



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
MINUTES

AUGUST 21, 2023

CALL TO ORDER: Mayor McDaniel at 7:00 PM.
LOCATION: Council Chamber, 1827 N. Squirrel Road, Auburn Hills MI
Present: Mayor McDaniel, Council Members Carrier, Cionka, Hawkins, Knight, Marzolf, and Verbeke
Absent: None
Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Fire Chief Massingill, Community Development Director Cohen, Construction Coordinator Lang, Economic Development Mgr Carroll, DPW Director Baldante, Appraiser Griffin, Management Assistant Hagge, Engineer Driesenga

35 Guests

4. APPROVAL OF MINUTES

4a. City Council Workshop Minutes, August 7, 2023.

Moved by Knight, Seconded by Cionka.

RESOLVED: To approve the City Council Workshop Minutes of August 7, 2023.

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.08.086

Motion Carried (7 - 0)

4b. City Council Regular Meeting Minutes, August 7, 2023.

Moved by Carrier, Seconded by Knight.

RESOLVED: To approve the City Council Regular Meeting Minutes of August 7, 2023.

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.08.087

Motion Carried (7 - 0)

5. APPOINTMENTS AND PRESENTATIONS

5a. Administration of Oath to Firefighter Dianne Knapp

Chief Massingill presented Firefighter Knapp. She has been serving communities since 2004 and brings a wealth of knowledge with her to the City of Auburn Hills.

6. PUBLIC COMMENT

There was no public comment.

7. CONSENT AGENDA

7a. Board and Commission Minutes

7a1. Tax Increment Finance Authority, August 8, 2023

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

7b. Motion – To approve the Resolution of Support for Transportation Economic Development Fund (TEDF) Category A Funding for Lapeer Road Improvements, along with the associated Reimbursement Agreement with Schostak Brothers & Company Inc.

RESOLVED: To approve the Resolution of Support for Transportation Economic Development Fund (TEDF) Category A Funding for the LAPEER ROAD IMPROVEMENT & ECONOMIC DEVELOPMENT PROJECT, along with the attached AGREEMENT REGARDING TRANSPORTATION IMPROVEMENT PROJECT. (Attachment A)

7c. Motion – To approve the regional nozzle grant purchase.

RESOLVED: To approve the purchase of 136 Elkhart Brass fire suppression nozzles form CSI Emergency Apparatus, LLC in the amount of \$122,515.54 which are to be distributed among participating agencies and accept reimbursement of federal funding as well as from The Village of Holly Fire Department, Brandon Township Fire Department, and Farmington Hills Public Safety and To approve budget amendments as detailed in the memo increasing both the General fund Fire Suppression appropriations \$109,858.10 and increasing revenues \$109,858.10. (Attachment B)

7d. Motion – To approve the Crisis Intervention Team Training Reimbursement Program.

RESOLVED: To approve the Memorandum of Understanding with the Oakland Community Health Network and authorize the Chief of Police to sign the agreement on behalf of the City.

7e. Motion – To reallocate funding for the DPW HVAC Renovation Project.

RESOLVED: To reallocate \$295,500 for the DPW HVAC Renovation Project to the capital fund and amend the 2023 budget with an increase in appropriations of \$20,000.00.

7f. Motion - To receive and file the Salary Resolution and Benefits Resolution as recommended by the Elected Officials Compensation Commission.

RESOLVED: To receive and file the Salary Resolution and Benefits Resolution as recommended by the Elected Officials Compensation Commission on August 15, 2023. (Attachments C & D)

Moved by Verbeke, Seconded by Carrier.

RESOLVED: To approve the Consent Agenda

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.08.088

Motion Carried (7 - 0)

8. UNFINISHED BUSINESS

8a. Motion – To consider non-renewal of the hotel license for Comfort Suites.

Ms. Pierce presented the history regarding the consideration for non-renewal of the Comfort Suites hotel license based on multiple violations from the Community Development Department and the Fire Department as well as failure to pay taxes, failure to submit the renewal application and the renewal application fee. Comfort Suites was given multiple extensions to address these violations. Ms. Pierce reported that the license for this location expired in December of 2022.

Mr. Lang, of the Community Development Department, shared that since the last meeting the handrails on the exterior of the building have been repaired. He shared that there are two outstanding building permits. These outstanding permits pertain to the public seating area that has been under construction for several years.

Comfort Suites has been informed that they are to call for a final inspection in this area. To date there has been no explanation as to why there has been a delay in the completion of these permits.

Chief Massingill shared that there was an inspection this afternoon at 2:00PM and the alarm panel was indicating five areas of trouble within the system. The Fire Department has not received any updates on the progress for finishing up the fire doors or addressing the troubles that are showing up on the panels. He reported that the sprinkler system is operating at this time.

Mr. Stoychoff, attorney for Comfort Suites, shared that there has been miscommunication regarding the outstanding building permits and that he will follow up on this issue. He commented that, to his knowledge, Carraway Fire and Life Safety System has been employed to take care of the last few things with the fire panel. Carraway will be installing one more piece of equipment that will be available this Friday. Once this has been installed, Carraway will need four to ten more days to complete the clearing of the panel and then it will be fully operational, as of right now it is 99% completed. He commented that he has been informed that the panel is fully operational. He shared that all the fire sprinklers have been tagged.

Mayor McDaniel pointed out that at the last City Council meeting there were two alarm errors, two of the three were related to the alarm calling for cellular back up and the other error was the sprinklers. He reiterated what the Fire Chief reported that as of 2PM today there are now five areas of trouble and unfortunately there is no one present to report where those troubles are reporting from or the process to rectify these errors of trouble.

Council shared their concerns with the length of time these issues have taken to be resolved. They commented that there has been ample opportunity to rectify all concerns and stated that they had concern that the management was not seeing the urgency to the issues that staff has presented. They remarked that there is no excuse as to why the owner, general manager, and general contractor could not be present to help explain and answer questions. There was discussion regarding the fact that the alarm panel was still not 100% operational and that the hotel was still renting rooms to customers. Apprehensions were shared with renewal of this hotel due to the multiple extensions for renewal and the lack of fulfillment of the promises given. It was shared that every step forward seems to be a step backwards even after multiple extensions for renewal. Attorney Stoychoff shared that the owners do care about the progress of this facility, and this is why they hired Carraway Fire and Life Safety Systems. It was clarified that Carraway Fire is the third-party vendor that was hired to assist with the problem from Siemens for the back-up phone line. Carraway will be evaluating the system and will work with the Fire Department to make sure everything is done properly, and that Carraway started working today. They have ordered a part that will be arriving on Friday August 25th. Mr. Stoychoff confirmed that they will need another four to ten days to ensure that all the trouble areas on the periphery panel are functioning properly. He shared that there has been progress each step of the way and that sometimes you just need a little more time.

Chief Massingill stated that they need to evaluate the system and identify what the five areas of trouble are and then Comfort Suites will need to make the repairs to those areas. The end goal is to have a panel that is not showing any trouble areas. It was discussed that since that panel is alerting trouble that Comfort Suites should reinstate the fire watch. He also commented that the fire doors also need to function properly and satisfy code. It was reported that the fire doors are in varying states of approval, they are not 100% completed and that there are necessary repairs that were ongoing as of 2PM today. Mr. Lang confirmed that two fire doors in the stairwells either did not close automatically or did not close tightly. It was stated there is one door that has a significant gap in the frame, which defeats the purpose of a fire door.

The City Attorney explained the process if the renewal was denied. Council was encouraged to provide one more extension to complete the violations and bring the facility into 100% compliance.

Mayor McDaniel commented that these issues will need to be reviewed again. Staff will take action on September 1st at noon as to whether or not to renew the hotel license for Comfort Suites. This should provide ample opportunity for Carraway Fire to rectify the concerns with the fire panel and alarm system, have the cellular back up modem in place as well as the other outstanding violations.

Mr. Carrier stated that he is not comfortable with renewal of this property due to this issue taking so long to rectify the issues.

Moved by Knight, Seconded by Cionka.

RESOLVED: To issue a conditional license to Comfort Suites to expire on December 31, 2023, however if all of the items listed by Community Development and the Fire Department are not complete by noon on September 1, 2023 then the license will be denied.

VOTE: Yes: Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: Carrier

Resolution No. 23.08.089

Motion Carried (6 - 1)

8b. Motion – To consider the hotel license for Extended Stay America.

Ms. Pierce explained that Extended Stay America has undergone a reinspection and have been found to be in compliance with the city ordinance. There are some deferred maintenance issues on the exterior of the building, but progress is being made to correct those violations.

Mr. Lang provided a list of deferred maintenance issues; failing caulk, worn furniture and other items that showed the age of the hotel. The District Manager contacted Mr. Lang and shared that there had been problems with the building engineer and the local management however this is no longer an issue. The inside of the building is now showing great improvement and Mr. Carroll has laid out an extensive plan on how the exterior of the building will be handled in the coming year.

Mr. David Carroll, District Manager for Extended Stay America, shared that the landscaper will focus on the exterior of the building and the pathway that is adjacent to University Drive will be addressed. The parking lot will be resurfaced this Fall. He stated that the cattle gate that leads to Five Points Drive is on order and should be installed this Fall as well.

Moved by Hawkins, Seconded by Cionka.

RESOLVED: To issue a conditional license to Extended Stay America, 3315 University to expire on December 31, 2023.

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.08.090

Motion Carried (7 - 0)

9. NEW BUSINESS

9a. Public Hearing/Motion – To approve new UL LLC Industrial Development District.

Public Hearing/Motion – To approve request for six (6) year IFEC for UL LLC.

Mr. Ben Griffin presented the request for an Industrial Development District and an application for an Industrial Facilities Exemption Certificate. UL LLC is investing over \$40 million dollars to build an 88,900 square foot improvement on a 12.95-acre parcel located at Bald Mountain Road, south of Dutton Road. The IDD boundaries will be the exact property lines and the IDD will sunset at the same time the IFT will expire on December 30, 2029. The company qualifies for a six-year abatement.

Mr. Jesse Sing, General Manager with UL LLC and Mr. John Casey from Deloitte were present.

Mayor McDaniel opened the Public Hearing for the IDD at 7:52 PM

Hearing no comments, Mayor McDaniel closed the Public Hearing for the IDD at 7:52 PM

Moved by Carrier, Seconded by Cionka.

RESOLVED: To approve the UL LLC Industrial Development District, by adopting the attached resolution. (Attachment E)

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.08.091

Motion Carried (7 - 0)

Mayor McDaniel opened the Public Hearing for the IFEC at 7:54 PM

Hearing no comments, Mayor McDaniel closed the Public Hearing for the IDD at 7:54 PM

Moved by Cionka, Seconded by Hawkins.

RESOLVED: To approve the request for a 6-year IFEC for UL LLC, by adopting the attached resolution. (Attachment F)

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.08.092

Motion Carried (7 - 0)

9b. Motion – To approve the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit / GM Electric Vehicle Parts Assembly, Distribution, and Office Facility.

Mr. Cohen presented the request for PUD approval from PAH Real Estate LLC to construct a 715,012 square foot building at the former location of the Palace of Auburn Hills. Once built it will be the second largest industrial building in the City. It was explained that the Planning Commission approved the plans in May 2023 but since then the plans have been reduced by 35%. The PUD is requested because this project will not meet the ordinance requirements for the T & R District. It was shared that no delivery trucks will be allowed on city roadways and upgraded landscaping and berms will be added to this property to hide the loading of the trucks. As a condition to the PUD, the developer, Schostak, has agreed to provide \$1 million as a net public benefit. \$250,000 will be given to the Auburn Hills Community Foundation and \$750,000 will be used for public purposes at the sole discretion of the Auburn Hills City Council. Construction is anticipated to start this Fall with completion taking place in December 2024.

Mr. Sam Ashley, President of Cunningham Limp who are the construction managers for this development, shared that the placement of the 186 trucks on the west side of this site will not be static but in a que that will be moved in and out with product, not a static operation. The truck traffic will link in step with plant operations, leaving every two minutes. He explained that the trucks will travel northbound on Lapeer Road and turn west into Momentum Way. The interchange between, northbound and the southbound traffic on Lapeer Road will

be a reconfiguration to allow traffic patterns to pull in the site on Momentum Way. There is also reconfiguration taking place for trucks traveling southbound on Lapeer Road into the existing Primary Drive and there is an extend tapering that will take place south onto the I-75 ramp.

Ms. Verbeke shared her safety concerns with the flow of traffic for those that travel on Lapeer Road with all the truck traffic.

Mr. Labadie of Fishbeck, assured City Council that the reconfiguration will include a loon when the median is not wide enough for the radius of the turning truck. The road is not being redesigned at the Dutton, Brown, and M-24 Roads.

Chief Gagnon stated that there is a dual lane left hand turn median north of Brown Road to come back south and there is flail lane on the westside of Lapeer Road. He shared that the trucks are day cab trucks, not the sleeper semi-trucks so the turning radius is shorter and easier.

Mr. Marzolf shared that he appreciates the sensitivity has been taken into account for environment. It was shared that of the over 70 acres of asphalted area has been covered with an impervious surface and by the time this project is completed this will be reduced by approximately 15%. They will also be planting over 900 new trees.

Mr. Knight disclosed that he has shares in GM. Attorney Beckerleg stated that there is no significant financial benefit that should cause concern with Mr. Knight voting.

Moved by Carrier, Seconded by Cionka.

RESOLVED: To accept the Planning Commission's recommendation and approve the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for the GM Electric Vehicle Parts Assembly, Distribution, and Office Facility subject to the conditions of the City's Administrative Review Team.

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.08.093

Motion Carried (7 - 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Marzolf – He commented that the development on Primary Street is behind on schedule. He shared his concerns that this project has taken 10 years to complete, and residents are frustrated. Mr. Cohen stated that he will meet with the building official and find out the status of the development. Mayor McDaniel commented that this site needs to be visited once a day to ensure that there is no trash laying around. Mr. Lang stated that the blight ordinance that can be utilized. This project is to be completed by November 2023.

Mr. Knight – He shared that the concert series has gone well. He would like to see a survey completed on the sidewalks and pathways to see if there are any repairs needed and that all the pathways are installed.

Ms. Verbeke – She acknowledged Henry Knight on his retirement from 76 years of ministry.

Mr. Cionka – He congratulated Firefighter Knapp on this great accomplishment.

Mr. Hawkins – He wished his wife a Happy Anniversary.

Mr. Carrier – He wished the Hawkins a Happy Anniversary and also congratulated Firefighter Knapp.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

Mr. Tanghe - He shared that the City Anniversary Concert date will be confirmed on social media. He thanked Congresswoman Haley Stevens for being at the 11th Congressional District meeting and what she is working on in Washington DC that effects local government.

13. ADJOURNMENT

Hearing no objections, the Mayor adjourned the meeting at 8:36 PM.

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk

ATTACHMENT A
RESOLUTION OF SUPPORT
LAPEER ROAD IMPROVEMENT
& ECONOMIC DEVELOPMENT PROJECT

At a regular meeting of the City Council of the City of Auburn Hills, County of Oakland, State of Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 PM, on the 21st day of August 2023.

The following resolution was offered by Councilperson Verbeke and seconded by Councilperson Carrier:

WHEREAS, the Michigan Department of Transportation is accepting applications for grants from the Transportation Economic Development Fund Category A Program; and

WHEREAS, Schostak Brothers & Company Inc. intends to construct a new facility for General Motors on the former Palace of Auburn Hills site, investing \$200,000,000 and creating 1,050 jobs, which will directly support the expanded General Motors Orion Assembly Facility in Orion Township; and

WHEREAS, the City acknowledges and supports the new business developments in the area that will bring new jobs to Michigan, including General Motors and surrounding businesses; and

WHEREAS, the Michigan Department of Transportation has determined that Lapeer Road crossovers will need to be reconstructed to accommodate heavy truck traffic at the new facility, and

WHEREAS, the City and Schostak Brothers & Company Inc. have partnered together to apply for the grant funding through the Michigan Transportation Economic Development Fund to aid in funding the Lapeer Road Improvement & Economic Development Project; and

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Auburn Hills hereby authorizes an application for a Transportation Economic Development Funds Category A grant for the Lapeer Road project, wherein the City of Auburn Hills will commit to providing a local 20% match of \$1,200,000 with the Michigan Transportation Economic Development Fund Grant consideration of \$4,800,000. The Michigan Department of Transportation will continue to maintain the improved roadway; and

BE IT FURTHER RESOLVED, by the City Council of the City of Auburn Hills that in an ongoing effort to manage traffic patterns efficiently and effectively in Auburn Hills, and in support of economic development and bringing new jobs to Michigan, the City Council of the City of Auburn Hills supports

BE IT FURTHER RESOLVED NOW that the City Council of the City of Auburn Hills authorizes Thomas A. Tanghe, City Manager, to prepare and submit the application for the above-named project and to be designated as the authorized agent for all activities associated with securing and accepting any funding.

AYES: 7 (Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke)
 NAYS: None
 ABSENT: None
 ABSTENTIONS: None

STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS

I, the undersigned, the duly qualified and acting City Clerk of the City of Auburn Hills, County of Oakland, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Auburn Hills at a regular meeting held on the 21st day of August 2023, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this ____ day of August 2023.

Laura M. Pierce, City Clerk

ATTACHMENT B

STAFF RECOMMENDATION

To approve the purchase of 136 Elkhart Brass fire suppression nozzles from CSI Emergency Apparatus, LLC. and amend the General fund Fire Suppression account number 101-339-978.00-FFIGHTERASST with an increase of \$37,300 to cover the full cost of 51 nozzles for Auburn Hills totaling \$49,957.44 and amend 101-339-953.900-FFIGHTERASST (Contributions to Other Governments) with an increase of \$72,558.10 to reflect the full costs of the remaining 85 nozzles. Further, staff recommends increasing account 101-339-507-FFIGHTERASST \$87,025.45 to reflect the full federal award. Also, increasing 101-339-676.001 \$14,130.10 to reflect the reimbursement revenue from the other agencies. The net impact of this transaction to the General Fund is zero as the Auburn Hills out of packet cost of \$12,657.44 is available in the current 2023 appropriated funds.

ATTACHMENT C



ELECTED OFFICIAL COMPENSATION COMMISSION

2023 SALARY RESOLUTION FOR ELECTED OFFICIALS Auburn Hills Elected Officials Compensation Commission

At a duly called meeting of the Elected Officials Compensation Commission of the City of Auburn Hills, Oakland County, Michigan, held in the Council Conference Room at 1827 North Squirrel Road, Auburn Hills, Michigan 48326 on August 15, 2023 at 6:00 PM,

The following resolution was offered by Commission Member Klemanski and seconded by Commission Member Casey:

WHEREAS, the Auburn Hills Elected Officials Compensation Commission has reviewed the salary of the Mayor, the Mayor Pro Tem and the City Council Members of the City of Auburn Hills as established by this Commission in 2005 and continued in 2007, 2009, 2011, 2013, 2015, 2017, 2019 and 2021;

WHEREAS, upon said review of the existing salaries and comparable data for local elected officials in Oakland County, the Auburn Hills Elected Officials Compensation Commission hereby determines that the salaries of officials elected to, re-elected to or continuing to serve in office following the November 2021 Election, shall be changed, effective following that date:

THEREFORE, IT IS HEREBY RESOLVED, that:

- The Mayor of the City of Auburn Hills, so sworn following the November 2023 Election, shall receive an annual salary of \$10,800.
- The Mayor Pro Tem and City Council Members of the City of Auburn Hills, so sworn following the November 2023 Election, shall receive an annual salary of \$8,105.

The Commission's determination of salary for Elected Officials of the City of Auburn Hills shall be effective as stated herein, unless rejected by a two-thirds vote of City Council within thirty (30) days from the date this resolution is filed with the City Clerk.

THEREFORE, IT IS HEREBY RESOLVED, that the Commission's determination of benefits for Elected Officials of the City of Auburn Hills shall be as stated above.

AYES: 4 (Casey, Klemanski, Moniz, Walker)

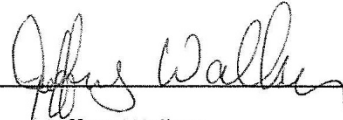
NAYES: None

ABSENT: 1 (Westover)

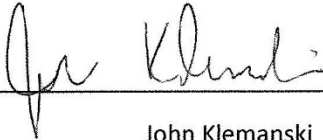
COMPENSATION COMMISSION MEMBERS



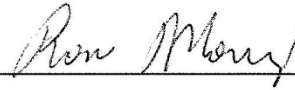
Patrick Casey



Jeffrey Walker



John Klemanski



Ron Moniz

ABSENT

Clinton Westover

ATTACHMENT D



ELECTED OFFICIALS COMPENSATION COMMISSION

2023 BENEFITS RESOLUTION FOR ELECTED OFFICIALS **Auburn Hills Elected Officials Compensation Commission**

At a duly called meeting of the Elected Officials Compensation Commission of the City of Auburn Hills, Oakland County, Michigan, held in the Council Conference Room at 1827 North Squirrel Road, Auburn Hills, Michigan 48326 on August 15, 2023 at 6:00 PM, the Auburn Hills Elected Officials Compensation Commission reviewed the benefits of the Mayor, Mayor Pro Tem and the City Council Members of the City of Auburn Hills.

The following resolution was offered by Commission Member Walker and seconded by Commission Member Casey:

WHEREAS, the Auburn Hills Elected Officials Compensation Commission has discussed the existing benefits of the Elected Officials of Auburn Hills, and upon completion of such discussion, the Commission has hereby determined that benefits of prior elected officials, officials elected, re-elected or continuing to serve in office following the November, 2023 Election shall continue to be modified per the resolution in July, 2015.

- Effective November 3, 2015, for Officials elected on or after November 2, 1999 and who elect to purchase health care, such benefits shall be equal to those levels of the Non-Union employees of the City and shall be modified at the same time as they are modified for Non-Union employees without action by the Compensation Commission.
- Effective November 3, 2015, any current serving Official not receiving medical benefits for which they are eligible and who wishes to elect them may do so at current benefit levels of the Non-Union employees and shall continue to receive them equal to those levels of the Non-Union employees of the City and shall be modified at the same time as they are modified for Non-Union employees without action by the Compensation Commission.
- Effective November 3, 2015, retired Officials elected prior to November 2, 1999 and receiving medical benefits for which they are eligible, shall continue to receive them equal to those levels of the Non-Union employees of the City and shall be modified at the same time as they are modified for Non-Union employees without action by the Compensation Commission.
- Effective November 5, 2019, Elected Officials elected prior to November 3, 2015 and who continue to serve and are eligible for the employee 401K contribution, may elect to have that contribution redirected to a 457 deferred compensation plan.

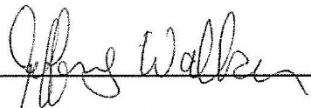
THEREFORE, IT IS HEREBY RESOLVED, that the Commission’s determination of benefits for Elected Officials of the City of Auburn Hills shall be as stated above.

AYES: 4 (Casey, Klemanski, Moniz, Walker)
NAYES: None
ABSENT: 1 (Westover)

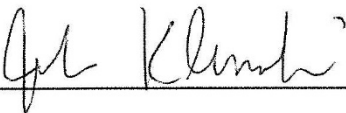
COMPENSATION COMMISSION MEMBERS



Patrick Casey



Jeffrey Walker



John Klemanski



Ron Moniz

ABSENT
Clinton Westover

ATTACHMENT E
CITY OF AUBURN HILLS
RESOLUTION
ESTABLISHING AN INDUSTRIAL DEVELOPMENT DISTRICT
FOR UL LLC

At a regular meeting of the City Council of the City of Auburn Hills, County of Oakland, State of Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 PM, on the 21st day of August 2023.

The following resolution was moved by Council Member Carrier and seconded by Council Member Cionka:

WHEREAS, Act 198 of the Public Acts of 1974, as amended, authorizes the City Council of Auburn Hills to establish an Industrial Development District; and

WHEREAS **UL LLC** has petitioned this City Council to establish an Industrial Development District on the property herein described; and

WHEREAS, construction, acquisition, alteration, or installation of a proposed facility within the district has not commenced as of this date of the filing of the request to establish the district; and

WHEREAS, the City Council of the City of Auburn Hills, has given written notice by certified mail to the owners of real property within the proposed Industrial Development District; and

WHEREAS a public hearing was held on **21th day of August, 2023** at which all of the owners of real property within the proposed Industrial Development District and all residents and taxpayers of Auburn Hills were afforded an opportunity to be heard; and

WHEREAS, the City Council deems it to be in the best interest of the City of Auburn Hills to establish the Industrial Development District as proposed;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Auburn Hills that the following described parcels of land situated in the City of Auburn Hills, County of Oakland, State of Michigan, to wit:

Parcel identification: 02-14-01-100-031

T3N, R10E, SEC 1 PART OF NW 1/4 BEG AT PT DIST S 01-16-35 E 60 FT & N 88-46-37 E 60 FT & S 01-16-35 E 392 FT FROM NW SEC COR, TH N 88-46-37 E 728.68 FT, TH S 01-16-35 E 764.01 FT, TH S 89-55-32 W 745.84 FT, TH N 01-16-35 W 207.42 FT, TH N 89-16-03 E 17 FT, TH N 01-16-35 W 541.79 FT TO BEG 12.75 A 12-8-21 FR 028

be and here is established as an Industrial Development District pursuant to the provisions of Act 198 of the Public Acts of 1974 to be known as the **UL LLC Industrial Development District. The district will be sunset on 31st day of December 2029.**

AYES: 7 (Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke)
NAYS: None
ABSENT: None
ABSTENTIONS: None

RESOLUTION ADOPTED

STATE OF MICHIGAN)

) SS

COUNTY OF OAKLAND)

I, the undersigned, 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 City Council held on the **21st day of August 2023**, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on **this ____ day of August 2023.**

Laura M. Pierce, City Clerk

ATTACHMENT F
CITY OF AUBURN HILLS
RESOLUTION APPROVING AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
FOR UL LLC

At a regular meeting of the City Council of the City of Auburn Hills, County of Oakland, State of Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 PM, on the 21st day of August 2023.

The following resolution was offered by Councilperson Cionka and supported by Councilperson Hawkins:

WHEREAS, pursuant to P.A. 198, 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on the **21st day of August 2023**, the City of Auburn Hills, established an Industrial Development District, commonly referred to as the **UL LLC Industrial Development District**; and

WHEREAS **UL LLC** has filed an application for an Industrial Facility Exemption Certificate with the Clerk of the City of Auburn Hills with respect to proposed new **real property** within the **UL LLC Industrial Development District**; and

WHEREAS, before acting on said application, the City Council of Auburn Hills held a hearing on the **21st day of August 2023** at a regularly scheduled meeting, at which time the applicant, the assessor, and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction of the facility has not begun earlier than six (6) months before **6th day of June, 2023**, the date of the acceptance of the application for the Industrial Facility Exemption Certificate; and

WHEREAS, completion of the **real property** is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in Auburn Hills; and

WHEREAS, the aggregate SEV of real property exempt from ad valorem taxes within the City of Auburn Hills after granting this certificate **will exceed 5%** of an amount equal to the sum of the SEV of the unit, plus the SEV of real property thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of Auburn Hills that:

1. The City Council of Auburn Hills finds and determines that the granting of this Industrial Facilities Exemption Certificate, together with the aggregate amount of the certificates previously granted and currently in force, under PA 198 of 1974, and PA 225 of 1978, **shall not** have the effect of substantially impeding the operation of the City of Auburn Hills, or of impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the City of Auburn Hills.

2. The application from **UL LLC** for an Industrial Facilities Exemption Certificate with respect to the **New Construction of Real Property** on the following described parcel of real property situated within the **UL LLC Industrial Development District**; to which;

The real property parcel the facility is located on is identified as tax parcel **02-14-01-100-031**, having an address **4322 New Energy Way**, City of Auburn Hills, MI 48326, including:

T3N, R10E, SEC 1 PART OF NW 1/4 BEG AT PT DIST S 01-16-35 E 60 FT & N 88-46-37 E 60 FT & S 01-16-35 E 392 FT FROM NW SEC COR, TH N 88-46-37 E 728.68 FT, TH S 01-16-35 E 764.01 FT, TH S 89-55-32 W 745.84 FT, TH N 01-16-35 W 207.42 FT, TH N 89-16-03 E 17 FT, TH N 01-16-35 W 541.79 FT TO BEG 12.75 A 12-8-21 FR 028

is hereby approved for **real property improvements**.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force and effect for a period of **six (6) years**, and the starting date for the certificate is **December 31, 2023**, and the ending date is **December 30, 2029**.

4. The total project investment approved is **\$40,404,000**.

5. **UL LLC** agrees to operate the facility for which the Industrial Facilities Exemption Certificate is granted for the term of the certificate, plus an additional **six (6) years** after the date of the certificate's expiration.

AYES:	7 (Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke)
NAYS:	None
ABSENT:	None
ABSTENTIONS:	None

RESOLUTION ADOPTED

STATE OF MICHIGAN)

)SS

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 **21st day of August 2023**.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on **this ____ day of August 2023**.

Laura M. Pierce, City Clerk