



**CITY OF AUBURN HILLS**  
REGULAR CITY COUNCIL MEETING  
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.

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Brian W. Marzolf, Mayor

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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.

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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 925.25 FT, TH S 07-58-22 E 96.36 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 A42/6/89 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 898.73 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 N 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	Stegrier 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	Kingson	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 N 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	Troy	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	Troy	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	Troy	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 GEN 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 GEN OF SEC, N 01-26-00 E 385 FT, N 86-25-53 E 683 FT TO NW 1/4 CORNER, 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 ADOPPT BLVD, 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 GEN 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.