburn Hills company that 179 people will be laid off in February sparked social media complaints about more than \$15 million in state and local incentives the company received.

The facts are a little more complicated.

Samsung SDI makes batteries for electric vehicles and other uses and is one of more than a dozen subsidiaries of South Korea-based Samsung.

In 2015, SDI bought Magna ECar's electric-battery production plant at 4121 North Atlantic Blvd., and later announced it would expand to 50 Continental Drive.

SDI qualified for \$15 million in state grants since then: \$10 million as an incentive to make Auburn Hills its North American headquarters and \$5 million for an expansion.

These state grants are meant to give Michigan a competitive edge over other states, said Otie McKinley, spokesman for the Michigan Economic Development Corp.

But the state doesn't simply write a check to the company, he said.

What triggers a partial or full payment, he said, is proof that the agreed-upon jobs were created or that a company spent an agreed-upon amount of money on building construction, renovations or equipment.

In 2018, the MEDC approved a 6-year, \$10 million grant to SDI, based on the company adding at least 25 new jobs in 2019 and even more jobs each year through 2024, when SDI promised to add 400 jobs, according to the agreement.

Oakland County Michigan Works! provides recruitment support for companies but was not asked to do so by SDI. The county is providing resources and support to the 179 workers who will be laid off from the two locations, according to the county's workforce development manager, Jennifer Llewellyn.

There is room for flexibility, which is documented as an amendment to each grant agreement. The COVID-19 pandemic, for example, led the MEDC to extend some deadlines. SDI and other companies received extensions.

In 2023, the state announced an additional \$5 million grant as an incentive for SDI's promise of 368 jobs with an average pay of \$37.50 per hour – in addition to the original \$10 grant's 461 new jobs. The company's plan included a \$41 million capital investment according to state documents.

The state also required proof of SDI's property lease, machinery and equipment purchases and a workforce development plan tied to the job creation for the 2018 grant.

In 2019, the Auburn Hills City Council had agreed to give the company a 5-year, 50% property tax break for the Continental Drive location, worth just over \$140,000.

Stephanie Carroll, Auburn Hills' economic development manager, said SDI's impending layoffs represent only about one-sixth of their workforce in the city. She estimated that more than 600 people remain employed at the company. SDI's two Auburn Hills buildings have a total capacity of 800 people.

SDI's property tax cut agreement expired on Dec. 31. Carroll said such tax breaks are limited to five years per company, with no extensions.

More Stellantis workers to return to more frequent in-office work



René Möllerhenn, a commissioning engineer at Horiba Automotive Test Systems, left, helps to run a demonstration of the new Moving Ground Technology incorporated into the wind tunnel inside the Stellantis research and technical center in Auburn Hills on Tuesday, Oct. 22, 2024. The upgrade includes belts suspended by cushions of air, which enable wheel movement at all four corners, while a fifth belt runs longitudinally beneath the vehicle, mimicking on-road travel conditions.

By [Tribune News Service](#) | Tribune News Service

UPDATED: January 29, 2025 at 6:56 PM EST

Stellantis NV is ordering its employees to return to on-site work three to five days per week effective March 3, according to an email sent to employees on Wednesday.

It's the latest shakeup for the transatlantic automaker since the resignation of CEO Carlos Tavares in December after sales tanked last year, vocal outcries by its dealers and a public battle with the United Auto Workers over production allocation. North American Chief Operating Officer Antonio Filosa, who took over in October, has said he's focused on turning around the U.S. market where vehicles have been priced too high.

Stellantis executives previously had championed remote working when [it instituted its "New Era of Agility" in 2022](#). It allowed non-assembly line workers to work from home 70% of the time, and executives emphasized the ability to hire the best talent anywhere. Since then, employees in certain departments like engineering, technology and manufacturing [had been called back to work in the office more often](#).

"As we accelerate our transformation, we recognize the value of consistent on-site presence and see it as a key enabler to win in the marketplace," according to a Stellantis statement sent by spokesperson Jodi Tinson. "Many of our teams are already working on-site 3-5 days a week as we maintain a flexible work environment. Today's announcement is confirmation that bringing teams together to build stronger connections is a competitive necessity."

Crosstown competitors already have called many of their employees back to the office more frequently. [A year ago](#), General Motors Co. started requiring its salaried staff within 50 miles of an assigned office location to work in person Tuesday through Thursday. Ford Motor Co. last year started requiring more salaried employees come to the office three days a week, too.

It's unclear what Stellantis' return-to-work policy could mean regarding previous discussions of potential other or additional utilizations of its North American headquarters campus in Auburn Hills.

The company in 2023 negotiations with the United Auto Workers had sought the ability to sell or close more 18 U.S. facilities, including the roughly 500-acre office tower and technical center. At the time, North American leadership said it had no plans of abandoning the location, but said the company could explore [a sale-leaseback arrangement](#).

Oakland University behind national trend of lower tuition costs

But students are making gains in use of financial aid



Oakland University and other public universities in Michigan are not seeing the same national trend of lower tuition costs. photo by Matt Fahr Media News Group

By Matthew Fahr | mfahr@medianewsgroup.com | The Oakland Press

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Oakland University and other public universities in Michigan are not within the national trend of lower tuition rates which have steadily declined over the past decade.

According to a 2024 College Board report on college pricing and student aid, over the decade between 2014-15 and 2024-25, the average inflation adjusted tuition and fees declined by 9% for public two-year in-district students, declined by 4% for public four-year in-state students, and increased by 4% for private nonprofit four-year students.

Oakland University is not within the national downward trend for tuition and fees, but they are ahead of the nation in other areas.

Since 2015, lower division rates that apply to freshmen and sophomores with fewer than 56 credits, have gone from \$383.75/credit to \$528.75 in 2024 — an increase of 31.7%.

Upper division rates, which apply to juniors and seniors with 56 or more credits, have gone from \$445/credit to \$615.75 — up 32.1%.

Those rates apply to the College of Arts and Sciences, with different rates in the School of Engineering and Computer Science, School of Business, School of Nursing, and School of Health Sciences.

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Graduate level rates at OU went from \$655/credit in 2015 to \$915 in 2024 — up 33.7%.

“While national averages show a slight decline in published tuition rates, this trend does not fully reflect the challenges faced by many Michigan public regional universities, including Oakland University,” said Dawn Aubry, vice president for enrollment management at OU.



Oakland University and other public universities in Michigan are not seeing the same national trend of lower tuition costs. Photo by Matt Fahr

Operating support, or state aid, for Michigan's 15 public universities since 2013 has helped alleviate increases in tuition prices. However, the state's public universities received \$380 million less from the state in 2023 than they did in 2011, adjusting for inflation.

All 15 public universities in the state are above the national average of \$11,650 annually for tuition, at 12 undergraduate credits per semester for a two-semester school year.

Rising operational costs such as faculty salaries and health benefits, maintenance costs and investments in technology are part of the reason for the rise in tuition costs at OU.

"Despite those costs and the drop in state funding, universities like Oakland are committed to affordability through financial aid and other means, and we work hard to offset that price for students," said Aubry.

But the average net tuition and fees — what students pay after accounting for grants, scholarships and financial aid — have decreased nationally by 40% over the past decade.

Factor in institutional financial aid from OU, allocated at \$42.2 million for fiscal year 2025, combined with federal and state awards, the reduction in the cost of tuition for an average student is roughly 29%.

"Families are looking at the bottom dollar and what they have to pay and using any federal or state resources to lower that (tuition) number, and we have a number of resources here to help them do that, no matter what their economic or academic situation is," Aubry said.

According to the College Board report, in 2023-24, undergraduate and graduate students nationally received a total of \$256.7 billion in student aid in the form of grants, federal work study, loans, and tax benefits.

Undergraduate students received an average of \$16,360 per full-time student in financial aid: \$11,610 in grants, \$3,900 in federal loans, \$760 in education tax benefits, and \$90 in federal work study.

"We need to help families understand that what you see published as a tuition rate, in most cases you will not be paying that public tuition rate," said Aubry. "Rather than focusing on sticker price, we are prioritizing the net cost and leveraging financial aid to make Oakland more affordable."

Among the 15 public universities in Michigan, Oakland was on par with others in the rise in tuition rates from last year. Twelve of the 15, including Oakland, had a tuition increase of over 4% for graduate and undergraduate costs from 2023-24 rates.

But OU is below the national average when it comes to the debt students carry after graduation.

According to the National Education Initiative, the average monthly payment among student loan holders is between \$200 and \$299 and university graduates nationally owe an average of \$28,244 a year after they leave school. Oakland University students are far below the national average at \$22,750.