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	Council Conference Room ~~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~~	**CANCELLED**
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.

AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

APRIL 2024

DAY	TITLE	TIME	LOCATION
7	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
7	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
8	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
~~9~~	~~Planning Commission~~	~~7:00 PM~~	**CANCELLED**
10	Zoning Board of Appeals	7:00 PM	Council Chamber 1827 N. Squirrel Road
14	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
15	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
21	City Council Meeting	7:00 PM	Council Chamber 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, MARCH 17, 2025
Regular City Council Meeting ♦ 7:00 PM

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

248-370-9402 ♦ www.auburnhills.org

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF COUNCIL

4. APPROVAL OF MINUTES

4a. City Council Workshop Minutes, March 3, 2025

4b. City Council Regular Meeting Minutes, March 3, 2025

5. APPOINTMENTS AND PRESENTATIONS

5a. Administration of oath to Firefighter Alexander Liogas.

5b. Promotion of Tyler Dearing-Manning to the rank of Sergeant.

5c. Motion – To confirm the appointment of Guiseppe "Joe" Ferro to the Tax Increment Finance Authority for a term ending February 28, 2027.

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. Planning Commission, March 5, 2025

7b. Motion – To authorize the City Manager to order and purchase road salt for the 2025/26 season.

7c. Motion – To approve the 2025 Summer Maintenance Agreement with the Road Commission for Oakland County (Street Sweeping).

7d. Motion – To approve the 2025 HIDTA Sub-Recipient Agreement with Oakland County.

7e. Motion – To approve the 2024 Emergency Federal Law Enforcement Assistance Contract.

7f. Motion – To approve the purchase of TruNarc Drug Identification Device.

7g. Motion – To approve the purchase of a 2025 Billy Goat Hurricane Z3001.

7h. Motion – To approve change orders and a budget amendment for the Lapeer Road Improvements Project.

7i. Motion – To amend the Major/Local Road Funds and purchase 4-3000 gallon storage tanks.

7j. Motion – To award a bid for the Public Safety Green Roof replacement.

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Public Hearing/Motion – To consider renewal of the remaining 2025 Liquor Licenses.

9b. Public Hearing/Motion – To adopt an ordinance to amend Section 38-11 - Changes in the code, of Chapter 38 – Fire Prevention and Protection, of the Auburn Hills City Code on Second Reading *(Ordinance to Eliminate Leaf and Yard Waste Burning Effective June 1, 2025).*

9c. Motion – To approve the rezoning from B-2, General Business District to R-1B, One-Family Residential District / Joswick.

9d. Motion – To approval the Special Land Use Permit and Site Plan / Alo's Sports Bar - 3315 Auburn Road.

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.

9e. Motion – To approve the combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit / 975 South Opdyke Self-Storage Redevelopment.

9f. Motion – To approve a Text Amendment to the Auburn Hills Zoning Ordinance / Article XII. T&R Technology and Research Districts.

9g. Motion – To adopt a Resolution accepting the Special Assessment Roll and setting Public Hearing on the Roll (Resolution No. 4) SAD No. 10 Executive Hills Boulevard.

9h. Motion – To adopt a Resolution accepting the Special Assessment Roll and setting Public Hearing on the Roll (Resolution No. 4) SAD No. 11 Centre Road.

9i. Motion – To adopt a Resolution accepting the Special Assessment Roll and setting Public Hearing on the Roll (Resolution No. 4) SAD No. 12 Innovation Drive.

10. COMMENTS AND MOTIONS FROM COUNCIL

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. 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 Workshop

Draft Minutes

MARCH 3, 2025

CALL TO ORDER: Mayor Marzolf at 5:30 PM

LOCATION: Admin Conference Room, City Hall, 1827 N. Squirrel Rd, Auburn Hills, MI 48326

Present: Mayor Marzolf, Council Members Ferguson, Fletcher, Hawkins, Knight, McDaniel and Verbeke

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, Clerk Pierce, Chief of Police Gagnon, Fire Chief Massingill, DPW Director Baldante, Community Development Director Cohen, Assistant to the Manager Hagge,

1 Guest

Workshop Topic: Emergency Operations Plan Refresher

Chief Massingill presented the emergency operation plan for the City. He explained that the type of incident dictates which department will take the lead. He reviewed the incident command system and showed a flow chart and explained the various positions. Discussion ensued regarding the 911 system.

Mr. Baldante discussed the Department of Public Works emergency operations and reviewed what steps are taken for various incidents.

Chief Gagnon reviewed the Police Department resources and partnerships as related to emergency operations. He explained that they are always looking at how they can better protect the residents.

Discussion ensued regarding the City Council role in various incidents. It was noted that the City Manager will keep City Council informed throughout the incident. Chief Massingill noted that the priority is saving lives and protecting the public.

The workshop adjourned at 6:50 PM.

Brian W. Marzolf, Mayor

Laura M. Pierce, City Clerk

CITY OF AUBURN HILLS

REGULAR CITY COUNCIL MEETING

DRAFT MINUTES

MARCH 3, 2025

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

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

ROLL CALL: Present: Council Members Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, 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, DPW Director Baldante, Community Development Director Cohen, Asst Dir of Community Development Lang, Commercial-Industrial Appraiser Griffin, Asst to the Mgr Hagge, Engineer Juidici

6 Guests

A workshop session was held prior to the regular City Council meeting at 5:30 PM. Workshop Topic: Emergency Operations Plan (Refresher)

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, February 17, 2025

Moved by Knight, Seconded by Ferguson.

RESOLVED: To approve the City Council Regular Meeting Minutes of February 17, 2025.

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

No: None

Resolution No. 25.03.040 **Motion Carried (7 - 0)**

5. APPOINTMENTS AND PRESENTATIONS

6. PUBLIC COMMENT

There was no public comment.

7. CONSENT AGENDA

7a. Board and Commission Minutes

7a1. Tax Increment Finance Authority Meeting, February 11, 2025.

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

Moved by Verbeke, Seconded by Ferguson.

RESOLVED: To approve the Consent Agenda.

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

No: None

Resolution No. 25.03.041 **Motion Carried (7 - 0)**

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Public Hearing/Motion - To Establish a Speculative Building Designation for Pacific Drive Ventures LLC.

Mr. Griffin presented the request for a speculative building designation for 1465 Pacific Drive. A 47,000 sq ft industrial light manufacturing building will be built giving the future developer the option to apply for a tax abatement. However, if the investment in the property is not at least $10,000,000 the abatement can be denied.

Mayor Marzolf opened the Public Hearing at 7:06 PM.
Hearing no public comment, the Mayor closed the Public Hearing at 7:07 PM.

Moved by Fletcher, Seconded by Verbeke.

RESOLVED: To approve the request to establish a Speculative Building Designation for Pacific Ventures LLC by adopting the attached resolution. (Attachment A)

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

No: None

Resolution No. 25.03.042 **Motion Carried (7 - 0)**

9b. Public Hearing/Motion – To approve new Auburn Hills Realty Ventures LLC Industrial Development District and to approve request for a Speculative Building designation for Auburn Hills Realty Ventures LLC.

Mr. Griffin presented a request for an Industrial Development District and a speculative building to be located at 3295 Lapeer Road. The Industrial Development District requested encompasses the boundary lines which will hold the 149,000 sq ft light industrial speculative building and must be constructed before a tenant is defined.

Mayor Marzolf opened the Public Hearing at 7:12 PM.
Hearing no public comment, the Mayor closed the Public Hearing at 7:13 PM.

Moved by Hawkins, Seconded by Knight.

RESOLVED: To approve the Auburn Hills Realty Ventures LLC Industrial Development District, by adopting the attached resolution. (Attachment B)

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

No: None

Resolution No. 25.03.043 **Motion Carried (7 - 0)**

Mayor Marzolf opened the Public Hearing at 7:13 PM.

Hearing no public comment, the Mayor closed the Public Hearing at 7:14 PM.

Moved by Hawkins, Seconded by McDaniel.

RESOLVED: To approve the request to establish a Speculative Building Designation for Auburn Hills Realty Ventures LLC by adopting the attached resolution. (Attachment C)

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

Resolution No. 25.03.044 **Motion Carried (7 - 0)**

9c. Motion – To consider the 2025 Liquor License Renewals.

Ms. Pierce presented the establishments that are to be granted approval for the renewal of their on-premises liquor license for 2025. Each establishment has been inspected and are complying or currently working with staff regarding city and state codes.

There are several establishments that are not working with staff to correct the violations and are not in compliance with city and state codes or they have monies owed to the city. It is recommended that a Public Hearing be set to consider non-renewal of their liquor license.

Moved by Verbeke, Seconded by Fletcher.

RESOLVED: To recommend approval of the annual liquor licenses of those establishments that have met the licensing requirements of the City and are eligible for renewal as stated above, including Motor City Hotel. (Attachment D)

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

Resolution No. 25.03.045 **Motion Carried (7 - 0)**

Moved by Ferguson, Seconded by Verbeke.

RESOLVED: To set a public hearing for Monday, March 17, 2025 to consider evidence regarding the recommendation of non-renewal of a liquor license for Chili's Grill & Bar, Crown Plaza, Hyatt Place Hotel, Johnny Black's Whiskey Park, Lelli's, Nino's Italian House, On the Border, and The Hub Stadium who have not met the City's requirements as stated in Sections 6-10 of the City Code. (Attachment E)

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

Resolution No. 25.03.046 **Motion Carried (7 - 0)**

9d. Motion – To accept the First Reading of an Ordinance to amend Section 38-11 - Changes in the code, of Chapter 38 – Fire Prevention and Protection, of the Auburn Hills City Code and set for Public Hearing and Second Reading / Adoption at the meeting of March 17, 2025.

Chief Massingill explained that on January 6, 2025 a workshop was held to better understand the existing leaf and yard waste burning ordinance, to evaluate options for improvement and to look at the air quality for the residents. He presented the proposed amendment to prohibit leaf and yard waste burning.

Moved by Fletcher, Seconded by McDaniel.

RESOLVED: To accept the First Reading of an Ordinance to amend Section 38-11 - Changes in the code, of Chapter 38 – Fire Prevention and Protection, of the Auburn Hills City Code and Set for Public Hearing and Second Reading / Adoption at the Meeting of March 17, 2025.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke
No: None
Resolution No. 25.03.047 **Motion Carried (7 - 0)**

9e. Motion – To approve the reclassification and absorption of the Bartlett Drain.

Mr. Baldante presented the resolution and petition to consolidate the need for changes to be made to the Bartlett Drain into Chapter 20 Rufe Collier Drain Drainage District. Several flooding events in this area have prompted this drain to be reclassified. This will change the acquisition of maintenance costs from the benefiting property owner to the city. This project will help to mitigate flooding issues in the area.

Moved by Ferguson, Seconded by Fletcher.
RESOLVED: To approve the resolution and petition attached that will consolidate the Chapter 4 Bartlett Drain into the Chapter 20 Rufe Collier Drain Drainage District. (Attachment F)
VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke
No: None
Resolution No. 25.03.048 **Motion Carried (7 - 0)**

9f. Motion – To adopt the City of Auburn Hills Housing Policy Statement.

Mr. Cohen shared that due to the housing crisis in the State of Michigan, the state is requiring communities to evaluate their master plans to confirm they are promoting a variety of housing opportunities.

The Planning Commission asked staff to draft a new housing policy for Auburn Hills and in doing so two main findings were revealed 1) Auburn Hills is approaching full build out in the residential areas and 2) Auburn Hills has a highly diverse housing stock in terms of product and price points. The Planning Commission found that the city has met the state aspirational goal to serve the housing demand of a diverse population.

In drafting an Auburn Hills Housing Policy three priorities were considered in the statement; Increase Opportunities for Homeownership, Preserve the Character of Established Large-Lot Neighborhoods, and Consider Population Growth in Non-Residential Areas Where Appropriate.

Moved by Ferguson, Seconded by Knight.
RESOLVED: To adopt the City of Auburn Hills Housing Policy Statement, which was adopted by the Planning Commission on February 5, 2025.
VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke
No: None
Resolution No. 25.03.049 **Motion Carried (7 - 0)**

9g. Motion – To receive and place on file / City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study.

Moved by Ferguson, Seconded by Fletcher.
RESOLVED: To receive and place on file the City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study, which was adopted by the Planning Commission on February 5, 2025.
VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke
No: None
Resolution No. 25.03.050 **Motion Carried (7 - 0)**

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Knight shared that he is pleased with the work of the Planning Commission.

Mayor Marzolf commented that he appreciates the work of the Fire Department with regard to leaf burning. He sought an update on the Public Square. Mr. Baldante clarified that it is expected to be completed by either the end of April or the middle of May.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

Mr. Tanghe commented that this is the time of year congressional spending requests are made to Senators Gary Peters and Haley Stevens. He shared that several requests will be made around storm water maintenance and Fire Department equipment.

13. ADJOURNMENT

Moved by Verbeke, Seconded by Knight.

RESOLVED: To adjourn the meeting.

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

No: None

Resolution No. 25.03.051 **Motion Carried (7 - 0)**

The meeting was adjourned at 8:00 PM.

Brian W. Marzolf, Mayor

Laura M. Pierce, City Clerk

ATTACHMENT A

RESOLUTION APPROVING SPECULATIVE BUILDING DESIGNATION FOR PACIFIC VENTURES LLC

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 MI, 48326 on the 3rd day of March 2025. The following resolution was offered by Councilperson Fletcher and seconded by Councilperson Verbeke.

Whereas, Pacific Ventures LLC has requested a Speculative Building designation located at 1465 Pacific Drive under the provisions of Public Act 198 of 1974, as amended; and

Whereas the building is being constructed as a manufacturing facility before the identification of a specific user of the building; and

Whereas the building has not been occupied; and

Whereas the designation of the building as a Speculative Building would allow future tenants to apply for the Industrial Facility Exemption Certificate for real property to be located at 1465 Pacific Drive; and

Whereas the availability of tax abatement may serve as an inducement for attracting tenants to occupy the building and increase the tax revenues to the city of Auburn Hills,

NOW, THEREFORE, BE IT RESOLVED that the request for Speculative Building Designation for 1465 Pacific Drive is hereby approved with the following conditions,

That the Speculative Building Designation does not constitute approval of an Industrial Facility Exemption Certificate but serves to give notice that the City Council will consider future applications.

AYES:	7 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke)	
NAYS:	None	
ABSENT:	None	
ABSTENTIONS:	None	RESOLUTION ADOPTED

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and appointed 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 3rd day of March 2025, the original of which is on file in my office.

IN WITNESS WHEROF, I have hereunto affixed my official signature on this 3rd day of March 2025

Laura M. Pierce, City Clerk

ATTACHMENT B

CITY OF AUBURN HILLS
RESOLUTION ESTABLISHING AN INDUSTRIAL DEVELOPMENT DISTRICT
FOR AUBURN HILLS REALTY VENTURES LLC

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 MI, 48326 on the 3rd day of March 2025. The following resolution was offered by Councilperson Hawkins and seconded by Councilperson Knight.

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 **Auburn Hills Realty Ventures 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 **3rd day of March 2025** at which all 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 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 which:

Parcel identification: 02-14-11-126-005
T3N, R10E, SEC 11 PART OF N 1/2 OF NW 1/4 BEG AT PT DIST N 88-59-17 E 49.05 FT & S 33-43-45 E 1731.32 FT & N 88-18-28 E 121.51 FT & N 33-39-20 W 209.05 FT & N 22-23-47 W 324.26 FT FROM NW SEC COR, TH N 22-23-47 W 185.06 FT, TH N 02-38-14 E 449.94 FT, TH N 81-06-12 E 1085.58 FT, TH ALG CURVE TO RIGHT, RAD 720.48 FT, CHORD BEARS N 86-22-42 E 134.88 FT, DIST OF 135.08 FT, TH S 03-28-13 E 762.40 FT, TH S 88-18-28 W 1199.24 FT TO BEG 19.84 A08/22/85 FR 003

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 **Auburn Hills Realty Ventures LLC Industrial Development District. The district will be sunset on the 31st day of December 2033.**

AYES:	7 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke)	
NAYS:	None	
ABSENT:	None	
ABSTENTIONS:	None	RESOLUTION ADOPTED

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and appointed 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 3rd day of March 2025, the original of which is on file in my office.

IN WITNESS WHEROF, I have hereunto affixed my official signature on this 3rd day of March 2025

Laura M. Pierce, City Clerk

ATTACHMENT C

RESOLUTION APPROVING SPECULATIVE BUILDING DESIGNATION FOR AUBURN HILLS REALTY VENTURES LLC

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 MI, 48326 on the 3rd day of March 2025. The following resolution was offered by Councilperson Hawkins and seconded by Councilperson Knight.

Whereas Auburn Hills Realty Ventures LLC has requested a Speculative Building designation located at 3295 Lapeer Road West under the provisions of Public Act 198 of 1974, as amended; and

Whereas the building is being constructed as a manufacturing facility before the identification of a specific user of the building; and

Whereas the building has not been occupied; and

Whereas the designation of the building as a Speculative Building would allow future tenants to apply for the Industrial Facility Exemption Certificate for real property to be located at 3295 Lapeer Road West; and

Whereas the availability of tax abatement may serve as an inducement for attracting tenants to occupy the building and increase the tax revenues to the city of Auburn Hills,

NOW, THEREFORE, BE RESOLVED that the request for Speculative Building Designation for 3295 Lapeer Road West is hereby approved with the following conditions,

That the Speculative Building Designation does not constitute approval of an Industrial Facility Exemption Certificate but serves to give notice that the City Council will consider future applications.

AYES:	7 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke)	
NAYS:	None	
ABSENT:	None	
ABSTENTIONS:	None	RESOLUTION ADOPTED

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and appointed 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 3rd day of March 2025, the original of which is on file in my office.

IN WITNESS WHEROF, I have hereunto affixed my official signature on this 3rd day of March 2025

Laura M. Pierce, City Clerk

ATTACHMENT D

LIQUOR LICENSE RENEWAL

Staff recommend renewal of the liquor license for those establishments listed below that have met the City's requirements for license renewal in accordance with Police, Fire and Building Department inspections and have paid the annual license renewal fee, taxes, and utilities:

A+ Crab Great Lake 4975 Baldwin Rd	Fieldstone Golf Club 1984 Taylor Rd	Olive Garden 700 Brown Rd
Alfoccino Restaurant 2225 N. Opdyke Rd	Fran O'Brien's Maryland Crab House, 621 S. Opdyke Rd	Rainforest Café 4310 Baldwin Rd
AMC Theatres Great Lakes 25 4300 Baldwin Rd	German American Marksmanship Club 2650 Auburn Rd	Rangoli Indian Cuisine 3055 E. Walton Blvd
Applebee's Neighborhood Grill & Bar 2105 N. Squirrel Rd	Hill-Gazette Post 143 – The American Legion, 96 Churchill	Red Ox Tavern 3773 E. Walton Blvd
Bar Louie 4390 Baldwin Rd	Longhorn Steakhouse 4965 S Baldwin Rd	Round One Entertainment 4220 Baldwin Rd
Blue Skies Brewing, LLC 3358 Auburn Rd	Michigan By The Bottle 3384 Auburn Rd	Sonesta Select Detroit 2550 Aimee Lane
Buddy's Pizzaria 2612 N. Squirrel Rd	Miyako Japanese Steakhouse 4382 Baldwin Rd	Top Golf 500 Great Lakes Crossing
Cantina El Dorado 3300 Auburn Rd	OGrizzily's Bar & Bistro 3375 University Dr	Twin Peaks Restaurant 2443 N. Squirrel Rd
Motor City Hotel 2300 Featherstone		

ATTACHMENT E

LIQUOR LICENSE NON-RENEWAL RECOMMENDED

Staff recommends a Public Hearing be held to consider non-renewal of the liquor license for the establishments that owe fees to the City and are in violation of the City ordinances:

Chili's Grill & Bar 3940 Baldwin Rd	Section 6-10 (2)	Outstanding fees owed to the City
Crown Plaza 1500 N. Opdyke Rd	Section 6-10 (1)	Outstanding Fire Department Violations
Hyatt Place Hotel 1545 N. Opdyke Rd	Section 6-10 (2)	Outstanding fees owed to the City
Johnny Black's Whiskey Park 3320 Auburn Rd	Section 6-10 (1)	Outstanding Fire Department Violations
Lelli's 885 N. Opdyke Rd	Section 6-10 (1)	Outstanding Fire Department Violations
Nino's Italian House 4255 Baldwin Rd	Section 6-10 (1)	Outstanding Fire Department Violations
On the Border 3930 Baldwin Rd	Section 6-10 (2)	Outstanding fees owed to the City
The Hub Stadium 2550 Innovation Dr	Section 6-10 (2)	Outstanding fees owed to the City

ATTACHMENT F

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan held on March 3, 2025.

PRESENT: Mayor Marzolf, Council Members Ferguson, Fletcher, Hawkins, Knight, McDaniel, and Verbeke

ABSENT: None

The following resolution was offered by Council Member Ferguson and seconded by Council Member Fletcher:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, as follows:

1. That the City of Auburn Hills makes and causes to be filed a petition in form substantially as follows:

PETITION

TO THE DRAINAGE BOARD FOR THE

HEREINAFTER MENTIONED OAKLAND

COUNTY, MICHIGAN DRAIN PROJECT

The undersigned public corporation hereby petitions for the location, establishment and construction of an intra-county drain project consisting of improvements to the Rufe Collier Drain by extending said Drain downstream along the entire route and course of the existing Bartlett Drain, subsuming said Bartlett Drain into the Rufe Collier Drain, by extending said Drain upstream from its current point of ending along an existing open channel extending to the west and northwest adjacent to Murphy Park grounds and facilities and Murphy Park Drive, and by improving and maintaining said Rufe Collier Drain, as extended, restoring channels and reaches, creating pools, riffles, and stabilizing streambanks, reducing erosion and sedimentation, constructing structures to improve floodplain storage, enhancing wetlands and access thereto, and constructing additional wetland storage along the Rufe Collier Drain, as extended, and related improvements that serve said Rufe Collier Drain, as extended, which drain project is necessary for the public health, and will serve property located entirely within the limits of the City of Pontiac and the City of Auburn Hills. The Rufe Collier Drain carries storm water originating in the County of Oakland only.

This petition is filed pursuant to the provisions of Chapter 20 of Act No. 40 of the Public Acts of Michigan of 1956, as amended.

It is understood and agreed that the entire cost of the drain project, including litigation costs and the amount of any judgment, arbitration award or settlement to the extent such costs are payable by the Rufe Collier Drain, is to be assessed against all public corporations that benefit from the drain project and contribute to the conditions that make the drain project necessary, including this petitioner.

A certified copy of the resolution of the governing body of the City of Auburn Hills authorizing execution of this petition is attached hereto.

CITY OF AUBURN HILLS

By: _____
Mayor

By: _____
Clerk

2. That the Mayor and City Clerk are authorized and directed to execute the petition for and on behalf of the City of Auburn Hills and to file the same with the Water Resources Commissioner of the County of Oakland.

3. That the City Council hereby consents to the assessment of part of the cost of the drain project, so located, against the City of Auburn Hills and hereby agrees that it will pay its share of all costs incurred by the Oakland County Water Resources Commissioner or by the Drainage District in the event the drain project, for any reason, is not completed.

4. That all prior resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

ADOPTED: Yeas - Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke

Nays - None

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

I hereby certify that that foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Auburn Hills, Oakland County, Michigan, at a regular meeting held on March 3, 2025, the original of which is on file in my office. I certify further that notice of the meeting was given and such meeting was conducted in accordance with the Open Meetings Act.

_____
City Clerk
City of Auburn Hills

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 | **AGENDA ITEM NO 5C**

MAYOR'S OFFICE

To: City Council

From: Brian W. Marzolf, Mayor; Brandon Skopek, Assistant City Manager

Submitted: March 5, 2025

Subject: Motion – To confirm the appointment of Guiseppe "Joe" Ferro to the Tax Increment Finance Authority for a term ending February 28, 2027

INTRODUCTION AND HISTORY

Please consider confirming the following appointment to fulfill the remainder of a four-year term.

Name	Board	Term Ending Date
Guiseppe "Joe" Ferro	Tax Increment Finance Authority	February 28, 2027

STAFF RECOMMENDATION

It is recommended that Guiseppe "Joe" Ferro be appointed to the Tax Increment Finance Authority.

MOTION

Move to confirm the appointment of Guiseppe "Joe" Ferro to the Tax Increment Finance Authority for a term ending February 28, 2027.

CITY OF AUBURN HILLS
CITY CLERK'S OFFICE
1827 N. Squirrel Rd., Auburn Hills MI 48326
Phone: 248.370.9402 Fax: 248.364.6719
CityClerk@auburnhills.org
www.auburnhills.org/cityboards

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

NAME: Ferro (Last) Guiseppe (Joe) (First) O (Middle Initial)
(Please Print)

HOME ADDRESS: 4128 Blue Heron Dr (Number/Street) Auburn Hills, 48326 (City/Zip) 586-242-3356 (Phone)

EMAIL ADDRESS: joeferro49@gmail.com

HOW LONG HAVE YOU LIVED IN AUBURN HILLS? 6 years ARE YOU A U.S. CITIZEN: Yes

DO YOU WORK IN AUBURN HILLS? Yes LENGTH OF TIME EMPLOYED IN AUBURN HILLS: 3 years

If you work in Auburn Hills, please list the name and address of the business:

ZF Group (Business Name) 1220 Pacific Drive, Auburn Hills, MI (Number/Street) 248-260-9032 (Phone)

PLEASE LIST WHICH BOARD/COMMISSION YOU ARE INTERESTED IN: TIFA Board Application

WHAT SPECIALTIES/EXPERIENCE/EDUCATION DO YOU BRING TO THIS BOARD/COMMISSION:
(Attach additional sheet if necessary)

Currently working as a Global Product Manager for a large Automotive supplier, I bring a mixture of analytical, data-driven, and strategic decision making skills in my assessment of a problem. Additional details explaining my contributions and achievements are on the sheet attached.

I have achieved my Bachelors in Electrical Engineering from MSU in 2014 and an MBA from Oakland University in 2020.

LIST ANY CIVIC/COMMUNITY ACTIVITIES THAT ARE YOU INVOLVED IN:
(Attach additional sheet if necessary)

I wish to begin my efforts in civic outreach by applying for this position on the TIFA Board.

Please return this form to the City Clerk's Office at the above address for processing. This information will be provided to the City Council, on a public agenda, for the use in making appointment to the various Boards and Commissions at the City Council Meeting.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Guiseppe Ferro (Signature) 2/13/2025 (Date)

WHAT SPECIALTIES/EXPERIENCE/EDUCATION DO YOU BRING TO THIS BOARD/COMMISSION:

In my position as Product Manager at ZF, I oversee the strategic direction of a telematics and digital Software-as-a-Service (SaaS) product portfolio—a position I've held since 2022. My responsibilities include developing and executing the Go-to-Market strategy, managing the short- and long-term strategic product roadmap, forecasting and sales support, profit and loss ownership, driving product innovation, conducting competitor analysis and benchmarking, and leading partnership and acquisition strategies, as well as marketing efforts.

During my tenure with ZF, I have helped to successfully grow the business from its startup phase in the North American region to generating over $3 million in revenue to date. Through this journey, I've cultivated a diverse skill set in business strategy and engineering, establishing myself as a leader within my business line. This has led to additional responsibilities in my new role as the Global Product Manager, including spearheading efforts to expand our fleet digital business on a global scale.

I believe my expertise in financial cost-benefit analysis, budgeting, and achieving strategic objectives aligns well with the responsibilities of the TIFA board. My experience in crafting and executing long-term plans would contribute meaningfully to the city's development goals. As a resident of Auburn Hills, I am looking for an opportunity to give back to the community and help to create a vibrant future for my family and neighbors.

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 | **AGENDA ITEM NO 7A1**

PLANNING COMMISSION

CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED

March 5, 2025

CALL TO ORDER: Vice Chairperson Beidoun called the meeting to order at 7:01 p.m.

ROLL CALL: Present: **Carolyn Shearer, Darlene MacMillan, Jack Ferguson, Cynthia Pavlich, Raymond Saelens, Sam Beidoun, Dominick Tringali, Greg Ouellette (arrived at 7:07 p.m.)**
Absent: None.
Also Present: Director of Community Development Steve Cohen, and Assistant Director of Community Development Devin Lang
Guests: 12

LOCATION: Council Chambers, 1827 N. Squirrel Road, Auburn Hills, MI 48326

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – February 5, 2025

Moved by Saelens to approve the minutes of February 5, 2025.
Second by Ferguson.
VOTE: Yes: Shearer, MacMillan, Ferguson, Pavlich, Saelens, Beidoun, Tringali
No: None **Motion Carried (7-0)**

5. PETITIONERS

5a. Rezoning of Joswick Property (7:03 p.m.)
Public Hearing/Motion – Recommendation to City Council for approval of rezoning from B-2, General Business District to R-1B, One-Family Residential District, or any other appropriate zoning district.

Mr. Cohen explained that this is a request from Castle Commercial Carpentry LLC to rezone a 15,950-square-foot vacant parcel (Sidwell No. 14-13-152-010) from B-2, General Business to R-1B, One-Family Residential District. The property is generally located at the northwest corner of Five Points Drive and Joswick Road.

The City's Master Plan depicts the parcel within the generalized border between residential and non-residential land use classifications. The plan was historically developed to be flexible, thus allowing the Planning Commission and City Council to address the zoning of property in these transition areas between land use classifications on a case-by-case basis. The subject parcel is too small to be developed with a viable commercial business.

Robert and Kathleen Neidzwiecki, Castle Commercial Carpentry LLC, 1787 W. Hamlin Road, Rochester Hills, MI 48307, were available to answer any questions the Commission had.

The Commission asked about the following:

1. Number of rental homes the applicant manages;

2. Rezoning from commercial to residential;
3. Size of home;
4. Whether there is a rendering of the floor plan;

The applicants explained that they currently own and manage seven houses, and this would be their eighth house. These residences tend to be occupied by long-term tenants. They are requesting the rezoning from commercial to residential because this piece is isolated from the rest of the commercially zoned area.

The applicants explained that the home will be a one-story with no basement, to fit into the surrounding neighborhood. It is an open floor plan, which provides a more spacious feeling. Mr. Neidzwiecki shared a rendering of the floor plan with the Commission.

(Mr. Ouellette arrived at 7:07 p.m.)

Mr. Beidoun opened the public hearing at 7:08 p.m.

There being no public comments, Mr. Beidoun closed the public hearing at 7:08 p.m.

Moved by Shearer to recommend to City Council approval of the rezoning of Sidwell No. 14-13-152-010 from B-2, General Business District to R-1B, One-Family Residential District.
Second by Saelens.
VOTE: Yes: Pavlich, Saelens, Shearer, MacMillan, Ferguson, Beidoun, Tringali, Ouellette
No: None **Motion Carried (8-0)**

5b. <u>Alo's Sports Bar – 3315 Auburn Road (7:11 p.m.)</u>
Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit and Site Plan approval to renovate an existing building, improve the parking lot, and expand the existing outdoor seating area.

Mr. Lang explained that this is a request from Platon Rodriguez representing Alo's Sports Bar for a Special Land Use Permit and Site Plan approval to conduct a restaurant operation with outdoor seating at the vacant building at 3315 Auburn Road. The building is 6,371 square feet in size. The property is located at the northeast corner of Auburn Road and Parkways Blvd, and zoned D, Downtown District. The existing restaurant has a small outside seating area previously approved by the City Council in 2002. Alo's proposes enlarging this outdoor seating area and making significant façade and interior improvements to the building.

The expanded patio provides seating for approximately 104 individuals. Due to nuisance concerns associated with loud music near residential areas and the City park, outdoor speakers and other outdoor entertainment are not currently proposed for the outdoor seating area.

After evaluating several options with the applicant, staff recommend that the City Council allow the current outdoor seating configuration, which is physically separated from the building, to be implemented. This will support pedestrian thoroughfare and allow pedestrian traffic from Auburn Road to access the restaurant from the western side of the building.

The plan proposes removing eight existing parking spaces to improve site design, expand green space, and accommodate the expanded outdoor seating area. Downtown zoning does not require parking for this use; however, 33 spaces are provided with additional shared-use private parking to the east.

As part of this project, the property owner will abandon an existing water main running through the property. The City will work with the owner to reroute the water main within the existing Parkways Blvd. right-of-way.

Sal Lorenzano, DesignHaus, 3300 Auburn Road, Suite 300, Auburn Hills, MI 48326, and Nicholas Talmers, Talmers Auburn LLC, 555 Pleasant, Birmingham, MI 48009, were available to answer any questions the Commission had.

The Commission asked about the following:

1. The sidewalk separating the outdoor seating area from the building, allowing access to the public;
2. Lack of a canopy for sun screening;
3. Whether this property would be included in the proposed social district, if approved;
4. The history of the property;
5. Adequacy of parking.

Mr. Lang explained that the City ordinance requires that outdoor seating be attached to the building, but it can be separate at the discretion of the City Council. Mr. Saelens stated that he believes it cannot be set up so that it is accessible to people who are not patrons of the establishment. Mr. Lang stated that he would investigate this.

Mr. Lorenzano explained that umbrellas will be provided in the summer for the outdoor seating area.

Mr. Saelens expressed concern about the park's proximity if this property is included in the proposed social district. Mr. Cohen stated that any discussion of the proposed social district is premature as the City Council has not made any determination regarding the establishment of social districts.

Mr. Lorenzano explained that there will be a shared parking agreement with the other properties. Mr. Talmers stated that the shared parking nearby the restaurant and the overall downtown parking will be sufficient. Mr. Lang explained that when Rich & Associates conducted the parking study in 2024, this property was included as an eating establishment. Mr. Lang also stated that the parking deck, to be completed in 2026-2027, will add 117 spaces.

Mr. Talmers shared a historical perspective on the property and his current investment in the property.

Mr. Beidoun opened the public hearing at 7:27 p.m.

There being no public comments, Mr. Beidoun closed the public hearing at 7:28 p.m.

Moved by Pavlich to recommend to City Council approval of the Site Plan and Special Land Use Permit for Alo's Sports Bar – 3315 Auburn Road subject to the conditions of the City's Administrative Review Team. Second by MacMillan.
VOTE: Yes: Saelens, Tringali, MacMillan, Pavlich, Shearer, Ferguson, Beidoun, Ouellette
No: None **Motion Carried (8-0)**

5c. 975 South Opdyke Self-Storage Redevelopment (7:29 p.m.)
Public Hearing/Motion – Recommendation to City Council for combined PUD Step One – Qualification/Step Two – Site Plan and Tree Removal Permit approval to construct a self-storage building addition and facility.

Mr. Cohen explained that this is a request from Etkin Real Estate Solutions for Planned Unit Development (PUD) Option approval to construct a 45,032-square-foot addition to the existing building located at the northeast corner of S. Opdyke Road and South Boulevard. The expanded building will be 149,865 square feet. The 13.37-acre site is zoned T&R, Technology and Research District. The new addition and part of the existing building totaling 107,613 square feet will be developed as a 702-unit, indoor, climate-controlled self-storage facility. The north 42,252 square feet of the building will continue to house automotive supplier Pierburg US LLC, which has been a tenant since 2008.

The building was initially constructed as a single-story Kmart retail store when it opened in November 1971. That store closed in November 1992. The building was converted into office space in the mid-1990s for GM University, EDS, and later a call center. The applicant has indicated that leasing office space is a challenge, with the widespread adoption of working from home significantly reducing the need for physical office space. Most R&D tenants looking for space today need high ceilings for lifts, cranes, racks, etc. Staff feel that this self-storage proposal provides a satisfactory solution for addressing reinvestment and utilization of the building and property, including the reduction of the parking lot surrounding the building.

The façade of the building will resemble a two-story technology building using high-end materials. The existing building will be painted to match the new addition. The applicant will add high-quality landscaping with additional green space and trees that exceed ordinance requirements.

This project will beautify the City's entrance at S. Opdyke Road and South Boulevard by removing excess parking lots and adding new trees, open space, and an updated prominent "Auburn Hills" gateway sign.

Josh Suardini, Etkin Management LLC, 150 W. 2nd Street, Suite 200, Royal Oak, MI 48067, was available to answer any questions the Commission had.

The Commission asked about the following:

1. Whether there will be a one-story or two-story addition;
2. Rental cost for storage units;
3. The possibility of adding a second story of storage units;
4. Signage;
5. Units with drive-in access;
6. Time of access;

Mr. Suardini explained that the building is two stories high and looks like a two-story building from the exterior, but it is only one story. The facility is completely climate-controlled, has card access only, and is equipped with security cameras. There is also a covered drop-off area between the two buildings.

Mr. Suardini stated that the size of the units ranges from 5'x5' to 10'x30' and rent for between $80 and $350/month. This facility will have 702 units, which the market will typically bear. The market would not bear adding more units beyond 702, so they have chosen not to add a second story of units.

Mr. Cohen explained that the building signage does not affect the entry signage that Etkin has agreed to install. Mr. Suardini stated that until a third-party manager is chosen for the facility, the signage's exact content is unknown. Mr. Cohen noted that the "Auburn Hills" entry signage on Opdyke Road will only have the City's logo and no additional facility signage. The applicant has agreed to install the entry signage as a net benefit to the City.

Mr. Suardini stated that nine units will have drive-in access for potential indoor vehicle storage. Access to the facility is typically limited to Monday-Friday, 9:00 a.m. to 6:00 p.m., Saturday 8:00 a.m. to 5:00 p.m., and closed on Sunday. The drive-in units would continue to have access during hours when the office is closed.

Mr. Beidoun opened the public hearing at 7:45 p.m.

Edward Magaña, 733 Provincetown Road, Auburn Hills, stated that he lives behind the subject property. His only concern is the parking lot lighting, and he requested that downward shielding be used. Mr. Suardini stated that no lighting will be on the east side, and shielding will be installed on the west side. Mr. Cohen also stated that all missing trees will be planted, and missing light poles will be reinstalled per Ordinance requirements.

There being no further public comment, Mr. Beidoun closed the public hearing at 7:48 p.m.

Moved by Saelens to recommend to City Council approval of the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for 975 South Opdyke Self Storage Redevelopment subject to the conditions of the City's Administrative Review Team.
Second by Ouellette.
VOTE: Yes: Beidoun, Saelens, Pavlich, Shearer, MacMillan, Ferguson, Tringali, Ouellette
No: None **Motion Carried (8-0)**

5d. <u>Text Amendment to the Zoning Ordinance (7:50 p.m.)</u>
Public Hearing/Motion – Recommendation to City Council for approval of a text amendment to amend Article XII. T&R, Technology and Research Districts of the Zoning Ordinance.

Mr. Cohen explained that this revision to the Zoning Ordinance has been primarily drafted to give the City Council

full control and discretion over approving multi-family residential developments in the T&R District. Currently, multi-family residential dwellings are allowed on sites over 10 acres in size, provided a Special land Use Permit is granted. There are no multi-family residential developments in the T&R District today.

In recent years, staff have received inquiries regarding the adaptive reuse of underutilized office buildings and associated parking lots. This amendment is intended to allow the City Council to consider and allow housing proposals, with a preference toward owner-occupied condominiums, via the Planned Unit Development Option in the T&R District on a case-by-case basis.

This amendment also makes a minor formatting change to the requirements for the outside storage of vehicles and removes stadiums and arenas from the zoning district since the GM VAA facility has replaced the Palace of Auburn Hills area.

Mr. Beidoun opened the public hearing at 7:56 p.m.

There being no public comments, Mr. Beidoun closed the public hearing at 7:57 p.m.

Moved by Ferguson to recommend to City Council approval of the enclosed Text Amendment to Article XII. T&R, Technology & Research Districts of the Zoning Ordinance.
Second by MacMillan.
VOTE: Yes: Tringali, Shearer, Beidoun, Ferguson, Pavlich, MacMillan, Saelens, Ouellette
No: None **Motion Carried (8-0)**

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS

7a. <u>Motion – Cancel the April 9, 2025 Auburn Hills Planning Commission Meeting</u>

Moved by Ferguson to cancel the April 9, 2025 Auburn Hills Planning Commission Meeting.
Second by Saelens.
VOTE: Yes: Shearer, MacMillan, Ferguson, Pavlich, Saelens, Beidoun, Tringali, Ouellette
No: None **Motion Carried (8-0)**

8. COMMUNICATIONS
Mr. Cohen stated that the Planning Commission will soon begin reviewing and amending the Master Plan, with the intent to complete the process by the end of the year.

9. NEXT SCHEDULED MEETING
The next scheduled meeting is on Wednesday, May 7, 2025 at 7:00 p.m. in the Auburn Hills Council Chambers.

10. ADJOURNMENT
There being no further business, Vice Chairperson Beidoun adjourned the meeting at 7:59 p.m.

Submitted by:
Susan McCullough, MiPMC III, CMC
Recording Secretary

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 **AGENDA ITEM NO 7B**

DEPARTMENT OF PUBLIC WORKS

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**
Submitted: **March 5, 2025**
Subject: **Motion – Authorize City Manager to Order and Purchase Road Salt for the 2025/26 Season**

INTRODUCTION AND HISTORY

The State will be bidding road salt purchases for the 2025/26 winter season in the near future through the MiDEAL process. In order to participate in the bid, each participating government entity must place an order for road salt by April 2, 2025 prior to bid pricing being available in August. To provide their best price, vendors will bid based on quantity expectations from the buyers. However, when the State awards the bid, the order then becomes a commitment to purchase at least 80% of the quantity regardless of the price. This is the same approach the City took the past seven seasons with City Council review and approval.

Past experience has shown us that salt pricing varies year to year and it's challenging to know what action is best to take. We've bid road salt purchases in-house with what we believe was a good result. Then we migrated to a local consortium administered through the City of Farmington Hills and found better pricing with the larger group participation. In 2017, we found pricing through the MiDeal bid program to be approximately $50,000 in savings for the City over the Farmington Hills Consortium bid. For the 2018/19 season the MiDEAL price of $45.80/ton was $5.34/ton less than the Farmington Hills Consortium bid of $51.14/ton, saving the City roughly $15,000.
At first consideration, the concept of blindly committing to an order without knowing the price seems nonsensical. However, when we consider the alternatives relating to risk versus return, maintaining a relationship with the MiDEAL road salt program should bring the most value.

Not only should we see a much lower bid price based on quantity through MiDEAL we will also have our quantities guaranteed and will have priority delivery. Staff believes that the best choice is to provide a committed salt order to the State bid process rather than taking our chances on our own. However, per the City's purchasing ordinance, purchases over $10,000 for goods require City Council Approval. The commitment of purchase for an order without knowing the cost is contrary to the normal process the City typically follows. Therefore, staff needs City Council authorization to place an order, with a commitment to purchase 80% of that quantity to participate in the MiDEAL bid process.

Going forward, staff recommends the following strategy to minimize our risk exposure. On average, we have used just over 2,100 tons of salt per season. Beginning with this winter season (2024/25), staff has adjusted procedures as they relate to pre-treating roadways and cleaning residential streets that have increased services drastically while utilizing slightly additional materials. A severe winter could extend our salt use over 3,000 tons for the season. Staff will place a salt order of 2,500 tons for the 2025/26 season with the State of Michigan to participate in the bid process. If the 2025/26 winter season experiences minimal snow precipitation, the City will only be obligated to purchase 80%, or 2,000 tons. With excessive snow precipitation, the City can opt to purchase 30% over the order amount or 3,250 tons. Staff is confident that, given our current supply, this strategy will see us through the season without experiencing a salt shortage.

STAFF RECOMMENDATION

Staff recommends that the City Council waive the typical process outlined in the Purchasing Ordinance and authorize the City Manager to submit a road salt order for the 2025/26 season to participate in the State of Michigan road salt bid process.

MOTION

Move to authorize the City Manager to submit a road salt order of 2,500 tons to the State of Michigan for the 2025/26 season to participate in the MiDEAL bid process.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 **AGENDA ITEM NO 7C**

DEPARTMENT OF PUBLIC WORKS

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**
Submitted: **February 28, 2025**
Subject: **Motion – Approve 2025 Summer Maintenance Agreement with the Road Commission for Oakland County (Street Sweeping)**

INTRODUCTION AND HISTORY

In 2017 the City entered into what has become an annual agreement with the Road Commission for Oakland County (RCOC) to provide street sweeping services on county roads within the City's borders. The 14.49 curb-miles of sweeping includes the following:

- Walton Boulevard (City limit to City limit)
- Baldwin Road (City limit to City limit)
- Joslyn Road (City limit to City limit)
- Brown Road (Baldwin Road to Joslyn Road)

The terms of the annual agreement require a minimum of three sweepings. For the services provided, the City receives $8,367.98 payable to Auburn Hills in two installments. The amount received does exceed the City's expenses for providing the service, which is roughly $80 per curb-mile.

STAFF RECOMMENDATION

Staff recommends continuing the street sweeping program to extend our in-house street sweeping services to include the above-mentioned county roads within the City borders. The 2025 Summer Maintenance Agreement is attached for City Council's review.

MOTION

Move to authorize the City Manager, as Street Administrator, to accept on behalf of the City of Auburn Hills, the 2025 RCOC Summer Maintenance Agreement to provide street sweeping services on Walton Boulevard, Baldwin Road, Joslyn Road, and parts of Brown Road for an annual compensation of $8,367.98 payable by RCOC to the City of Auburn Hills.

EXHIBITS

Exhibit 1 – 2025 RCOC Summer Maintenance Agreement

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

ROAD COMMISSION for OAKLAND COUNTY

QUALITY LIFE THROUGH GOOD ROADS:
ROAD COMMISSION FOR OAKLAND COUNTY
"WE CARE."

Board of Road Commissioners

Ronald J. Fowkes
Commissioner

Andrea LaLonde
Commissioner

Nancy Quarles
Commissioner

Dennis G. Kolar, P.E.
Managing Director

Gary Piotrowicz, P.E., P.T.O.E.
Deputy Managing Director
County Highway Engineer

Highway Maintenance Department

2420 Pontiac Lake Road
Waterford, MI 48328

248-858-4881

FAX
248-858-7607

www.rcocweb.org

February 20, 2025

Mr. Jason Hefner
Manager Fleet and Roads
City of Auburn Hills
1500 Brown Road
Auburn Hills MI 48326

RE: 2025 Summer Maintenance Agreement

Dear Mr. Hefner:

Attached are two copies of a Summer Maintenance Agreement between the Road Commission for Oakland County and the City of Auburn Hills for sweeping on Walton Boulevard, Joslyn Road, Baldwin Road, and Brown Road within the city limits. The frequency of the sweeping activity for this year is 3 sweepings.

Please note: We are requesting that the City invoice the Road Commission for 65% of the total contract amount on September 15, 2025, and invoice for the remaining 35% upon completion of the last maintenance activity.

If the agreement is satisfactory, please attach certified copies of the resolution of approval by your City Council and return the two signed copies to this office for approval by the Board of Road Commissioners. One fully signed copy will be returned to you.

Please submit your proof of liability insurance that covers this agreement and particularly covers your personnel and equipment working on county roads under the jurisdiction of the Board of Road Commissioners. As your current Certificate of Membership in the Michigan Municipal Workers Compensation Fund will expire in June, I would appreciate it if you would forward a new certificate at that time. If there are any changes in the coverage during the term of this agreement, we must be notified of these changes.

The Board of County Road Commissioners and I extend our appreciation to you, the City Council, and your road employees, for the fine work that has been done in connection with past agreements, and we want to continue to cooperate with you in any way that we can.

Also, please note that the prices in Exhibit A are reflective of our current bids. If you have any questions, please call.

Sincerely,

Darryl M. Heid, P.E.
Director of Highway Maintenance

DMH/ls
attachment

2025 SUMMER MAINTENANCE AGREEMENT
CITY OF AUBURN HILLS

Under 1951 PA 51, As Amended

This Summer Maintenance Agreement ("Agreement") is made this ____day of_____, 2025, between the Board of County Road Commissioners of the County of Oakland, State of Michigan, a public body corporate, (hereinafter variously referred to as the "Board and as the "Road Commission for Oakland County") and the **City of Auburn Hills,** Oakland County Michigan, a Michigan municipal corporation hereinafter referred to as the "City."

WHEREAS, certain county primary and local roads more specifically set forth in Exhibit A, attached hereto, are under the jurisdiction and control of the Board and are located within or adjacent to the City; and

WHEREAS, The City desires to be responsible for certain maintenance of said roads under the terms of this Agreement and the Board is willing to participate in the cost thereof as provided in Section III of this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants set forth herein as provided, it is hereby agreed as follows:

I

The City hereby agrees to be responsible for performing Summer Maintenance of certain roads under the terms of this Agreement, and the Board agrees to participate in the cost thereof as provided in Section III of this Agreement. "Summer Maintenance," herein required to be performed by City, shall mean the work and services specified in Exhibit B hereto and this Agreement. All maintenance work and services performed by the City shall be in accordance with the Board's minimum maintenance standards and this Agreement.

II

The Board has determined and specified the equipment and personnel necessary to provide the Summer Maintenance and the City has acquired the necessary equipment and personnel so specified. The City shall keep accurate and uniform records of all Summer Maintenance work performed pursuant to this Agreement. The Board shall have the right to audit City accounts and records insofar as such documents concern this Agreement and the work and services performed and to be performed hereunder.

III

In consideration of the Summer Maintenance by the City, the Board hereby agrees to pay to the City the sum of **$8,367.98,** as set forth in Exhibit A, attached hereto and made a part hereof. Such amounts are to be used by the City for Summer Maintenance. Payments are to be made by the Board to the City as follows:

65% on September 15, 2025
35% upon completion of the last Summer Maintenance activity

The making of said payments shall constitute the Board's entire obligation in reference to Summer Maintenance.

IV

It is specifically understood and agreed by the City and the Board that by undertaking to perform Summer Maintenance of certain county primary roads, the City does not assume the Board's legal duty to

keep said roads in such condition as to be in accordance with MCLA 224.21, reasonably safe and convenient for public travel, other than as may relate to the work and service to be performed as listed in Section I above, and the City hereby agrees to hold harmless, represent, defend with counsel acceptable to the Board, and indemnify the Board; the County of Oakland; the Office of the Oakland County Water Resources Commissioner and any and all applicable drainage districts(s); the Michigan State Department of Transportation and the Transportation Commission; any and all local units(s) of government within which the roads subject to this Agreement are located, and the respective officers, agents and employees of all of the foregoing, against any and all claims, charges, complaints, damages, or causes of action for (a) public or private property damage, (b) injuries to persons, or (c) other claims, charges, complaints, damages or causes of action arising out of the performance or non-performance of the activities which are the subject matter of this Agreement, both known and unknown, whether during the progress or after the completion thereof. However, this harmless provision does not apply in so far as any claim or suit is alleged to be, or demonstrated to be, the result of a defect in highway design or condition and not related to the Summer Maintenance activities set out in Section I. Further, since the Board has the statutory responsibility for maintenance of the roads under this Agreement, it is the intent of the parties that the delegation by this Agreement of those maintenance responsibilities to the City provide immunity to the City as an agent of the County. Therefore, the City falls within the governmental immunity protection of the County.

During that part of the year that the City is providing Summer Maintenance under Section I, the City agrees to notify the Board within 30 days, should it become aware of defects or maintenance requirements in the roads set forth in Exhibit A, if said defects or maintenance requirements are not Summer Maintenance subject to this Agreement.

V

The City shall acquire and maintain, during the term of the Agreement, statutory worker's compensation, employer's liability, automobile and comprehensive general liability insurance coverages, and such other insurance coverages, as described in Exhibit C attached hereto, covering the Board's liability for any and all claims arising out of the City's performance or non-performance of the activities which are the subject matter of this Agreement, and these coverages shall be obtained and maintained in accordance with the requirements set forth in Exhibit C attached hereto and made a part hereof and shall be primary and non-contributory.

VI

The City further agrees to comply with all applicable laws and regulations, including laws and regulations of the State of Michigan for safeguarding the air and waters of the State**.** In particular, City facilities and operations must meet the provisions of Part 5 (Spillage of Oil and Polluting Materials) rules promulgated pursuant to Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. (Rules R324.2001 through R324.2009 address release prevention planning, secondary containment, surveillance, and release reporting requirements).

VII

In accordance with Michigan 1976 PA 453, as amended, and 1976 PA 220, as amended, the Contractor covenants not to discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment, or a matter directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, height, weight, marital status or because of a disability that is unrelated to the individual's ability to perform the duties of the particular job or position, and to require a similar covenant on the part of any subcontractor employed in the performance of the Agreement. A breach of this covenant may be regarded as a material breach of this Agreement.

VIII

Contractor shall utilize the provisions of the Federal E-Verify Program to verify the work authorization status of all newly hired employees; and the Road Commission for Oakland County may terminate the contract for failure of Contractor to so comply with the Federal E-Verify Program.

IX

It is the intention of the parties hereto that this Agreement is not made for the benefit of any third party.

It is anticipated that subsequent agreements regarding Summer Maintenance activities will be executed annually by the parties hereto.

The terms and conditions of this Agreement shall become effective as of April 1, 2025, and shall continue in full force and effect until a subsequent Summer Maintenance agreement has been executed by the parties hereto or until this Agreement is terminated, as set forth below.

In the event that a subsequent Summer Maintenance agreement has not been executed by the parties hereto on or before October 15, 2025, either party may terminate this Agreement by providing the other party hereto with written notice of intent to terminate, at least thirty (30) days prior to the date of termination.

This Agreement is executed by the Board at its meeting of _____, and by the City by authority of a resolution of its governing body, adopted _____, (copy attached as Exhibit D).

Witnesses:

CITY OF AUBURN HILLS
A Municipal Corporation

_____ By:_____

Its:_____

_____ By:_____

Its:_____

Witnesses:

BOARD OF COUNTY ROAD COMMISSIONERS
OF THE COUNTY OF OAKLAND,
A Public Body Corporate

_____ By:_____

Its:_____

_____ By:_____

Its:_____

EXHIBIT A

2025 SUMMER MAINTENANCE AGREEMENT

CITY OF AUBURN HILLS

Sweeping

Walton Boulevard: Rochester Hills city limit to Perry.	3.44 Miles
Joslyn Road: Pontiac city limit to Orion Twp. border.	3.62 Miles
Baldwin Road: Pontiac city limit to Orion Twp. border.	5.01 Miles
Brown Road: Baldwin to Joslyn.	2.42 Miles
Total	14.49 Miles

Sweeping: 14.49 Curb Miles x $192.50/Curb Mile = $2,789.33 x 3 Sweepings = (both directions, including median)	$8,367.98
Total Contract	$8,367.98

EXHIBIT B

2025 SUMMER MAINTENANCE AGREEMENT

CITY OF AUBURN HILLS

WORK TO BE PERFORMED:

1. Sweep all roads listed in Exhibit A, in both directions of travel and around islands, as provided in this Agreement, three (3) times, once between April 15th and May 15th, once between July 15th and August 15th, and once between September 15th and October 15th.

2. The City may at its own expense sweep more frequently, subject to the other terms and conditions of this Agreement, including, without limitation, the indemnification and insurance provisions.

EXHIBIT C

2025 SUMMER MAINTENANCE AGREEMENT

CITY OF AUBURN HILLS

SPECIAL PROVISION
FOR
INDEMNIFICATION, DAMAGE LIABILITY AND INSURANCE

SPECIAL PROVISION
FOR
INDEMNIFICATION, DAMAGE LIABILITY AND INSURANCE

Indemnification and Damage Liability
See provisions of the maintenance agreement to which this Exhibit C is attached.

Insurance Coverage:
The City, prior to execution of the maintenance agreement, shall file with the Board of County Road Commissioners of the County of Oakland ("Board"), copies of completed certificates of insurance as evidence that it carries adequate insurance satisfactory to the Board; and, without the prior written consent of the Board, the City shall not cancel, reduce, or fail to renew the insurance coverage required by this Agreement. The City shall immediately notify the Board and cease operations upon the occurrence of any cancellation, reduction, modification or termination of insurance required hereunder, and shall not resume operations under this Agreement until all insurance as required by this Agreement is in full force and effect. The City shall provide in a form and substance acceptable to the Board an underwriter's endorsement to its comprehensive general liability insurance and auto liability insurance, including any excess umbrella insurance, in the amounts set forth on Exhibit C, naming the Board and the Office of the Oakland County Water Resources Commissioner as an additional named insured. The City shall obtain and deliver to the Board a notice of cancellation and non-renewal endorsement, acceptable to the Board, for the general liability, auto liability, and worker's compensation and employer's liability policies. Prior to commencing the work, the City shall provide to the Board evidence satisfactory to the Board of payment of the current premium for the required insurance and endorsements and shall also obtain certificates of insurance for each policy, providing for thirty (30) days actual (not "endeavor to") prior, written notice to the Board by the insurance carrier of any cancellation, termination reduction or material change of the policy. The City shall make sure that each of its subcontractors, if any, providing any of the work and services under this contract, shall obtain and maintain insurance as set forth in this Agreement.

The City shall provide the following insurance coverages which shall be primary and non-contributory:

a. Workmen's Compensation Insurance: The insurance shall provide protection for the City's employees, to the statutory limits of the State of Michigan and $500,000 employer's liability. The indemnification obligation under this section shall not be limited in any ways by any limitation on the amount or type of damages, compensation or benefits payable by or for the City under worker's disability compensation coverage established by law.

b. Bodily Injury and Property Damage Other than Automobile: The insurance shall provide protection against all claims for damages to public or private property, and injuries to persons arising out of and during the progress and to the completion of the work, and with respect to product and completed operations for one year after completion of the work.

Bodily Injury Liability Each Person: $1,000,000 Each Occurrence: $1,000,000 Aggregate: $2,000,000 -and- Property Damage Liability: Each Occurrence: $250,000 Aggregate: $250,000	Or: Single Limit: Bodily injury and Property Damage Each Occurrence: $1,000,000 Aggregate: $2,000,000

Such insurance shall include: 1) explosion, collapse, and underground damage hazards (x,c,u), which shall include, but not be limited to coverage for (a) underground damage to facilities due to drilling and excavating with mechanical equipment; and (b) collapse or structural injury to structures due to blasting or explosion, excavation, tunneling, pile driving, cofferdam work, or building moving or demolition; (2) products and completed operations; (3) contractual liability; and (4) independent contractors' coverages.

c. Bodily Injury Liability and Property Damage Liability - Automobiles (Comprehensive Auto Liability)
The minimum limits of bodily injury liability and property damage liability shall be:

Bodily Injury Liability Each Person: $500,000 Each Occurrence: $1,000,000 -and- Property Damage Liability: Each Occurrence: $1,000,000	Or: Single Limit: Bodily Injury and Property Damage Each Occurrence: $2,000,000

Such insurance shall include coverage for all owned, hired, and non-owned vehicles.

d. Excess and Umbrellas Insurance – The City may substitute corresponding excess and/or umbrella liability insurance for a portion of the above listed requirements in order to meet the specified minimum limits of liability.

e. The City shall provide for and in behalf of the Board and all agencies specified by the Board, as their interest may appear, Owner's Protective Public Liability Insurance. Such insurance shall provide coverage and limits the same as the City's Public Liability Insurance.

Reports – The City or his insurance carrier shall immediately report all claims received which relate to the Contract, and shall also report claims investigations made, and disposition of claims to the County Highway Engineer.

See provisions of the maintenance agreement to which this Exhibit C is attached.

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 **AGENDA ITEM NO 7D**

POLICE DEPARTMENT

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Ryan Gagnon, Chief of Police**
Submitted: **March 12, 2025**
Subject: **Motion – To Approve the 2025 HIDTA Sub-Recipient Agreement with Oakland County**

INTRODUCTION AND HISTORY

In 2014, City Council approved an inter-local agreement to enter the Oakland County Narcotics Enforcement Team. This team is largely supported by federal and state grants and forfeiture dollars derived from the proceeds of criminal enterprises. Part of the funding is a federal grant known as High-Intensity Drug Trafficking Area (HIDTA). HIDTA was created by Congress with the Anti-Drug Abuse Act of 1988 and provides assistance to federal, state, local, and tribal law enforcement agencies operating in areas determined to be critical drug-trafficking regions of the United States. This grant program is administered by the Office of National Drug Control Policy (ONDCP). There are currently 28 HIDTAs, which include approximately 16 percent of all counties in the United States and 60 percent of the U.S. population. HIDTA-designated counties are located in 46 states, as well as in Puerto Rico, the U.S. Virgin Islands, and the District of Columbia. The DEA plays a very active role and has 589 authorized special agent positions dedicated to the program. At the local level, the HIDTAs are directed and guided by Executive Boards composed of an equal number of regional federal and non-federal (state, local, and tribal) law enforcement leaders.

The purpose of the HIDTA program is to reduce drug trafficking and production in the United States by:

- Facilitating cooperation among federal, state, local, and tribal law enforcement agencies to share information and implement coordinated enforcement activities;
- Enhancing law enforcement intelligence sharing among federal, state, local, and tribal law enforcement agencies;
- Providing reliable law enforcement intelligence to law enforcement agencies to facilitate the design of effective enforcement strategies and operations; and
- Supporting coordinated law enforcement strategies that make the most of available resources to reduce the supply of illegal drugs in designated areas of the United States and in the Nation as a whole.

HIDTA requires an agreement for the purpose of delineating the relationship and responsibilities regarding the County's uses of grant funds to reimburse municipalities for overtime expenses that are incurred related to its participation in the Oakland County Narcotic Enforcement Team ("N.E.T.")

Oakland County submitted an Initiative Description and Budget Proposal to the Executive Board for Michigan HIDTA requesting the United States Office of National Drug Control Policy to grant N.E.T an award of $132,300.00 for the 2025 program year to reimburse N.E.T. participating agencies for eligible law enforcement overtime costs.
The City of Auburn Hills is a sub-recipient and therefore must enter into the attached sub-agreement with Oakland County.

The attached inter-local agreement has been reviewed by City Attorney, Mr. Derk Beckerleg and found to be satisfactory from a legal standpoint.

STAFF RECOMMENDATION

Staff recommends the approval of the 2025 HIDTA Agreement between Oakland County and the City of Auburn Hills.

MOTION

Move to approve the 2025 HIDTA Agreement between Oakland County and the City of Auburn Hills and authorize the Chief of Police to sign the agreement on behalf of the city.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

PROGRAM YEAR 2025
HIGH INTENSITY DRUG TRAFFICKING AREA (HIDTA)
SUBRECIPIENT AGREEMENT BETWEEN
THE COUNTY OF OAKLAND AND CITY OF AUBURN HILLS
Unique Entity Identifier (UEI) #: D7A5CMRW1MD6

This Agreement is made between Oakland County, a Constitutional Corporation, 1200 North Telegraph, Pontiac, Michigan 48341 ("County") and City of Auburn Hills, 1827 N. Squirrel Rd., Auburn Hills, MI 48326, a Michigan Municipal Corporation ("Municipality"). The County and Municipality shall be collectively referred to as the "Parties."

PURPOSE OF AGREEMENT.

The Parties enter into this Agreement for the purpose of delineating their relationship and responsibilities regarding the County's use of Grant funds (defined below) to reimburse the Municipality for overtime expenses that it incurred related to its participation in the Oakland County Narcotic Enforcement Team ("N.E.T."), a multijurisdictional drug enforcement task force under the direction and supervision of the Oakland County Sheriff's Office ("OCSO").

Under the Parties' separate N.E.T. agreement, the Municipality is responsible for providing a full-time employee for participation in N.E.T. and for all costs associated with that employment, including overtime.

The County, as the legal entity that administers N.E.T., submitted an Initiative Description and Budget Proposal (Exhibit A) to the Executive Board for Michigan HIDTA requesting the United States Office of National Drug Control Policy ("ONDCP") to grant N.E.T. an award for program year (PY) 2025 to reimburse N.E.T. participating agencies for eligible law enforcement officer overtime. PY 2025 begins January 1, 2025, and ends December 31, 2025.

If ONDCP grants N.E.T. an award for PY 2025, the ONDCP disburses the HIDTA grant funds to the City of Novi. To receive the Grant funds for overtime costs, N.E.T. must submit requests for reimbursement with the required supporting documentation to Michigan HIDTA. If Michigan HIDTA approves the N.E.T. overtime reimbursement requests, the City of Novi should distribute the Grant funds to County on behalf of N.E.T. The County has the authority to allocate a portion of the Grant funds to reimburse the Municipality for qualifying overtime costs subject to the terms and conditions of this Agreement.

In consideration of the mutual promises, obligations, representations, and assurances in this Agreement, the Parties agree to the following:

1. **DEFINITIONS**. The following terms, whether used in the singular or plural, within or without quotation marks, or possessive or nonpossessive, shall be defined, read, and interpreted as follows:

1.1. **Claim** means any alleged loss, claim, complaint, demand for relief or damages, cause of action, proceeding, judgment, deficiency, liability, penalty, fine, litigation, costs, and/or expenses, including, but not limited to, reimbursement for attorney fees, witness fees, court costs, investigation expenses, litigation expenses, and amounts paid in settlement, which are imposed on, incurred by, or asserted against the County or Municipality, or the County's or Municipality's agents or employees, whether such claim is brought in law or equity, tort, contract, or otherwise.

1.2. **Grant funds** mean the funds that may be awarded to the County and the other participating agencies in N.E.T. pursuant to Michigan HIDTA Initiative Description and Budget Proposal Version 2025 (Exhibit A) submitted to Michigan HIDTA by County on behalf of itself and the other participating agencies in N.E.T.

2. EXHIBITS. The Exhibits listed below are incorporated and are part of this Agreement.

2.1. **Exhibit A** – Michigan HIDTA Initiative Description and Budget Proposal Version 2025.

2.2. **Exhibit B** - Template Request for HIDTA Overtime Reimbursement (Locals to County).

2.3. **Exhibit C** – Sample letter regarding notification of current overtime pay rate.

2.4. **Exhibit D** – Sample overtime slip, signed by the officer's supervisor that supports each Request for HIDTA Overtime Reimbursement.

2.5. **Exhibit E** – Sample paystub or payroll report that supports each Request for HIDTA Overtime Reimbursement.

3. FEDERAL AWARD PROJECT DESCRIPTION.

3.1. Catalog of Federal Domestic Assistance ("CFDA") #: 95.001

3.2. Federal Awarding Agency: United States Office of National Drug Control Policy ("ONDCP")

3.3. Program: High Intensity Drug Trafficking Areas (HIDTA)

3.3.1. HIDTA Objective: To reduce drug trafficking and drug production in the United States by: (A) facilitating cooperation among Federal, State, local, and tribal law enforcement agencies to share information and implement coordinated enforcement activities; (B) enhancing law enforcement intelligence sharing among Federal, State, local, and tribal law enforcement agencies; (C) providing reliable law enforcement intelligence to law enforcement agencies needed to design effective enforcement strategies and operations; and (D) supporting coordinated law enforcement strategies which maximize use of available resources to reduce the supply of illegal drugs in designated areas and in the United States as a whole.

3.4. Period of Performance: January 1, 2025, through December 31, 2025.

3.5. The Federal Award Identification Number (FAIN) is provided in the HIDTA Grant Agreement between ONDCP and the City of Novi, which is incorporated into this Agreement by reference.

4. USE OF HIDTA FUNDS.

4.1. The total amount of the federal award for overtime costs committed to the Municipality and obligated by this action by the County to the Municipality is not to exceed **$5,650.00** for each participating law enforcement officer unless otherwise provided herein. That amount is based on the number of N.E.T participating agencies and eligible law enforcement officers at the time this Agreement was executed by both Parties. If the number of N.E.T participating agencies and/or eligible law enforcement officers changes during the term of this Agreement, the total amount of the federal award for overtime costs committed to the Municipality and obligated by this action by the County to the Municipality amount may change as funds are available on a pro rata basis. Such commitment and obligation for overtime costs is contingent upon the ONDCP awarding the Grant funds to N.E.T and the City of Novi reimbursing the County.

4.2. The County will reimburse the Municipality up to **$5,650.00** for each participating law enforcement officer for qualifying N.E.T.-related overtime unless otherwise provided herein. That amount is based on the number of N.E.T participating agencies and eligible law enforcement officers at the time this Agreement was executed by both Parties. If the number of N.E.T participating agencies and/or eligible law enforcement officers changes during the term of this Agreement, the maximum reimbursement amount may change as funds are available on a pro rata basis. Such reimbursement shall only be made after the supporting documentation is submitted by the Municipality and approved by the County, as described in Paragraph 5.1. Such reimbursement is contingent upon the ONDCP awarding the grant funds to N.E.T and the City of Novi reimbursing the County.

4.2.1. HIDTA funds shall be used to pay overtime only if the overtime was performed in support of a HIDTA-designated Enforcement initiative or Intelligence and information Sharing Initiative. HIDTA funds shall not be used to pay overtime related to training attendance, financial management, drug treatment, drug demand reduction or prevention, or non-investigative related administrative work.

4.2.2. No HIDTA funds shall be used to supplant the Municipality's funds that would otherwise be made available for the same purposes.

4.3. There is no research and development performed pursuant to this Agreement.

4.4. No indirect costs shall be charged or reimbursed under performance of this Agreement.

5. REIMBURSEMENT OF ELIGIBLE N.E.T. OVERTIME.

5.1. To request reimbursement for eligible N.E.T. overtime costs, the Municipality shall submit to the County the documentation described in the following subparagraphs no later than thirty (30) days after PY 2025 has expired. If the County, in its sole discretion, determines that the

documentation submitted by the Municipality does not reconcile, then the Municipality shall provide any additional documentation requested by the County in order to process payment.

5.1.1. A fully completed and signed Request for HIDTA Overtime Reimbursement attached as Exhibit B.

5.1.2. A letter substantively similar to the sample letter regarding notification of current overtime pay rate attached as Exhibit C.

5.1.3. Overtime slips, signed by the officer's supervisor, that support each Request for HIDTA Overtime Reimbursement. The overtime slips shall be substantively similar to the sample overtime slip attached as Exhibit D.

5.1.4. The paystub or payroll report that supports each Request for HIDTA Overtime Reimbursement. The paystub or payroll report shall be substantively similar to the sample paystub attached as Exhibit E.

5.2. County will only reimburse Municipality for approved overtime costs after County has received the Grant funds from the City of Novi for that particular reimbursement request.

6. GENERAL COMPLIANCE.

6.1. The Municipality shall comply with to 28 C.F.R. Part 69 (New Restrictions on Lobbying) and 2 C.F.R. Part 25 (Universal Identifier and System of Award Management).

6.2. The Municipality shall comply with the Government-wide Suspension and Debarment provision set forth at 2 CFR Part 180.

6.3. The Municipality shall perform all activities in accordance with The Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200 (the "Part 200 Uniform Requirements"), as adopted and implemented by the Office of National Drug Control Policy (ONDCP) in 2 C.F.R. Part 3603. For this award, the Part 200 Uniform Requirements supersede, among other things, the provisions of 28 C.F.R. Parts 66 and 70, as well as those of 2 C.F.R. Parts 215, 220, 225, and 230.

6.4. The Municipality shall comply with ONDCP's HIDTA Program Policy and Budget Guidance, all other applicable Federal, state, and local laws and regulations, and the terms and conditions contained in this Agreement.

6.5. The Municipality shall comply with all applicable requirements for subrecipients that are provided in the HIDTA Grant Agreement between ONDCP and the City of Novi. The HIDTA Grant Agreement between ONDCP and the City of Novi will be provided to the Municipality within a reasonable time after the County receives a copy of it.

6.6. As specified in the HIDTA Program Policy and Budget Guidance, the Municipality must:

6.6.1. Establish and maintain effective internal controls over the Federal award that provides reasonable assurance that Federal award funds are managed in compliance with Federal statutes, regulations and award terms and conditions. These internal controls should be in compliance with the guidance in "Standards for Internal Control in the Federal Government," issued by the Comptroller General of the United States and the "Internal Control Integrated Framework," issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO).

6.6.2. Comply with Federal statutes, regulations, and the terms and conditions of the Federal awards.

6.6.3. Evaluate and monitor compliance with applicable statute and regulations, and the terms and conditions of the Federal award.

6.6.4. Take prompt action when instances of noncompliance are identified, including noncompliance identified in audit findings.

6.6.5. Take reasonable measures to safeguard protected personally identified information (PII) and other information ONDCP or the Municipality designates consistent with applicable Federal, state, and local laws regarding privacy and obligations of confidentiality.

7. FINANCIAL ACCOUNTABILITY AND AUDIT REQUIREMENTS.

7.1. The Municipality shall maintain standards of financial accountability that conform to 2 C.F.R. §200.302 (Financial Management) and 2 C.F.R. §200.303 (Internal Controls).

7.2. The Municipality shall comply with audit requirements contained in 2 C.F.R. Part 200, Subpart F, which requires the Municipality to have an annual audit conducted within nine (9) months of the end of their fiscal year, if the Municipality has an aggregate expenditure of more than $750,000 in federal funds in a fiscal year. Any deficiencies noted in audit reports must be fully cleared by the Municipality within thirty (30) days after receipt of same. The Grant funds spent by the County on behalf of the Municipality for training expenses shall be included on the Schedule of Expenditures of Federal Awards if the Municipality is required to have a single audit performed. Municipalities that are exempt from the Single Audit requirements that receive less than $750,000 of total Federal funding must submit a Financial Statement Audit prepared in accordance with Generally Accepted Auditing Standards ("GAAS") if the audit includes disclosures that may negatively impact the HIDTA program including, but not limited to fraud, financial misstatements, and violations of any contract or grant provisions. The County shall have the right to review and audit all records of the Municipality pertaining to any payment by the County.

8. CONFLICT OF INTEREST.

8.1. The Municipality shall comply with the following ONDCP conflict of interest policies:

8.1.1. As a non-Federal entity, you must maintain written standards of conduct covering conflicts of interest and governing the performance of your employees engaged in the selection, award, and administration of subawards and contracts.

8.1.2. None of your employees may participate in the selection, award, or administration of a subaward or contract supported by a Federal award if he or she has a real or apparent conflict of interest. Such a conflict of interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from an organization considered for a sub-award or contract. The officers, employees, and agents of the non-Federal entity must neither solicit nor accept gratuities, favors, or anything of monetary value from subrecipients or contractors or parties to subawards or contracts.

8.1.3. If you have a parent, affiliate, or subsidiary organization that is not a State, local government, or Indian tribe, you must also maintain written standards of conduct covering organizational conflicts of interest. Organizational conflicts of interest means that because of relationships with a parent company, affiliate, or subsidiary organization, you are unable or appear to be unable to be impartial in conducting a sub-award or procurement action involving a related organization.

9. MANDATORY DISCLOSURE.

9.1. As a non-Federal entity, the Municipality must disclose, in a timely manner, in writing to ONDCP all violations of Federal criminal law involving fraud, bribery or gratuity violations potentially affecting the Federal award. Non-Federal entities that have received a Federal award that includes the term and condition outlined in 200 CFR Part 200, Appendix XII "Award Term and Condition for Recipient Integrity and Performance Matters," are required to report certain civil, criminal, or administrative proceedings to System for Award Management (SAM). Failure to make required disclosures can result in remedies such as: temporary withholding of payments pending correction of the deficiency, disallowance of all or part of the costs associated with noncompliance, suspension, termination of award, debarment, or other legally available remedies outlined in 2 CFR 200.338 "Remedies for Noncompliance".

10. RECORD RETENTION.

10.1. The Municipality shall comply with the record retention provisions of 2 C.F.R. 200.333 (Retention requirements for records).

10.2. The Municipality should, whenever practicable, collect, transmit, and store Federal award-related information in open and machine readable formats rather than in closed formats or on paper in accordance with 2 C.F.R. 200.335 (Methods for collection, transmission and storage of information).

11. ACCESS TO RECORDS.

11.1. The Federal awarding agency, Inspectors General, the Comptroller General of the United States, and the County, or any of their authorized representatives, have the right of access to any documents, papers, or other records of the Municipal entity which are pertinent to the Federal award, in order to make audits, examinations, excerpts, and transcripts. The right also includes timely and reasonable access to the Municipality's personnel for the purpose of interview and discussion related to such documents. The right of access to the Municipality's records is not limited to the required retention period but last as long as the records are retained.

11.2. The Municipality shall permit the County and auditors to have access to the Municipality's records and financial statements as necessary for the County to meet the requirements of 2 C.F.R. Part 200.

12. TERM.

12.1. This Agreement and any amendments hereto shall be effective when executed by both Parties with concurrent resolutions passed by the governing bodies of each Party, and when the Agreement is filed according to MCL 124.510. The approval and terms of this Agreement and any amendments hereto shall be entered in the official minutes of the governing bodies of each Party. This Agreement shall end on December 31, 2025.

13. ASSURANCES.

13.1. Each Party shall be responsible for its own acts and the acts of its employees and agents, the costs associated with those acts, and the defense of those acts.

13.2. The Parties have taken all actions and secured all approvals necessary to authorize and complete this Agreement. The persons signing this Agreement on behalf of each Party have legal authority to sign this Agreement and bind the Parties to the terms and conditions contained herein.

13.3. Each Party shall comply with all federal, state, and local ordinances, regulations, administrative rules, laws, and requirements applicable to its activities performed under this Agreement.

14. TERMINATION OF AGREEMENT.

14.1. This Agreement may be terminated in whole or in part as follows:

14.1.1. by the County, if the Municipality fails to comply with the terms and conditions of this Agreement;

14.1.2. by the County for cause;

14.1.3. by the County with the consent of the Municipality, in which case the two parties must agree upon the termination conditions, including the effective date and, in the case of partial termination, the portion to be terminated;

14.1.4. by the Municipality upon sending to the County written notification setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if the County determines in the case of partial termination that the reduced or modified portion of the subaward will not accomplish the purpose for which this Agreement was made, the County may terminate the Agreement in its entirety.

14.2. The County must provide to the Municipality a notice of termination. Written suspension or notice of termination will be sent to the Municipality's business address. If this Agreement is terminated or partially terminated, both the County and the Municipality remain responsible for compliance with the requirements at 2 CFR 200.343 Closeout and 2 CFR 200.344 Post-closeout Adjustments and Continuing Responsibilities.

15. <u>CLOSEOUT</u>.

15.1. The County shall close-out this Agreement when it determines that all applicable administrative actions and all required work under this Agreement have been completed by Municipality.

15.2. The Municipality shall comply with the closeout provisions of 2 C.F.R. 200.343 (Closeout).

16. <u>POST-CLOSEOUT ADJUSTMENTS AND CONTINUING RESPONSIBILITIES.</u>

16.1. The closeout of this Agreement does not affect any of the following:

16.1.1. The right of County to disallow costs and recover funds on the basis of a later audit or other review. The County must make any cost disallowance determination and notify the Municipality within the record retention period;

16.1.2. The obligation of the Municipality to return any funds due as a result of later refunds, corrections, or other transactions including final indirect cost rate adjustments;

16.1.3. Audit requirements in Subpart F—Audit Requirements of 2 C.F.R. Part 200.

16.1.4. Records retention as required in Subpart D—Post Federal Award Requirements of this part, §200.333 Retention requirements for records through §200.337 Restrictions on public access to records.

17. <u>REMEDIES FOR NONCOMPLIANCE</u>.

17.1. If the Municipality fails to comply with federal statutes, regulations, or the terms and conditions of this Agreement, the County may impose additional conditions, as described in 2 CFR §200.207 Specific Conditions. If the County determines that noncompliance cannot be

remedied by imposing additional conditions, the County may take one or more of the following actions, as appropriate in the circumstances:

17.1.1. temporarily withhold cash payments pending correction of the deficiency by the Municipality or more severe enforcement action by the County;

17.1.2. disallow (that is, deny both use of funds and any applicable matching credit for) all or part of the cost of the activity or action not in compliance;

17.1.3. wholly or partly suspend or terminate the Agreement;

17.1.4. recommend that the Federal awarding agency initiate suspension or debarment proceedings as authorized under 2 CFR Part 180 and Federal awarding agency regulations;

17.1.5. withhold further funds for the project or program;

17.1.6. take other remedies that may be legally available.

18. NO THIRD-PARTY BENEFICIARIES. Except as provided for the benefit of the Parties, this Agreement does not and is not intended to create any obligation, duty, promise, contractual right or benefit, right to indemnification, right to subrogation, and/or any other right, in favor of any other person or entity.

19. DISCRIMINATION. The Parties shall not discriminate against their employees, agents, applicants for employment, or another persons or entities with respect to hire, tenure, terms, conditions, and privileges of employment, or any matter directly or indirectly related to employment in violation of any federal, state or local law.

20. PERMITS AND LICENSES. Each Party shall be responsible for obtaining and maintaining, throughout the term of this Agreement, all licenses, permits, certificates, and governmental authorizations necessary to carry out its obligations and duties pursuant to this Agreement.

21. RESERVATION OF RIGHTS. This Agreement does not, and is not intended to waive, impair, divest, delegate, or contravene any constitutional, statutory, and/or other legal right, privilege, power, obligation, duty, or immunity of the Parties.

22. DELEGATION/SUBCONTRACT/ASSIGNMENT. Neither Party shall delegate, subcontract, and/or assign any obligations or rights under this Agreement without the prior written consent of the other Party.

23. NO IMPLIED WAIVER. Absent a written waiver, no act, failure, or delay by a Party to pursue or enforce any rights or remedies under this Agreement shall constitute a waiver of those rights with regard to any existing or subsequent breach of this Agreement. No waiver of any term, condition, or provision of this Agreement, whether by conduct or otherwise, in one or more instances, shall be deemed or construed as a continuing waiver of any term, condition, or provision of this Agreement.

No waiver by either Party shall subsequently affect its right to require strict performance of this Agreement.

24. SEVERABILITY. If a court of competent jurisdiction finds a term, or condition, of this Agreement to be illegal or invalid, then the term, or condition, shall be deemed severed from this Agreement. All other terms, conditions, and provisions of this Agreement shall remain in full force.

25. CAPTIONS. The section and subsection numbers and captions in this Agreement are intended for the convenience of the reader and are not intended to have any substantive meaning. The numbers and captions shall not be interpreted or be considered as part of this Agreement. Any use of the singular or plural number, any reference to the male, female, or neuter genders, and any possessive or nonpossessive use in this Agreement shall be deemed the appropriate plurality, gender or possession as the context requires.

26. NOTICES. Notices given under this Agreement shall be in writing and shall be personally delivered, sent by express delivery service, certified mail, or first-class U.S. mail postage prepaid, and addressed to the person listed below. Notice will be deemed given on the date when one of the following first occur: (1) the date of actual receipt; (2) the next business day when notice is sent express delivery service or personal delivery; or (3) three days after mailing first class or certified U.S. mail.

26.1. If Notice is sent to the County, it shall be addressed and sent to: Oakland County Board of Commissioners Chairperson, 1200 North Telegraph, Pontiac, Michigan 48341, with a copy to Oakland County Sheriff's Office, Sheriff Fiscal Officer, 1200 N. Telegraph, Bldg. 38E, Pontiac, Michigan 48341.

26.2. If Notice is sent to the Political Subdivision, it shall be addressed to: City of Auburn Hills.

26.3. Either Party may change the address and/or individual to which Notice is sent by notifying the other Party in writing of the change.

27. CONTACT INFORMATION.

County of Oakland	**City of Auburn Hills**
Lieutenant Bryan Wood Investigative & Forensic Services Division Narcotics Enforcement Team Office: 248-858-1722 Fax: 248-858-1754 Email: woodb@oakgov.com	Chief Ryan Gagnon Auburn Hills Police Department 1899 N. Squirrel Rd. Auburn Hills, MI 48326 Phone: 248-364-6851 Fax: 248-370-9365 Email: rgagnon@auburnhills.org

28. **GOVERNING LAW**. This Agreement shall be governed, interpreted, and enforced by the laws of the State of Michigan, without regard to Michigan's conflict of laws provisions.

29. **AGREEMENT MODIFICATIONS OR AMENDMENTS**. Any modifications, amendments, rescissions, waivers, or releases to this Agreement must be in writing and executed by both Parties.

30. **ENTIRE AGREEMENT**. This Agreement represents the entire agreement and understanding between the Parties. This Agreement supersedes all other oral or written agreements between the Parties. The language of this Agreement shall be construed as a whole according to its fair meaning, and not construed strictly for or against any Party.

IN WITNESS WHEREOF, David T. Woodward, Chairperson, Oakland County Board of Commissioners, acknowledges that he has been authorized by a resolution of the Oakland County Board of Commissioners, a certified copy of which is attached, to execute this Agreement, and hereby accepts and binds the County to the terms and conditions of this Agreement.

EXECUTED: _____ DATE: _____
David T. Woodward, Chairperson
Oakland County Board of Commissioners

WITNESSED: _____ DATE: _____
Printed Name:
Title:

IN WITNESS WHEREOF, _____, acknowledges that he/she has been authorized by a resolution of the Municipality's governing body, a certified copy of which is attached, to execute this Agreement, and hereby accepts and binds the Municipality to the terms and conditions of this Agreement.

EXECUTED: _____ DATE: _____
Printed Name:
Title:

WITNESSED: _____ DATE: _____
Printed Name:
Title:

Exhibit A

Michigan HIDTA

PERFORMANCE MANAGEMENT PROCESS

Initiative Description and Budget Proposal

Must complete using Adobe Acrobat

All HIDTA Initiatives must complete an **Initiative Description and Budget Proposal (IDBP)** annually. If you have questions, contact Deputy Director David Molloy or PMP Coordinator Paula Coon.

Email completed **IDBP** with **FMS Budget Sheet** to:

Deputy Director David Molloy
dmolloy@mi.hidta.net
248-921-2693

PMP Coordinator Paula Coon
pcoon@mi.hidta.net
586-839-7214

The IDBP is due each year in February. Specific Due Date will be provided to you during the last Task Force Commanders meeting each year.

Initiative/Task Force Name: NET – Oakland County Narcotics Enforcement Team

Program Proposal Year: 2025

Task Force Commander's Name: D/LT. Bryan Wood

Task Force Commander's Phone: (248) 858-1722

Task Force Commander's E-mail: woodb@oakgov.com

Lead Agency: **Oakland County Sheriff's Office**

Location of Initiative (City): Pontiac

Total Dollar Amount Requested: **$132,300**

Explain the mission of the initiative and provide a detailed explanation of the specific threat/s identified in the Michigan HIDTA Annual Threat Assessment.

Initiative Purpose

Initiative Purpose

- The Oakland County Narcotic Enforcement Team (NET) is a cooperative partnership of federal, county and local law enforcement agencies in Oakland County, Michigan, and collocated at the Oakland County Sheriff's Office in Pontiac.
- NET focuses on mid- to upper-level Drug Trafficking Organizations (DTOs) operating in Oakland County.
- NET supports street-level investigative operations targeting illegal drug trafficking of cocaine,
- crack cocaine, methamphetamine, fentanyl, heroin, and controlled prescription drugs.

Threat Priorities

Threat Priorities

- Regional and local DTOs are the primary drug trafficking threats in the NET Area of Responsibility (AOR).
- DTOs transport cocaine, heroin, fentanyl, and methamphetamine into Oakland County.
- Fentanyl and fentanyl mixed with other narcotics continue to be the most lethal category of illicit substances misused in Oakland County.
- Fentanyl/Opioid-related overdose deaths remain at high levels in Oakland County.
- NET has observed a substantial increase in methamphetamine distribution and use in Oakland County.
- Cocaine has become a resurgent threat and is widely available throughout the county.
- Controlled prescription drugs remain an area of concern.

Investigative Approach

Investigative Approach

- NET will leverage HIDTA funds to support investigative services.
- Drug seizures will be thoroughly investigated by NET investigators in order to:
  - Trace seizures back to source(s) of supply.
  - Assist investigators in ultimately disrupting and dismantling DTOs.
- NET investigators monitor DTO trafficking patterns and share information with our federal law enforcement partners.
- NET's primary focus is investigations into upper- and mid-level DTOs to identify, disrupt and dismantle their illicit drug trafficking operations.
  - When a DTO is identified as a multi-state or international organization, intelligence is provided to DEA

Detailed, Itemized Budget Request

HIDTA FUNDS REQUESTED FOR 2025 - $132,300

OVERTIME - $118,750
Investigative/Law Enforcement Officer - $118,750
19 State/Local TFO's x $6,250 = $118,750

SERVICES - $13,500
Communication/Mobile Phones - $13,500
24 iPhones x $47.05 /month x 12 months = $13,500

Areas of Operation (Designated Counties)

NET operates in HIDTA designated Oakland County.

Threat Focus (Check all that Apply)

Organization Focus

- ☐ International DTO Focus
- ☑ Multi-State DTO Focus
- ☑ Local DTO Focus
- ☐ Gang Focus
- ☐ International MLO Focus
- ☐ Multi-State MLO Focus
- ☐ Local MLO Focus
- ☐ Fugitive Focus

Interdiction Modalities

- ☐ Air
- ☐ Rail
- ☑ Highway
- ☐ Maritime
- ☐ N/A
- ☑ Parcel (Commercial)
- ☑ Parcel (Postal)
- ☐ Other (Specify)

Drug Focus

- ☑ Cocaine/Crack
- ☑ Fentanyl
- ☑ Heroin
- ☑ Methamphetamine
- ☐ Marijuana
- ☐ Other (Specify)

Initiative Compliance

Does the initiative provide information to the HIDTA Investigative Support Center and ancillary intelligence initiatives as requested?

☑ Yes ☐ No

Is this initiative a multi-agency effort comprised of Federal, state, local, and tribal law enforcement personnel who are assigned full-time, collocated, and commingled?

☑ Yes ☐ No

Does this initiative use HIDTA funds to fund all or part of the salary (not including overtime) of a state or local law enforcement officer?

☐ Yes ☑ No

Does this initiative use the HIDTA's ISC and/or ancillary intelligence and information sharing initiative for event and target/investigative information deconfliction?

☑ Yes ☐ No

Expected Outputs

Predicting Expected Outputs: When developing your expected outputs, please ensure you take into consideration your past 2-3 year performance averages. ONDCP refers to these averages when evaluating future performance target numbers.

Predict the number of DTOs and MLOs you expect to disrupt or dismantle during the Program Year. Your performance targets **should be aggressive but reasonably attainable**, considering expected staffing and funding. Your initiative's performance is compared to how successfully it attained its predicted goals.

Number of **DTOs** expected to be disrupted or dismantled for this Program Year	**5**
Number of **MLOs** expected to be disrupted or dismantled for this Program Year	**0**
Number of Cases Provided Analytical Support Projected for this Program Year	**5**
Number of Fugitives Apprehended Projected for this Program Year	**20**

Agency/Department Positions

Summarize staffing levels you confidently expect to support your team for the Program Year. Be certain to include your Admin Support, Analysts, Investigators, Property Mgrs., Financial Contractors, etc. The **HIDTA Funded box** should be marked YES **ONLY** when HIDTA funding supports the salary/wages for the listed position.

Position Rank / Title	Agency / Department	Number of Positions	Full Time / Part Time	HIDTA Funded (Y/N)	Collocated (Y/N)	Notes
Office Assistants	Oakland County Sheriff	2	Part Tim	No	Yes	
Administrative Specialist	Oakland County Sheriff	1	Full Tim	No	Yes	
Auditor	Oakland County Sheriff	1	Full Tim	No	Yes	
Deputy	Oakland County Sheriff	7	Full Tim	No	Yes	
Sergeant	Oakland County Sheriff	3	Full Tim	No	Yes	
Lieutenant	Oakland County Sheriff	1	Full Tim	No	Yes	
Agent	Drug Enforcement Admin	1	Full Tim	No	Yes	
Agent	US Dept of Homeland Security	1	Full Tim	No	Yes	
Officer	Auburn Hills Police Dept	1	Full Tim	No	Yes	
Officer	Birmingham Police Dept	1	Full Tim	No	Yes	
Officer	Bloomfield Police Dept	1	Full Tim	No	Yes	
Officer	Farmington Hills Police Dept	1	Full Tim	No	Yes	
Officer	Rochester Police Dept	1	Full Tim	No	Yes	
Officer	Royal Oak Police Dept	1	Full Tim	No	Yes	
Officer	Troy Police Dept	1	Full Tim	No	Yes	
Officer	West Bloomfield Police Dept	1	Full Tim	No	Yes	
Officer	Hazel Park Police Dept	1	Full Tim	No	Yes	
Investigator	Oakland County Prosecutor Office	1	Full Tim	No	Yes	

Michigan HIDTA

Request for HIDTA **Overtime** Reimbursement

ONE FORM PER OFFICER

Exhibit B

Michigan HIDTA
Mary Szymanski - Financial Manager
FAX: 248.356.6513
mszymanski@mi.hidta.net

REGULAR OVERTIME

OFFICER'S NAME AND RANK

HOME DEPARTMENT NAME

PHONE NUMBER

MAILING ADDRESS

FEDERAL TAX ID OR MSP INDEX/PCA

REQUESTING OFFICER IS REQUIRED TO TYPE HIS/HER NAME IN THE BLUE BORDERED BOX BELOW. By typing my name in the box below, I certify that this overtime was incurred pursuant to HIDTA-related investigations on the dates and in the amounts listed.

APPROVING TASK FORCE COMMANDER IS REQUIRED TO TYPE HIS/HER NAME IN THE RED BORDERED BOX BELOW: By typing my name in the box below, I certify I received this overtime request from the Requesting Officer, and have reviewed and approved after determining it to be in compliance with ONDCP Program Policy as previously provided to me.

ITEM #	COMPLAINT #	DATE OT WORKED	# OT HOURS WORKED	OT HOURLY RATE	TOTAL ENTRY COST	LOCATION: Address, City/Township/County
	OVERTIME APPROVED FOR STATE/LOCAL OFFICERS ONLY. LIMIT PER OFFICER IS $8,000 ANNUALLY AS PER MICHIGAN HIDTA PROGRAM POLICY.					
	FEDERAL PARTICIPANTS ARE NOT ELIGIBLE TO RECEIVE HIDTA OVERTIME.					
1					$0.0000	
2					$0.0000	
3					$0.0000	
4					$0.0000	
5					$0.0000	
6					$0.0000	
					$0.0000	

ITEM #	PROVIDE A BRIEF DETAIL OF THE CORRESPONDING ITEM # FROM THE TABLE ABOVE.
1	
2	
3	
4	
5	
6	

THIS INFORMATION IS CONFIDENTIAL. DISCLOSURE OF CONFIDENTIAL INFORMATION IS PROTECTED BY THE FEDERAL PRIVACY ACT.

Revised August 2019

YOUR AGENCY LETTERHEAD

January 17, 2022

Director
Michigan HIDTA
26211 Central Park Blvd.
Southfield, MI 48076

Dear Director:

Please accept this correspondence as notification of the current pay rate for the listed ADD YOUR AGENCY NAME police officer assigned to the Oakland County Narcotic Enforcement Team (NET). The rate became effective July 1, 2021.

Parent Agency:	ADD YOUR AGENCY NAME
Employee Name/Rank:	ADD OFFICER'S NAME AND RANK
Regular Pay Rate:	OFFICER'S REGULAR HOURLY RATE
Overtime Pay Rate:	OFFICER'S OVERTIME HOURLY RATE

As requested, the overtime rate listed does not include any fringe benefits, such as retirement, FICA, etc. Please contact my office if additional information is required.

Sincerely,

Exhibit D

Please Note: This document is used for illustrative purposes only and the required documentation does not have to be the same, but must contain the same elements.

Required: Overtime slip signed by officer's supervisor. This item should include name, date, and overtime hours associated with HIDTA. The overtime rate should also be included unless provided in the paystub or payroll report.

[redacted]

[redacted] TIME SHEET

DATE	HOURS	OVERTIME	NET#
07/11/2016	08:30-16:30		
07/12/2016	08:30-16:30		
07/13/2016	08:30-16:30		
07/14/2016	08:30-16:30		
07/15/2016	08:30-16:30		
08/01/2016	15:00-23:00		
08/02/2016	15:00-23:00		
08/03/2016	14:00-00:00	2hour	16-net-419
08/04/2016	14:00-23:00	1hour	IR-16-263
08/05/2016	03:00-07:00	4hour	IR-16-264
08/05/2016	15:00-23:00		

APPROVED
8/16/16
[redacted]

APPROVING SIGNATURE: [redacted]

[redacted]

OVERTIME IN RED HAS BEEN TAKEN AS NET TIME (COMP)
OVERTIME IN GREEN HAS BEEN SUBMITED FOR MJ OT GRAMP

Please sign and return.

Please Note: This document is used for illustrative purposes only and the required documentation does not have to the same, but must contain the same elements.

Exhibit E

Required: Pay stub or payroll report containing the same information as pay stub. If the paystub does not indicate the overtime rate of pay, then please include with the overtime slip.

[redacted]

Pay Period Ending On: 08/07/2016
Check #: [redacted]
Check Date: 08/12/2016
Primary Rate: 31.2962
Witholding Rate: 00
Federal Allowances: 0

PAYCODE_ID	HOURS	OT_HOURS	GROSS	YTD
LONGEVITY_PS	0.00	0.00	0.00	350.00
SALARY	80.00	7.00	2,832.31	41,498.79
TRAINING_PS	0.00	0.00	0.00	876.28
SICK PS 07/01	0.00	0.00	0.00	625.92
F/Y SICK PAYOUT	0.00	0.00	0.00	594.63
PS SCK GAP	0.00	0.00	0.00	2,879.25
IN_LIEU_MED_P_S	0.00	0.00	115.38	1,846.08
LIFE_INS	0.00	0.00	0.00	8.96
HOLIDAY	0.00	0.00	0.00	1,251.85
TOTALS:	80.00	7.00	2,947.69	49,931.76

DEDUCTION_ID	AMOUNT	YTD
FITW	475.02	8,268.40
SITW	112.08	1,906.87
SOCSEC_EE	176.08	2,991.56
MEDICARE_EE	41.18	699.64
DUES_PSO	29.63	444.38
PS HBL VISION	9.13	104.73
RETIRE_PS_OFF	84.97	1,424.49
ICMA_PCNT	117.91	1,959.14
FLEX_PLAN	98.50	1,576.00
SAVINGS PSO	5.60	84.00
PNC	647.59	11,474.94
PNC	1,000.00	16,588.65
ALLY	150.00	2,400.00
TOTALS:	2,947.69	49,922.80

Net Pay This Period: 1,797.59

LEAVE_BANK	PRIOR BALANCE	HOURS ACCRUED	HOURS LOST	HOURS TAKEN	NEW BALANCE
COMP_PS	7.50	0.00	0.00	0.00	7.50
F/Y SICK PAYOUT	0.00	0.00	0.00	0.00	0.00
PS KELLY BANK	0.00	0.00	0.00	0.00	0.00
SICK PS 07/01	96.00	0.00	0.00	0.00	96.00
SICK PS GAP	41.00	0.00	0.00	0.00	41.00
VAC_PS	124.00	0.00	0.00	0.00	124.00

[redacted]

08/12/2016
[redacted]
1,797.59

VOID*******VOID**********VOID********CHECK STUB REPRINT******

[redacted]

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 | **AGENDA ITEM NO 7E**

POLICE DEPARTMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Ryan Gagnon, Chief of Police
Submitted: March 12, 2025
Subject: Motion – To Approve the 2024 Emergency Federal Law Enforcement Assistance Contract

INTRODUCTION AND HISTORY

On June 15, 2024, personnel from the Police Department received a mutual aid request from the Oakland County Sheriff's Office (OCSO) to assist their personnel at a mass shooting incident at a splash pad in Rochester Hills, Michigan. Several police officers and a supervisor responded to the scene to assist with securing the scene, traffic control, as well as securing our city parks within Auburn Hills, until the suspect could be located.

OCSO submitted for and was approved by the State of Michigan to receive a grant to reimburse the expense for all first responders, who responded to this tragic incident. The grant from the 2024 Emergency Federal Law Enforcement Assistance Program (EFLEAP) was awarded to the Michigan State Police, Grants and Community Services Division, from the United States Department of Justice, Bureau of Justice Assistance.

EFLEAP has authorized that the City of Auburn Hills will be reimbursed $1,119.00 to cover the salary and fringe benefits for personnel who responded to this incident. It is required that the city enter a contract with EFLEAP and provide all proper payroll documentation to be reimbursed.

City Attorney Derk Beckerleg has reviewed the contract and is satisfied with the contract from a legal standpoint.

STAFF RECOMMENDATION

Staff recommends the approval of the EFLEAP contract for reimbursement and authorize the Chief of Police to sign on behalf of the city.

MOTION

Move to approve the 2024 Emergency Federal Law Enforcement Assistance Program contract and authorize the Chief of Police to sign the contract on behalf of the city.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

PROGRAM BUDGET

Auburn Hills Police Department (Contractor)
Michigan State Police (Department)
2024 Emergency Federal Law Enforcement Assistance (EFLEA)

Contractor Eligible Expenses:

- Overtime hours: 16.5
  - Salary Expenses
    - Brooklands Plaza Splash Pad Active Shooter initial response, continuing investigation, and security: $1,025
  - Fringe Expenses
    - Brooklands Plaza Splash Pad Active Shooter initial response, continuing investigation, and security: $94

Budget Total: $1,119

2024 EMERGENCY FEDERAL LAW ENFORCEMENT ASSISTANCE (EFLEA) FINANCIAL STATUS REPORT (FSR)

I. Applicant's Information			
1. Agency Name Auburn Hills Police Department		2. Grant Number 24-EFLEA-21	
3. Address 1899 N. Squirrel Rd.	4. City Auburn Hills	5. State MI	6. ZIP Code 48326

II. Financial Status Report (Due 30 Days After the End of a Reporting Period)
7. Reporting Period
☐ June 15, 2024 – June 14, 2025

III. Expenditure Detail (Must Attach Payment Documents such as Invoice(s) and Canceled Check(s))		
8. Expense Category	**9. Expense Description**	**10. Total Expenditure Incurred for Period**
A. Overtime Salary	Police Officers Responding to Scene	$ 1,025
B. Fringe	Police Officers Responding to Scene	$ 94
11. Total Cumulative Amount Incurred to Date		$ 1,119

IV. Reimbursement Request	
12. Amount Requested for Reimbursement	$ 1,119
This is my final report.	☐ Yes ☐ No

V. Certification
I certify all statements in this report, including all requested supplemental information, are true, complete, and accurate to the best of my knowledge. I understand failure to submit any required reports may result in the termination of the grant. I understand this grant may be terminated if the Michigan State Police concludes I am not in compliance with the conditions and provisions required by the contract covering this grant or have falsified any information. By way of signature, I agree with all the conditions of this grant program.

Agency's Authorized Official or Financial Officer Signature	Date
Printed Name of Authorized Official or Financial Officer Ryan Gagnon	Title of Authorized Official or Financial Officer Chief of Police

For MSP Use Only	
Reviewed By: Date:	Approved By: Date:
Date sent to finance for payment:	Date received confirmation of payment:

2024 EMERGENCY FEDERAL LAW ENFORCEMENT ASSISTANCE (EFLEA)

Grant Agreement
hereinafter referred to as the "Agreement"
between

Michigan State Police
hereinafter referred to as the "Department"
and

Auburn Hills Police Department
1899 North Squirrel Road
Auburn Hills, Michigan 48326
Unique Entity Identifier: N4DLXK6EGM61
hereinafter referred to as the "Contractor"
for

MSP Project Number: 24-EFLEA-21

I. Period of Agreement:

This Agreement shall commence on **6/15/2024** and continue through **6/14/2025**.

This Agreement is in full force and effect for the period specified.

II. Funding Source and Agreement Amount:

This Agreement is designated as a subrecipient relationship with the following stipulations:

A. Including federal funds, the total amount of this Agreement is $1,119.
B. The Department, under the terms of this Agreement, will provide federal pass-through funding not to exceed $1,119.
C. The Assistance Listing (AL) is 16.824.
D. The AL Title is Emergency Law Enforcement Assistance Grant.
E. The federal agency name is U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance.
F. The federal grant award number is 15PBJA-24-GG-01925-EFLE.
G. The federal program title is BJA FY24 Invited to Apply – Emergency Federal Law Enforcement Assistance Program 2.

III. Program Budget:

The agreed upon Program Budget for this Agreement is referenced herein as Attachment 1, which is part of this Agreement through reference. Changes to the Program Budget by the Contractor are not permitted. Costs are pre-approved relating to the mass shooting in Rochester Hills, Michigan, that occurred on June 15, 2024.

Budget deviation allowances are not permitted.

IV. Contractor Responsibilities:

The Contractor, in accordance with the general purposes and objectives of this Agreement, will:

A. Publication Rights:

1. The Contractor shall give recognition to the Department in any and all publications, papers and presentations arising from the program (including from subcontractors) herein by placing the following disclaimer on any and all publications, papers and presentations:

   This project is supported by Michigan's FY 2024 Emergency Federal Law Enforcement Assistance (EFLEA) Program # 15PBJA-24-GG-01925-EFLE, awarded by the Bureau of Justice Assistance, Office of

Justice Programs, U.S. Department of Justice (DOJ), and administered by the Michigan State Police (MSP). Points of view or opinions contained within this document do not necessarily represent the official position or policies of the DOJ or the MSP.

2. The Department shall, in return, give recognition to the Contractor when applicable.

3. Where activities supported by this Agreement produce books, films, or other such copyrightable materials issued by the Contractor, the Contractor may copyright such but shall acknowledge that the Department reserves a royalty-free, non-exclusive, and irrevocable license to reproduce, publish, and use such materials and to authorize others to reproduce and use such materials. This cannot include service recipient information or personal identification data.

4. Any copyrighted materials or modifications bearing acknowledgment of the Department's name must be approved by the Department prior to reproduction and use of such materials.

B. **Reporting Responsibilities:**
Failure to comply with any reporting responsibilities identified in this Agreement may result in withholding grant payment(s) or the cancellation of grant award. The Contractor's lack of compliance will also be taken into account when considering future grant applications to, and awards from, the Department.

C. **Uniform Crime Report (UCR):**
The Contractor, and all of its subcontractors, must comply with 1968 PA 319, as amended. This law requires county sheriff's departments, as well as city, village, and township police departments to submit monthly UCR data to the Department.

D. **Financial Reporting Requirements:**
Financial reporting requirements shall be followed as defined within this section.

1. **Reimbursement Method/Mechanism:**

   a. All Contractors must register as a vendor to receive State of Michigan payments as Electronic Funds Transfers (EFT)/Direct Deposits. Vendor registration information is available on the State of Michigan SIGMA Vendor Self Service (VSS) website located at https://sigma.michigan.gov/webapp/PRDVSS2X1/AltSelfService.

   b. This Agreement is reimbursement only. The Contractor must document that expenditures have been paid by local sources before requesting reimbursement from the Department.

   c. Reimbursement from the Department is based upon the understanding that Department funds will not exceed the total Department allocation as agreed upon in the approved Budget. Department funds are the first source after the application of fees and earmarked sources unless a specific local match condition exists.

   d. Should the Contractor discover an error in a previous reimbursement request, the Contractor shall immediately notify the Department and refund to the Department any funds not authorized for use under this Agreement and any payments or funds advanced to the Contractor in excess of allowable reimbursable expenses.

2. **Financial Status Report (FSR) Submission:**
Once the Agreement has been signed and accepted, regardless of when this occurs, an FSR must be prepared and submitted to the Department to receive reimbursement. The reimbursement request may only contain pre-approved expenses as detailed in your Program Budget (Attachment 1). Reimbursement requests that include other expenditures may not be granted and will be returned to the Contractor for explanation and/or correction and re-submission.

3. **Unobligated Funds:**
Any unobligated balance of funds held by the Contractor at the end of the Agreement period will be

returned to the Department or treated in accordance with instructions provided by the Department.

4. **Audits:**
This section applies to Contractors designated as subrecipients. Contractors designated as vendors are exempt from the provisions of this section.

a. **Single Audit:**
Contractors that expend $750,000 or more in federal funds in a fiscal year after December 26, 2014, must submit a Single Audit prepared consistent with the Single Audit Act Amendments of 1996, and Office of Management and Budget (OMB) Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations," as revised or 2 C.F.R. 200.501. Contractors must also submit a Corrective Action Plan for any audit findings that impact Department-funded programs and a management letter (if issued) with a response.

b. **Financial Statement Audit:**
Contractors exempt from the Single Audit requirements that receive $500,000 or more **in total funding** from the Department in state and federal grant funding must submit to the Department a Financial Statement Audit prepared in accordance with generally accepted auditing standards (GAAS). Contractors exempt from the Single Audit requirements that receive less than $500,000 of total Department grant funding must submit to the Department a Financial Statement Audit prepared in accordance with GAAS if the audit includes disclosures that may negatively impact Department-funded programs including, but not limited to fraud, financial statement misstatements, and violations of contract and grant provisions.

c. **Due Date and Submission Information:**
The required audit and any other required submissions (e.g., Corrective Action Plan and management letter with a response), must be submitted to the Department within nine months after the end of the Contractor's fiscal year to:

Michigan Department of State Police
Grants and Community Services Division
Attn: Grants Coordination Unit
P.O. Box 30634
Lansing, Michigan 48909-0634

d. **Penalty:**

i. **Delinquent Single Audit or Financial Statement Audit:**
If the Contractor does not submit the required Single Audit reporting package, management letter (if issued) with a response, and Corrective Action Plan; or the Financial Statement Audit and management letter (if issued) with a response within nine months after the end of the Contractor's fiscal year and an extension has not been approved by the cognizant or oversight agency for audit, the Department may withhold from the current funding an amount equal to five percent of the audit year's grant funding (not to exceed $200,000) until the required filing is received by the Department. The Department may retain the amount withheld if the Contractor is more than 120 days delinquent in meeting the filing requirements and an extension has not been approved by the cognizant or oversight agency for audit. The Department may terminate the current grant if the Contractor is more than 180 days delinquent in meeting the filing requirements and an extension has not been approved by the cognizant or oversight agency for audit.

ii. **Delinquent Audit Status Notification Letter:**
Failure to submit the Audit Status Notification Letter, when required, may result in withholding from the current funding an amount equal to one percent of the audit year's grant funding until the Audit Status Notification Letter is received.

e. **Other Audits:**
The Department or federal agencies may also conduct or arrange for "agreed upon procedures"

or additional audits to meet their needs.

E. **Record Maintenance/Retention:**
Maintain adequate program and fiscal records and files, including source documentation to support program activities and all expenditures made under the terms of this Agreement, as required. Assure that all terms of this Agreement will be appropriately adhered to and that records and detailed documentation for the project or program identified in this Agreement will be maintained (may be off site) for a period of not less than four years from the date of grant closure, the date of submission of the Final FSR, or until litigation and audit findings have been resolved. All retention record guidelines set by the local jurisdiction (Contractor) must be adhered to if they require additional years beyond retention guidelines stated herein.

F. **Authorized Access:**
Permit upon reasonable notification and at reasonable times, access by authorized representatives of the Department, Program Evaluators (contracted by the Department), Federal Grantor Agency, Comptroller General of the United States and State Auditor General, or any of their duly authorized representatives, to records, files, and documentation related to this Agreement, to the extent authorized by applicable state or federal law, rule, or regulation.

The Department may conduct on-site monitoring visit(s) and/or grant audit(s) any time during the grant period. All grant records and personnel must be made available during any visit, including subcontractors, if requested.

The Department may request that a funded program be evaluated by an outside evaluation team contracted by the Department. Contractors shall work cooperatively with the evaluation team in such a manner that the program be able to be fully reviewed and assessed.

G. **Notification of Modifications:**
The Contractor must provide timely notification to the Department, in writing, of any action by its governing board or any other funding source that would require or result in significant modification in the provision of services, funding, or compliance with operational procedures.

H. **Software Compliance**:
The Contractor must ensure software compliance and compatibility with the Department's data systems for services provided under this Agreement including, but not limited to: stored data, databases and interfaces for the production of work products, and reports. All required data under this Agreement shall be provided in an accurate and timely manner without interruption, failure, or errors due to the inaccuracy of the Contractor's business operations for processing date/time data.

I. **Notification of Criminal or Administrative Investigations/Charges:**
If any employee of the Contractor associated with this grant project becomes aware of a criminal or administrative investigation or charge that directly or indirectly involves grant funds referenced in this Agreement, the Contractor shall immediately notify the Department's contract manager in writing that such an investigation is ongoing or that a charge has been issued.

V. Department Responsibilities:
The Department, in accordance with the general purposes, objectives, and terms and conditions of this Agreement, will provide reimbursement based upon appropriate reports, records, and documentation maintained by the Contractor.

VI. Department Contract Manager/Administrator of the Agreement:
The individual acting on behalf of the Department in administering this Agreement as the Contract Manager is:

Ms. Nancy Becker Bennett, Division Director
Michigan State Police

Grants and Community Services Division
P.O. Box 30634

Lansing, MI 48909-0634 Telephone: (517) 898-9496
Email: beckern@michigan.gov

VII. Agreement Suspension/Termination:

The Department and/or the Contractor may suspend and/or terminate this Agreement without further liability or penalty to the Department for any of the following reasons:

A. This Agreement may be suspended by the Department if any of the terms of this Agreement are not adhered to. Suspension requires immediate action by the Contractor to comply with the terms of this Agreement; otherwise, termination by the Department may occur.

B. Failure of the Contractor to make satisfactory progress toward the project completion.

C. Proposing or implementing substantial plan changes to the extent that, if originally submitted, the application would not have been selected for funding.

D. Filing false certification in this Agreement or other report or document.

E. This Agreement may be terminated by either party by giving 15 days written notice to the other party. Such written notice will provide valid, legal reasons for termination along with the effective date.

F. This Agreement may be terminated immediately if the Contractor, an official of the Contractor, or an owner is convicted of any activity referenced in Section VI, M, of this Agreement during the term of this Agreement or any extension thereof.

VIII. Final Reporting Upon Termination:

Should this Agreement be terminated by either party, within 30 days after the termination, the Contractor shall provide the Department with all financial, performance, and other reports required as a condition of this Agreement. The Department will make payments to the Contractor for allowable reimbursable costs not covered by previous payments or other state or federal programs. The Contractor shall immediately refund to the Department any funds not authorized for use and any payments or funds advanced to the Contractor in excess of allowable reimbursable expenditures.

IX. Severability:

If any provision of this Agreement or any provision of any document attached to or incorporated by reference is waived or held to be invalid, such waiver or invalidity shall not affect other provisions of this Agreement.

X. Liability:

A. To the extent allowed by law, all liability to third parties, loss, or damage as a result of claims, demands, costs, or judgments arising out of activities, such as direct service delivery, to be carried out by the Contractor in the performance of this Agreement shall be the responsibility of the Contractor, and not the responsibility of the Department, if the liability, loss, or damage is caused by, or arises out of, the actions or failure to act on the part of the Contractor, any subcontractor, or anyone directly or indirectly employed by the Contractor, provided that nothing herein shall be construed as a waiver of any governmental immunity that has been provided to the Contractor or its employees by statute or court decisions.

B. All liability to third parties, loss or damage as a result of claims, demands, costs, or judgments arising out of activities, such as the provision of policy and procedural direction, to be carried out by the Department in the performance of this Agreement shall be the responsibility of the Department, and not the responsibility of the Contractor, if the liability, loss, or damage is caused by, or arises out of, the action or failure to act on the part of any Department employee or agent, provided that nothing herein shall be construed as a waiver of any governmental immunity by the state of Michigan, its agencies (the Department), or employees as provided by statute or court decisions.

C. In the event that liability to third parties, loss, or damage arises as a result of activities conducted jointly by the Contractor and the Department in fulfillment of their responsibilities under this Agreement, such liability, loss, or damage shall be borne by the Contractor and the Department in relation to each party's responsibilities under these joint activities, provided that nothing herein shall be construed as a waiver of any governmental immunity by the Contractor, the state of Michigan, its agencies (the Department), or their employees, respectively, as provided by statute or court decisions.

XI. Special Conditions:

A. This Agreement is valid upon approval and execution by the Department.

B. This Agreement is conditionally approved subject to and contingent upon the availability of funds.

C. The Department will not assume any responsibility or liability for costs incurred by the Contractor prior to the start of the Period of Agreement (June 15, 2024).

D. All special conditions placed on the Department by the Department of Justice federal grant award document for grant 15PBJA-24-GG-01925-EFLE are agreed to by the Contractor.

E. The Contractor agrees to cooperate with any assessments, national evaluation efforts, or information or data collection requests, including, but not limited to, the provision of any information required for the assessment or evaluation of any activities within this project.

XII. Certifications and Assurances:

These Certifications and Assurances are applicable to the Contractor and all subcontractors of the Contractor. It is the Contractor's responsibility to ensure that subcontractors are adhering to the Certifications and Assurances. Failure to do so may result in termination of grant funding or other remedies.

A. **Certifications:**

Contractors should refer to the regulations cited below to determine the certification to which they are required to attest. Acceptance of this Agreement provides for compliance with certification requirements under 28 C.F.R. Part 69, "New Restrictions on Lobbying," 28 C.F.R. Part 67, "Government-wide Debarment and Suspension (Non-procurement)," and 28 C.F.R. Part 83, "Government-wide Requirements for Drug-Free Workplace (Grants)."

B. **Lobbying:**

As required by Section 1352, Title 31 of the U.S. Code, and implemented at 28 C.F.R. Part 69, for persons entering into a grant or cooperative agreement over $100,000, as defined at 28 C.F.R. Part 69, the Contractor certifies that:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the making of any federal grant, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal grant or cooperative agreement;

2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal grant or cooperative agreement, the Contractor shall complete and submit Standard Form - LLL, "Disclosure of Lobbying Activities," in accordance with its instructions; and,

3. The Contractor shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, contracts under grants and cooperative agreements, and subcontracts) and that all sub-recipients shall certify and disclose accordingly.

C. **Debarment, Suspension, and Other Responsibility Matters (Direct Recipient):**
Pursuant to Executive Order 12549 (Debarment and Suspension), and implemented at 2 C.F.R. Part 2867, for prospective participants in primary covered transactions, as defined at 28 C.F.R. Part 2867, Section 2867.20(a):

1. The Contractor certifies that it and its principals:

   a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of federal benefits by a state or federal court, or voluntarily excluded from covered transactions by any federal department or agency;

   b. Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

   c. Have not within a two-year period preceding this application been convicted of a felony criminal violation under any federal law, unless such felony criminal conviction has been disclosed in writing to the Office of Justice Programs (OJP) at ojpcompliancereporting@usdoj.gov, and, after such disclosure, the applicant has received a specific written determination from OJP that neither suspension nor debarment of the applicant is necessary to protect the interests of the Department and U.S. Government in this case.

   d. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and,

   e. Have not within a three-year period preceding this application had one or more public transactions (federal, state, or local) terminated for cause or default.

D. **Federal Taxes:**
If the applicant is a corporation, the applicant certifies that either (1) the corporation has no unpaid federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability, or (2) the corporation has provided written notice of such an unpaid tax liability (or liabilities) to OJP at ojpcompliancereporting@usdoj.gov, and after such disclosure, the applicant has received a specific written determination from OJP that neither suspension nor debarment of the applicant is necessary to protect the interests of the Department and U.S. Government in this case.

E. **Drug-Free Workplace:**

1. As required by the Drug-Free Workplace Act of 1988, and implemented at 28 C.F.R. Part 83, Subpart F, as defined at 28 C.F.R. Sections 83.620 and 83.650 the Contractor certifies that it will provide a drug-free workplace by:

   a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Contractor's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

   b. Establishing an ongoing drug-free awareness program to inform employees about:
      i. The dangers of drug abuse in the workplace;

ii. The Contractor's policy of maintaining a drug-free workplace;
iii. Any available drug counseling, rehabilitation, and employee assistance programs; and,
iv. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee who will be engaged in the performance of the grant be given a copy of the statement required by paragraph (a) of this section.

d. Notifying the employee in the statement required by paragraph (a) of this section that, as a condition of employment under the grant, the employee will:
i. Abide by the terms of the statement; and,
ii. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.

e. Notifying the agency, in writing, within ten calendar days after receiving notice under subparagraph (d) (ii) of this section from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to:

Department of Justice
Office of Justice Programs
Attn: Control Desk
810 7th Street, N.W.
Washington, D.C. 20531

Notice shall include the identification number(s) of each affected grant.

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(ii) of this section, with respect to any employee who is so convicted:
i. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or,
ii. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of subparagraphs (a), (b), (c), (d), (e), and (f) above.

F. **Standard Assurances:**
The Contractor hereby assures and certifies compliance with all applicable federal statutes, regulations, policies, guidelines, and requirements, including OMB Circulars A-21, A-87, A-102, A-110, A-122, A-133; Executive Order 12372 (Intergovernmental Review of Federal Programs); and, 28 C.F.R. Parts 66 or 70 (administrative requirements for grants and cooperative agreements). The Contractor also specifically assures and certifies that:

1. It has the legal authority to apply for federal assistance and the institutional, managerial, and financial capability (including funds sufficient to pay any required non-federal share of project cost) to ensure proper planning, management, and completion of the project described in this application.

2. It will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

3. It will give the awarding agency or the Government Accountability Office, through any authorized representative, access to and the right to examine all paper or electronic records related to the financial assistance. It will comply with all lawful requirements imposed by the awarding agency, specifically

including any applicable regulations, such as 28 C.F.R. Parts 18, 22, 23, 30, 35, 38, 42, 61 and 63, and the award term in 2 C.F.R. § 175.15(b).

4. It will assist the awarding agency, if necessary, in assuring compliance with section 106 of the National Historic Preservation Act of 1966, 16 U.S.C. § 470, Executive Order 11593 (Protection and Enhancement of the Cultural Environment), the Archeological and Historical Preservation Act of 1974, 16 U.S.C. § 469 a-1 *et seq*., and the National Environmental Policy Act of 1969, 42 U.S.C. § 4321.

5. It will comply with Executive Order 13279 (Equal Protection of the Laws for Faith-Based and Community Organizations), Executive Order 13559 (Fundamental Principles and Policymaking Criteria for Partnerships With Faith-based and Other Neighborhood Organizations), and the DOJ regulations on the Equal Treatment for Faith-Based Organizations, 28 C.F.R. Part 38, which prohibits recipients from using DOJ financial assistance on inherently or explicitly religious activities and from discriminating in the delivery of services on the basis of religion. Programs and activities must be carefully structured to ensure that DOJ financial assistance is not being used for literature, classes, meetings, counseling sessions, or other activities that support twelve-step programs, which are considered to be religious in nature. The twelve-step programs must take place at a separate time or location from the activities supported with DOJ financial assistance and the participation of beneficiaries in twelve-step programs is strictly voluntary. It must make clear to any and all vendors and program participants that twelve-step programming is separate and distinct from DOJ-funded activities. It must also ensure that participants are not compelled to participate in twelve-step programs and cannot penalize a participant who chooses not to participate in a twelve-step program. It must ensure that employees fully funded by the DOJ are not involved with twelve-step programs whereby they are instructing or indoctrinating clients on the twelve steps. Employees of the Contractor or subcontractor shall clearly document the number of hours spent on secular activities associated with the DOJ-funded program and ensure that time spent on twelve-step programs is completely separate from time spent on permissible secular activities. In addition, at least one secular program must be provided as an alternative to twelve-step programming.

6. It will provide meaningful access to grant-funded programs and activities to Limited English Proficient (LEP) persons in accordance with Title VI of the Civil Rights Act of 1964 and the Omnibus Crime Control and Safe Streets Act of 1968, 42 U.S.C § 3789d. For a detailed discussion of the requirement to provide meaningful access to LEP persons, refer to the guidance issued by the DOJ on this matter entitled, "Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons," 67 FR 4155-01 (June 18, 2002).

   It will comply and require any and all subcontractors to comply with any applicable statutorily-imposed nondiscrimination requirements, including the Omnibus Crime Control and Safe Streets Act of 1968, 42 U.S.C. § 3789d; the Victims of Crime Act of 1984, 42 U.S.C. § 10604(e); the Juvenile Justice and Delinquency Prevention Act of 2002, 42 U.S.C. § 5672(b);the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq*.; the DOJ implementing regulations at 28 C.F.R. Part 42, Subpart C; the DOJ implementing regulations at 28 C.F.R. Part 42, Subpart D; Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794); the DOJ implementing regulations at 28 C.F.R. Part 42, Subpart G; Title II of the Americans with Disabilities Act of 1990 (42 U.S.C. § 12132); the DOJ implementing regulations at 28 C.F.R. Part 35; the Rehabilitation Act of 1973, 29 U.S.C. § 794; the Americans with Disabilities Act of 1990, 42 U.S.C. § 12131-34; Title IX of the Education Amendments of 1972, 20 U.S.C. §§1681, 1683, 1685-86; and, the Age Discrimination Act of 1975, 42 U.S.C. §§ 6101-07; The DOJ regulations on the Equal Treatment for Faith-Based Organizations, 28 C.F.R. Part 38; The Michigan Elliott-Larsen Civil Rights Act, MCL 37.2101 *et seq*.; and the Michigan Persons With Disabilities Civil Rights Act, MCL 37.1101 *et seq*.

   a. **Notification:**
      It may not discriminate in employment on the basis of race, color, national origin, religion, sex, and disability and may not discriminate in the delivery of services or benefits on the basis of race, color, national origin, religion, sex, disability, and age. These laws also prohibit retaliation against an individual for taking action or participating in action to secure rights protected by these laws. It shall notify all clients, customers, program participants, or consumers of the types of prohibited discrimination, as well as the complaint procedures, in writing. Notification may include placing

posters in an area that may be easily viewed by all and/or providing a paper copy to each of the listed types of individuals. It shall forward all discrimination complaints to the Department. Subcontractors, clients, customers, program participants, or consumers may also report complaints to the Office of Justice Programs (OJP)/Office for Civil Rights (OCR) or the Michigan Department of Civil Rights (MDCR) directly, but the Contractor shall notify the Department of the complaint as soon as the complaint is known. In the event that a Federal or State court, or Federal or State Administrative Agency, makes a finding of discrimination after a due process hearing on the grounds of race, color, religion, national origin, sex, or disability against the Contractor or subcontractor, the Contractor shall forward a copy of the finding to the OJP/OCR and the Department.

b. **Training:**
The Department shall provide the Contractor with access to training developed by the OJP/OCR, which may be found at https://www.ojp.gov/about/ocr/ocr-training-videos/video-ocr-training.htm.

c. **Monitoring:**
The Department shall ensure that the Contractor is complying with all applicable civil rights laws and procedures by completing the Federal Civil Rights Compliance Checklist (Attachment 2) with the Contractor during site monitoring visits and desk audits.

7. For the purposes of the Emergency Federal Law Enforcement Assistance Program, the development and implementation of an Equal Employment Opportunity Plan (EEOP) is not an applicable requirement.

8. If the Contractor is a governmental entity:

   a. It will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, 42 U.S.C. § 4601 *et seq*., which governs the treatment of persons displaced as a result of federal and federally-assisted programs; and,

   b. It will comply with requirements of 5 U.S.C. §§ 1501-08 and §§ 7324-26, which limit certain political activities of state or local government employees whose principal employment is in connection with an activity financed in whole or in part by federal assistance.

G. **Non-Supplanting:**
It is imperative that the Contractor understand that the non-supplanting requirement mandates that grant funds may be used only to supplement (increase) a Contractor's budget, and may not supplant (replace) state, local, or tribal funds that a Contractor, inclusive of any subcontractors, otherwise would have spent on positions and/or any other items approved in the Grant Budget if it had not received a grant award.

This means that if your agency plans to:

1. Hire new positions (including filling existing vacancies that are no longer funded in your agency's budget), it must hire these additional positions on or after the official grant award start date, above its current budgeted (funded) level of positions.

2. Rehire personnel who have already been laid off (at the time of application) as a result of state, local, or tribal budget cuts, it must rehire the personnel on or after the official grant award start date, and maintain documentation showing the date(s) that the positions were laid off and rehired.

3. Maintain personnel who are (at the time of application) currently scheduled to be laid off on a future date as a result of state, local, or tribal budget cuts, it must continue to fund the personnel with its own funds from the grant award start date until the date of the scheduled lay-off and maintain documentation showing the date(s) and reason(s) for the lay-off. For example, if the grant award start date is July 1 and the lay-off is scheduled for October 1, then the grant funds may not be used to fund the officers until October 1, the date of the scheduled layoff.

Please note that as long as your agency can document the date that the lay-off(s) would occur if the grant funds were not available, it may transfer the personnel to the grant funding on or immediately after the date of the lay-off without formally completing the administrative steps associated with a lay-off for each individual personnel.

4. Documentation that may be used to prove that scheduled lay-offs are occurring for local economic reasons that are unrelated to the availability of grant funds may include (but are not limited to) council or departmental meeting minutes, memoranda, notices, or orders discussing the lay-offs; notices provided to the individual personnel regarding the date(s) of the layoffs; and/or budget documents ordering departmental and/or jurisdiction-wide budget cuts. These records must be maintained with your agency's grant records.

H. **Hatch Political Activity Act and Intergovernmental Personnel Act:**
The Contractor will comply with the Hatch Act of 1939, 5 U.S.C. 1501-08, and the Intergovernmental Personnel Act of 1970, as amended by Title VI of the Civil Service Reform Act of 1978, 42 U.S.C. 4728. Federal funds cannot be used for partisan political purposes of any kind by any person or organization involved in the administration of federally-assisted programs.

I. **Health Insurance Portability and Accountability Act of 1996:**
To the extent that the Health Insurance Portability and Accountability Act (HIPAA) of 1996 is pertinent to the services that the Contractor provides to the Department under this Agreement, the Contractor assures that it is in compliance with the HIPAA requirements including the following:

1. The Contractor must not share any protected health data and information provided by the Department that falls within the HIPAA requirements except to a subcontractor, as appropriate under this Agreement.

2. The Contractor must require the subcontractor not to share any protected health data and information from the Department that falls under the HIPAA requirements in the terms and conditions of the subcontract.

3. The Contractor must only use the protected health data and information for the purposes of this Agreement.

4. The Contractor must have written policies and procedures addressing the use of protected health data and information that falls under the HIPAA requirements. The policies and procedures must meet all applicable federal and state requirements including the HIPAA regulations. These policies and procedures must include restricting access to the protected health data and information by the Contractor's employees.

5. The Contractor must have a policy and procedure to report to the Department unauthorized use or disclosure of protected health data and information that falls under the HIPAA requirements of which the Contractor becomes aware.

6. Failure to comply with any of these contractual requirements may result in the termination of this Agreement in accordance with Section XI, Agreement Suspension/Termination, above.

7. In accordance with the HIPAA requirements, the Contractor is liable for any claim, loss, or damage relating to unauthorized use or disclosure of protected health data and information received by the Contractor from the Department or any other source.

XIII. Unallowable Expenses and Activities:

- Any expenses not related to the Brooklands Plaza Splash Pad mass shooting in Rochester Hills, Michigan, that occurred on June 15, 2024.
- Any expenses not pre-approved and included in the Program Budget (Attachment 1).

XIV. Conditions on Expenses:

Costs must be reasonable and necessary. If required by the local jurisdiction, costs must be sustained by competitive bids. All contracts and subcontracts require prior approval by the Department. If detailed information is not included as part of the application process, the Contractor must submit a request seeking approval once the subcontractors are identified.

XV. Conflict of Interest:

The Contractor and the Department are subject to the provisions of 1968 PA 317, as amended, MCL 15.321 *et seq*., and 1973 PA 196, as amended, MCL 15.341 *et seq*.

XVI. State of Michigan Agreement:

This is a state of Michigan agreement and is governed by the laws of Michigan. Any dispute arising as a result of this Agreement shall be resolved in the state of Michigan.

XVII. Compliance with Applicable Laws:

The Contractor will comply with applicable federal and state laws, guidelines, rules, and regulations in carrying out the terms of this Agreement. The Contractor will also comply with all applicable general administrative requirements such as OMB Circulars covering cost principles, grant/agreement principles, and audits in carrying out the terms of this Agreement.

XVIII. Special Certification:

The individual electronically accepting this Agreement certifies by his/her acceptance that he/she is authorized to sign this Agreement on behalf of the Contractor**.**

XIX. Contractor Signature:

The Authorized Official's signature below represents the Contractor's legal acceptance of the terms of this Agreement, including Certifications and Assurances**.**

Name of Contractor's Authorized Official	Signature of Contractor's Authorized Official	Date
Name of Department's Authorized Official Ms. Nancy Becker Bennett	Signature of Department's Authorized Official	Date

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 | **AGENDA ITEM NO 7F**

POLICE DEPARTMENT

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Ryan Gagnon, Chief of Police**
Submitted: **March 12, 2025**
Subject: **Motion – Purchase of TruNarc Drug Identification Device**

INTRODUCTION AND HISTORY

Traditionally, Police Department personnel have had to physically handle narcotics for testing in the field. This practice poses risks, including potential exposure to hazardous substances through accidental inhalation or skin contact. Many narcotics are highly potent and can be absorbed through the skin or inhaled, potentially resulting in severe health effects, including overdose.

The Police Department conducted research and evaluation of the TruNarc handheld narcotics analyzer, manufactured by ThermoFisher Scientific Portable Analytical Instruments Inc., as a safer alternative for field testing narcotics. The TruNarc device provides rapid, on-site identification of unknown narcotics and controlled substances. Designed as a single drug-testing solution, the TruNarc scanner delivers clear, definitive results by analyzing substances directly through plastic or glass containers. This minimizes contamination, reduces exposure risks, and helps preserve evidence. Most importantly, it enables personnel to conduct accurate field testing while enhancing safety.

Equipped with advanced software, the TruNarc device captures and stores results to support prosecution efforts. It is widely used by law enforcement agencies across all 50 states, including at least 78 agencies in Michigan, as well as in over 50 countries across six continents.

To acquire this technology, the Police Department included a request in the 2025 budget, which allocated $45,000 for its purchase, utilizing Opioid Settlement money that the city has received.

The Police Department is proposing to purchase the TruNarc device directly from ThermoFisher Scientific Portable Analytical Instruments Inc., the sole source provider of its handheld narcotics analyzers. The department received a quote from ThermoFisher Scientific for $42,564.00, which includes a five-year unlimited warranty with 24/7 technical support. The purchase also provides unlimited access to TruNarc eLearning courses and on-site, instructor-led training.

On February 25, 2025, the proposal to purchase the TruNarc device was presented to the Public Safety Advisory Committee, and they recommended approval.

STAFF RECOMMENDATION

Staff recommends the approval to purchase the TruNarc device from ThermoFisher Scientific Portable Analytical Instruments Inc.

MOTION

Move to approve the purchase of the TruNarc device from ThermoFisher Scientific Portable Analytical Instruments Inc. at a cost not to exceed $42, 564.00. Funds are available for this purchase from the Opioid Settlement monies received by the City.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

thermoscientific

Thermo Scientific TruNarc Handheld Narcotics Analyzer

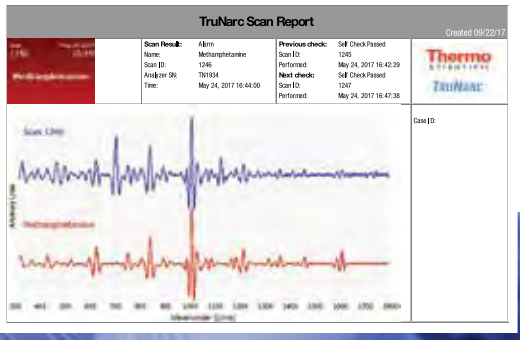
Field-based presumptive narcotics, precursor and cutting agent testing

ThermoFisher SCIENTIFIC

The TruNarc Handheld Narcotics Analyzer

- Tests for almost 500 substances, including narcotics, stimulants, depressants, hallucinogens and analgesics
- Library regularly updated to include emerging drug threats
- Requires no direct contact with most substances
- Delivers clear, real-time results for presumptive evidence
- Provides automated, tamper-proof records with scan results, including time-and-date stamps to help expedite prosecution

limits direct contact



Helping law enforcement

TruNarc: Efficient, Economical, Safe

Agencies across the United States who deploy TruNarc are seeing immediate benefits:

- Even little known substances can be identified almost instantly in the field
- The need for Law Enforcement Officers to handle potentially lethal narcotics is greatly reduced
- Valuable lab time is freed up for higher priority cases
- Reduced demand for lab testing delivers significant cost savings

benefits

stay ahead of the curve: safe, precis

TruNarc Success Stories

quickly identified fentanyl

Quincy PD, Massachusetts: Little-known Drugs Identified Quickly

- TruNarc immediately identified an unknown sample as Alpha-PVP ("Flakka") a synthetic cathinone
- Official state-wide alert about new drug issued next day

Etowah County, Alabama: Reduced Court Wait Times

- *"We're definitely seeing a benefit because of TruNarc. We're able to take cases to the grand jury where before we didn't have a toxicology report. Now, a defendant doesn't have to wait for his day in court. It's been a godsend."*

  – Etowah County

Charles County, Maryland: Improved Protection for Law Enforcement Officers

- Using TruNarc, officers quickly identified fentanyl (a potent opioid absorbed by touch, potentially causing overdose or death) in heroin seizure.
- *"The safety of our officers is one of our top priorities, and this technology will allow us to safely identify controlled dangerous substances quickly and accurately without having to wait on lab results."*

  – Charles County

se narcotics identification

TruNarc Helps Keep Officers Safe

The use of illicit narcotics and opioids continues to skyrocket. Emerging lethal drugs like fentanyl and carfentanil threaten public safety.

To save lives and protect law enforcement officers, banned substances need to be identified quickly, safely and accurately.

The Thermo Scientific™ TruNarc™ Analyzer rapidly identifies drugs and can reduce the backlog of cases at crime labs while decreasing costs. This leads to quicker case resolution and helps drug offenders access treatment faster.

saves time and money

thermoscientific

TruNarc: A more accurate and reliable presumptive test

Specifications	Description
Weight	**1.25 lb (.570 kg)**
Size	6.4 x 4.1 x 2.0 in. (16.26 x 10.41 x 5.10 cm)
Library	Controlled substances, cutting agents and precursors
Configurations	Unlimited or Pay-Per-Scan
Data export formats	CSV, SPC, PDF, SCZ, SCN
Battery	Rechargeable internal 3.7V battery pack (10 hrs.); DC wall adapter, 5V DC, 1.5A; optional car charger
Operating temperature	14° F to 122° F (-10° C to +50° C)
Language configurations	English, Arabic, Chinese, Czech, Dutch, French, Japanese, Polish, Russian, Spanish
Computer administration	TruNarc Admin software connected via microUSB to USB
Reachback support	Spectral analysis by staff chemists available
Validation	Third party test results available on request

To learn more about the TruNarc or schedule a demo, please visit us on line at: **thermofisher.com/trunarc**

ThermoFisher SCIENTIFIC

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RB 1810320 1019 v03

Thermo Fisher Scientific
Thermo Scientific Portable Analytical Instruments, Inc.
2 Radcliff Road, Tewksbury, MA 01876

January 6, 2025

RE: Request for Sole Service / Sole Brand Justification

To whom it may concern,

The purpose of this letter is to provide additional justification for why Thermo Scientific Portable Analytical Instruments Inc. ("Manufacturer") is the sole source service provider for its handheld chemical analyzers ("Safety and Security Products"). Such Safety and Security Products deliver rapid, field- based identification of unknown chemicals, explosives, and chemical weapons, as well as narcotics directly from within the hazard zone and provide specific, actionable data— enabling first responders, national security, and military organizations to act quickly and decisively.

Thermo Scientific Portable Analytical Instruments Inc. is the sole manufacturer of the FirstDefender™ RMX, RM, TruDefender™ FTX, FTXi, FT, FTi, Gemini™, TruNarc™ (with TruNarc Kit,Test Stick,Type H) and 1064Defender from its sole manufacturing location at 2 Radcliff Rd Tewksbury, Massachusetts USA. These devices utilize the proprietary chemometrics and DecisionEngine 2.0 MX analysis software also produced solely by Manufacturer. No other device of this kind on the market can make use of this software as it would be a violation of intellectual property protections held by Manufacturer. Manufacturer also is the sole provider of software and library updates. Additionally, Manufacturer has developed a rugged handheld chemical identification system for solids and liquids that uses both FTIR and Raman technologies known as Gemini. Gemini is the first and only handheld that offers both Raman & FTIR technologies as well as scan delay for both Raman & FTIR.

Due to their mission critical applications Manufacturer utilizes the expertise of its trained technicians and engineering staff to perform all necessary repairs. Additionally, the technicians must utilize proprietary software, intellectual property (technical documentation), calibration files and algorithms, as well as specialty tooling designed by Manufacturer in order to properly repair the Safety and Security Products in accordance with published specifications. For those reasons, coupled with complexity and overall safety, Manufacturer, is the sole service provider for our Safety and Security Products possessing unique qualifications and/or specialized capabilities or expertise that is not available in the marketplace.

Best regards,

Heidi Rubio

Heidi Rubio
Contracts Manager

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 **AGENDA ITEM NO 7G**

DEPARTMENT OF PUBLIC WORKS

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**
Submitted: **March 4, 2025**
Subject: **Motion – Approve the purchase of a 2025 Billy Goat Hurricane Z3001**

INTRODUCTION AND HISTORY

Budgeted within the 2025 Fleet Equipment fund is $15,000 for the replacement of a 2014 Scag Riding Mower. This mower has a front cart that has a walk behind blower affixed to it for cleaning parking lots, sidewalks, and for leaf cleanup in the fall. With the blower attached, it never gets used for its primary design purpose; as a mower. A stand-on blower will accomplish the same task while being more maneuverable within tight spaces and will allow air to be directed in multiple directions instead of the one direction the current setup allows.

On Tuesday, March 4, 2025, bids were opened for a Ride-On Blower. This blower had to be either a Billy Goat Hurricane Z3001 or Ferris FB3000 Hurricane and had to include the following specifications: 35HP/993cc Vanguard V-Twin engine, 165MPH+ Airspeed, 7500 CFM, Joystick deflector control allows full control of the airflow direction-forward, left, right, and close, Quad Control Handle System™ (Automatic return to neutral, Integrated operator presence, Self-activating parking brake, & Travel direction control), Dual Deflector Air Flow System™ allows operator to change the angle of airflow, LED light bar on operator tower, Torsion-mounted front axle assembly, 3-Way air discharge (right, center, and left), Ergonomic platform and thigh pad, and Hydro-Gear ZT-3100 transaxles with 7" cooling fans.

Five bids were received with the lowest bid being from Allied Equipment Rental, Inc. of Burton, MI for a total of $11,476.00. The Billy Goat Hurricane Z3001 comes with a two-year manufacturer warranty. The current mower will be sold after the acquisition of the new blower.

STAFF RECOMMENDATION

Staff recommends the purchase of a 2025 Billy Goat Hurricane Z3001 from Allied Equipment Rental, Inc. of Burton, MI for $11,476.00. Funding for the purchase is available via account number 661-594-977.000.

MOTION

Move to approve the purchase of a 2025 Billy Goat Hurricane Z3001 from Allied Equipment Rental, Inc. of Burton, MI for $11,476.00.

EXHIBITS

Exhibit 1 – Bid Packet and Bids Received

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

AUBURN HILLS

BID ID: **ITB-CAH-03-04-2025-001**

BID NAME: **2025 Ride-On Blower**

ITEM: **Ride-On Blower**

DUE DATE: **Tuesday, March 4, 2025 at 10:00 AM**

IMPORTANT DATES	
02/07/25 FRI	**Bid Posting**
03/04/25 TUE	**Bid Opening**

The City of Auburn Hills is seeking bids for the purchase and delivery of four 3000-Gallon Storage Tanks

Bids will be accepted by the City Clerk until **Tuesday, March 4, 2025 at 10:00 AM EST**. Bids will be opened at that time in the front lobby of the City Clerk at 1827 N. Squirrel.

Bids to receive consideration shall be received prior to the specified time of opening as designated on the bid form. **NO LATE BIDS WILL BE ACCEPTED**. Bids are considered received when received and date stamped by the office of the City Clerk.

PREPARATION OF BID

- Each bidder shall furnish all information required on the bid form. Erasures or other changes must be initialed by the person signing the bid form.

- If there is any doubt as to the meaning of any part of the specifications or other conditions within this invitation, contact Jason Hefner by email/phone at jhefner@auburnhills.org / 248-364-6931.

SUBMISSION OF BIDS

- All bids shall be submitted in sealed envelopes and shall include the following information on the face of the envelope:

Bidder's Name
Bidder's Address
Bid Number
Bid Item (Name of Bid)

Failure to do so may result in a premature opening of or failure to open such proposal. All bids must be hand delivered or mailed to:

Auburn Hills City Clerk's Office
1827 N. Squirrel Road
Auburn Hills, MI 48326

- Bidders are responsible for submitting proposals before stated closing time. Delays in the mail will not be considered. Any proposal received after the stated deadline will be rejected.

- Any bid may be withdrawn by giving written notice to the Clerk's Office before stated closing time. After stated closing time, no bid may be withdrawn or cancelled for a period of one hundred and eighty (180) days after said closing time.

The expectation is that the bid winner will furnish and deliver all materials to the Auburn Hills Department of Public Works, 1500 Brown Rd, Auburn Hills, MI 48326 for completion of the project.

The City reserves the right to reject any or all bids or waive any irregularities which it deems in the best interest of the City.

In case of a discrepancy in computing the amount of the bid, the unit price bid will govern.

The bidding contractor is responsible for all costs associated with the research and preparation of their bidding document.

Preparation of Proposal:
Qualified companies are invited to deliver proposals in accordance with the scope of work and specifications.

Contract Award:

The City of Auburn Hills reserves the right to accept or reject any or all bids and to waive any informalities or irregularities in any proposal or the bid process. The competency and responsibility of all bidders shall be taken into consideration in the award of the contract for this work. If bidders are unknown to the City of Auburn Hills, or their competency questioned, it shall be understood that they will, upon request, file with the City of Auburn Hills reliable data and references for investigation. The City may make such investigation as it deems necessary to determine the ability of the bidder to perform the work. The City reserves the right to award the contract to the bidder offering the best value, but not necessarily to the one submitting the lowest price. City may award fewer than the indicated bid items and may award them in any combination deemed in the best interest of the City.

Scope of Services:

The City of Auburn Hills is seeking bids from qualified vendors for the purchase of a Ride-On Blower including delivery to the Auburn Hills Department of Public Works, 1500 Brown Road, Auburn Hills, MI 48326.

Ride-On Blower MUST be either a Billy Goat Hurricane Z3001 or Ferris FB3000 Hurricane and should include:

- 35HP/993cc Vanguard V-Twin engine
- 165MPH+ Airspeed
- 7500 CFM
- Joystick deflector control allows full control of the airflow direction- forward, left, right, and close
- Quad Control Handle System™:
    - Automatic return to neutral
    - Integrated operator presence
    - Self-activating parking brake
    - Travel direction control
- Dual Deflector Air Flow System™ allows operator to change the angle of airflow
- LED light bar on operator tower

- Torsion-mounted front axle assembly
- 3-Way air discharge (right, center, and left)
- Ergonomic platform and thigh pad
- Hydro-Gear ZT-3100 transaxles with 7" cooling fans

Warranty:

The successful proposer will provide the City with a 2-year warranty if not covered under the manufacturer's warranty. Successful proposer shall warrant that all products/services, repair work performed under this agreement shall be free from defects in craftsmanship, and all manufactured equipment supplied hereunder shall, at the time of delivery, be free from defects in material and craftsmanship.

The successful proposer will promptly correct all work rejected by the City as faulty, defective or failing to conform to this specification, whether observed before or after substantial completion of the work, and whether or not fabricated, installed or completed. The successful proposer will bear all costs of correcting such rejected work and perform such work within the timeline as agreed between the City and the selected proposer.

Payment

Payment will be made as follows:

100% of the bid amount will be paid within 60 days following delivery.

Minimum Qualifications:

Bidders will be rejected and deemed non-responsive if they do not meet the following qualifications:

- The bidder must be duly licensed by the appropriate authorities to provide the services required.
- The bidder must provide three business references where similar contracted products/services have been completed.

Hold Harmless/Indemnification Agreement

It is further required that all contractors providing services or performing duties for the City of Auburn Hills and/or its Authorities shall enter into a Hold Harmless/Indemnification Agreement with the City and all other entities, in which Agreement the Contractor and its employees, representatives and agents agrees to release, indemnify, defend, and hold harmless The City of Auburn Hills, including all elected and appointed officials, all employees, representatives, and volunteers, all boards, commissions, and/or authorities, including but not limited to the Tax Increment Finance Authority, Brownfield Redevelopment Authority and the Downtown Development Authority, and their officers, employees, representatives and volunteers from any injuries, liability, damages, expenses, attorney's fees, causes of action, suits, claims or judgments, costs, incurred and/or arising from the Contractor's performing its work, jobs, duties and/or any other actions and/or omissions of the Contractor and/or its employees, representatives and/or agents pertaining to and/or in connection with the Activity.

AUBURN HILLS

2025 Ride-On Blower
Ride-On Blower
ITB-CAH-03-04-2025-001
Proposal Form

The undersigned does hereby submit a bid to the City of Auburn Hills for the complete supply and delivery of the equipment described in the scope of work.

To furnish and perform all materials, necessary tools, expendable equipment preparation, cleanup, and transportation services to provide compete service as described in the bid documents, the sum of:

Qty	Item	Price (ea)	Price Total
1	Ride-On Blower Specify Make & Model: Z3001 Billy Goat	11,476.00	11,476.00
		Grand Total:	11,476.00

Specify an approximate timetable for delivery of proposed materials:

As of now Approximate Time of Delivery is 2 weeks

☑ References for 3 projects similar in scope are attached to the proposal form

List information that would demonstrate to the City that your firm is experienced and highly qualified to provide the products described in this bid:

Being a rental company, we have many similar pieces in our Rental Fleet. We also Deal with many Municipalities in and Around Genesee County. We have Been in business for 64 years And Proud of our Service & Experience

AUBURN HILLS

Respectfully Submitted By,

Company: Allied Equipment Rental

Address: 63371 S. Dort Hwy Burton, Mi 48529

Telephone: 810 742 0409 Fax: 810 742 8931

Email: Counterinfo@alliedrentall.net

James Walters
Authorized Signature

Counter Manager
Title

James Walters
Printed Name

2-11-2025
Date

City of Flint

Cheri Priest – WSC Administrative Manager

810-766-7079 Ext 3408

Genesee County Water and Waste

Dan Lince – Superintendent

810-600-4142

City of Burton

Chris Howser – Streets Superintendent

810-742-9230 Ext 31105

BID ITEM: Ride-On Blower
BID OPENING DATE: March 4, 2025
BID OPENING TIME: 10:00AM
ELECTRONIC BIDS ACCEPTED?
ATTENDED BY: Jason Hefner, isabel Lopez

COMPANY NAME	ADDRESS			TOTAL:
Tri County Equipment	989 W. Sanilac, Sandusky, MI			$14,149.00
Allied Equipment Rental, Inc	G-337 S. Dort Hwy., Burton, MI			$11,476.00
Hutson Inc.	20801 Pontiac Trail, South Lyon, MI			$12,399.00
Weingartz	46061 VanDyke Ave., Utica, MI			$12,399.00
Mid Michigan Snow & Landscape Products	4604 W. Stanton Rd., Stanton, MI			$12,399.00

☒ Mailboxes have been checked for bids that may have been mailed in

☐ Were electronic bids allowed. If so, was BidNet checked for received bids

also send results to:

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 **AGENDA ITEM NO 7H**

DEPARTMENT OF PUBLIC WORKS

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Stephen Baldante, Public Works Director**
Submitted: **March 10, 2025**
Subject: **Motion – To approve change orders and a budget amendment for the Lapeer Road Improvements Project**

INTRODUCTION AND HISTORY

At the August 21, 2023 City Council meeting, Council was presented with a PUD-developer's agreement for the new General Motors site and a resolution for support of a Transportation Economic Development-Category F (TED-F) grant for infrastructure upgrades to Lapeer Road (M-24). The grant requires the city to administer the project under the advisement of the Michigan Department of Transportation (MDOT), who is the owner of the road. The grant covers roughly 80% of the construction costs with the remaining construction costs and all engineering costs being reimbursed to the city by Schostak L.L.C. (PAH Real Estate LLC, the developer).

One of MDOT's requirements is that a third-party pre-qualified firm review all traffic signal design and components and submit all MDOT inspection reports for proper installation. Since Fishbeck (an engineering firm) performed the project design and OHM Advisors are performing construction services, OHM Advisors recommended SME as a credible and pre-qualified third-party firm for the traffic signal mast arm fabrication review. This proposal was approved at a City Council meeting on February 17, 2025, in the amount of $32,125.

SME's initial proposal for services was slated as a Type 1 inspection, but MDOT is now requiring a more rigorous Type 2 inspection which will raise the total cost to $61,525. The new proposal for the SME type-2 traffic signal mast arm fabrication review is attached as Exhibit 1.

In addition, after final review of the proposed project, MDOT determined that additional storm structures were needed along Lapeer Road to upgrade the storm system to current MDOT stormwater standards. The additional stormwater work required by MDOT as part of the final approved project will add an additional $284,220.26 to the construction contract held by Florence Cement Company. The proposed change order is attached as Exhibit 2.

Due to the additional MDOT requirements of the project, a budget amendment is needed to fund the project in the amount of $313,620.26 after approval of the change orders. Since Schostak is absorbing all construction and engineering costs above the approved grant amount, the city will need to fund the new costs but will be reimbursed by Schostak LLC (PAH Real Estate LLC) for these costs at the completion of the project.

STAFF RECOMMENDATION

Staff recommend approving a change order to SME and Florence Cement and increasing appropriations to the major roads fund account number 202-452-973.000-M24IMPROVMNT by $313,620.26 to cover the revised MDOT fabrication inspection requirements and additional stormwater work.

MOTION

Move to approve the change orders for SME and Florence Cement Company and to increase appropriations in the amount of $313,620.26 to account number 202-452-973.000-M24IMPROVMNT as part of the additional MDOT

requirements for the Lapeer Road Improvement Project. This approval is subject to the city being reimbursed for this expense by Schostak LLC (PAH Real Estate LLC).

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

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The Kramer Building
43980 Plymouth Oaks Blvd.
Plymouth, MI 48170-2584

T (734) 454-9900

www.sme-usa.com

January 27, 2025

Mr. Stephen E. Duczynski, II
Schostak Brothers & Company
17800 Laurel Park Drive North, Suite 200C
Livonia, Michigan 48152

Via E-mail: duczynskis@schostak.com

RE: Proposal for Traffic Signal Mast Arm Fabrication Review
Palace of Auburn Hills Redevelopment
SME Proposal No. P04810.24
SME Project No. 098812.00

Dear Mr. Duczynski:

SME is pleased to provide this revised proposal for quality assurance (QA) services related to the traffic signal modernization project located at the crossover of Southbound to Northbound Lapeer Rd at approximately Championship Drive in the City of Auburn Hills, Michigan. This proposal was revised to include four additional on-site QA review hours in the scope of services. We were informed by Rauhorn Electric that this project includes Category III Traffic Signal Mast Arm structures which will be manufactured at Millerbernd Manufacturing Company (Millerbernd) in Winsted, Minnesota. We understand that this project has no state or federal funding but is part of the Michigan Department of Transportation's (MDOT) permit program. These reviews are being requested by the local MDOT Transportation Service Center (TSC) that is issuing the permit.

OHM Advisors' original proposal request included review and approval of Shop Drawings, Nonconformance Reports (NCR), and Requests for Information (RFI). This proposal includes time for SME to review these items and provide professional recommendations or insights but does not include stamped approval from a licensed Professional Engineer.

FABRICATION REVIEWS

We understand that this project includes two category III traffic signal mast arm structures, and you are requesting fabrication review services conducted in accordance with MDOT's Materials Quality Assurance Procedures (MQAP) Manual. We are familiar with MDOT standards and currently have several staff members providing QA services at multiple fabrication facilities for MDOT and other local agencies.

Based on the above information, we intend to perform our reviews in general accordance with Section 2.4 – Structural Steel Fabrication of the 2023 Structural Fabrication Quality Manual (SFQM). Our QA scope typically includes review of the paperwork for traceability, random spot checks of the materials and dimensions, providing oversight during welding and fabrication, and coating reviews. We perform our reviews after review and acceptance by Millerbernd's Quality Control (QC) staff.

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Millerbernd's production schedule is usually approximately two weeks total. Millerbernd does not typically perform cutting, bending, and welding processes in consecutive weeks, so for the most efficient coverage, we endeavor to coordinate one mobilization with them. We would plan this mobilization during the week of fabrication and welding so each QA review item may be observed at some point during the fabrication process. At that time, we intend to review material inventory and spot check dimensions of the cut and bent materials. Our production and nondestructive testing oversite would occur during that week as well.

Millerbernd typically has galvanizing applied at AZZ Galvanizing in Winsted, MN. We plan to perform our coating review following delivery to the contractor's yard or jobsite upon delivery from the fabricator. After we perform these spot reviews, we intend to stamp the elements and bills of lading with an SME "Approved for Use" stamp. Please note that our stamp does not relieve the manufacturer of their responsibility to provide a product meeting the contract requirements.

SCOPE SUMMARY

Based on our communication with the fabricator and our experience with similar projects, we propose:

- One mobilization to Millerbernd's fabrication facility with approximately 24 hours of on-site QA.
- One mobilization to the contractor's yard or jobsite for coating review.
- Hardware sampling and laboratory testing per 20SP-820II-02 (if requested).
- Eight hours of document gathering and compiling the document package.

ESTIMATED FEES

Based on our understanding of the project scope and schedule, we propose the following minimum budget:

Traffic Signal Mast Arm Fabrication Review Services ..... **$20,350 Lump Sum**
(~24 shop hours, one contractor yard or jobsite visit, associated travel expenses, reporting, and management)

Laboratory Testing (As-Needed If Requested*)

A449 Clamp Bolt (One test estimated).....$450 Each

F1554 Anchor Bolt with Charpy (One test estimated).....$1,200 Each

Estimated Laboratory Testing Budget.....**$1,650**

TOTAL ESTIMATED FABRICATION QA BUDGET..... **$22,000**

*Note: Laboratory testing of the high strength anchor bolts is required in the 2020 MDOT Standard Specifications for Construction Section 908.14B. The high strength clamp bolt is required to be tested per Special Provision 20SP-820II-02. Though neither specification is directly called out in the provided project documents, the laboratory testing requirements were implied by the email from the MDOT TSC. The number of bolts requiring testing is based on design and we do not have control over the design or any changes. Each size/lot of bolts must be tested per project therefore additional tests may be required and will result in additional charges.

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Our reduced scope and pricing is based on the MDOT QA ITP – Structural Steel Level II, dated 1/10/2024, and does not include full-time staffing at the fabricator's facility. If full-time staffing is requested, we can provide pricing that reflects hold points and inspection criteria listed in the latest revision of the MDOT QA ITP – Structural Steel Level I.

This pricing assumes that you will accept the applicable AWS welder qualifications of the fabricator's staff. Testing of unqualified welders would be an additional cost and typically the responsibility of the local agency.

INSTALLATION REVIEWS

Following final installation of the mast arm structure by the contractor, we intend to review the items listed in the MDOT's Ancillary Structures Unit Mast Arm, Cat I, II & III Installation Inspection Procedure dated May 1, 2024. These review items include:

- Coatings
- Arm Connection
- Upright Lean
- Anchor Bolts

ESTIMATED FEES

Installation Review ..... **$4,475 Lump Sum**
(One visit for ultrasound of the anchor bolts, review of the tightening of the anchor bolts, and reporting)

ENGINEERING ASSISTANCE

Engineering assistance for this project would include reviewing shop drawings for alignment with the MDOT Special Details for Category III Traffic Signal Mast Arms, reviewing NCR's and RFI's and then providing recommendations based on internal resources and/or previous experience. Stamping of these items by a Professional Engineer is not included in our services.

ESTIMATED FEES

The estimated fees listed below is a recommended budget and will be billed on a time and materials basis.

Engineering Assistance ..... **$5,000 T&M**

TOTAL ESTIMATED BUDGET

Project Set Up Fee **$650 Lump Sum**
(Once per project; registration, safety, and closeout – Billed at the first invoicing cycle after acceptance of this proposal)

Traffic Signal Mast Arms Fabrication Total QA Budget..... $22,000 Lump Sum

Traffic Signal Mast Arms Installation Review Budget..... $4,475 Lump Sum

Engineering Assistance ..... $5,000 T&M

TOTAL PROPOSED QA BUDGET $32,125

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OPTIONAL SERVICES

Prefabrication meetings facilitate effective and timely communication between the Fabricator, QC, QA, and the Project Team. If you elect to add this service, we will plan to coordinate and facilitate the Microsoft Teams Meeting.

Prefabrication Meeting ..... $2,000 Lump Sum

Please notify us via email if you would like to add this service to our scope.

SCHEDULE AND REPORTING

We understand that Millerbernd's fabrication schedule is subject to fluctuation and approved shop drawings were unavailable at the time of this proposal. Pricing is based on this work being performed in 2025 with at least two weeks' notice prior to the start of fabrication. Once authorized to proceed, we can work with the fabricator to coordinate our reviews and associated laboratory testing. Rejected materials, changes in fabricator/supplier locations, schedule changes requiring additional shifts or unanticipated weekend/holiday hours are not included in this proposal. If these situations arise or are requested, a change order will be submitted for approval prior to accruing the additional costs when possible.

During the project, we intend to complete weekly reports, and only notify you if non-conformances are identified, unless additional updates are requested. At the completion of the project, we intend to compile a document package as one pdf. The pdf will contain bookmarks so you can quickly find each of the applicable items listed in the SME "Project Folder Checklist" which is an adaptation of MDOT's 1942 form. This file is typically transmitted to you within seven days of final shipment or receipt of laboratory testing results.

AUTHORIZATION

This proposal is valid for 60 days from time of receipt. After that time, SME reserves the right to reevaluate pricing. Additional consulting services, attendance at meetings, or materials testing, which is not within the scope of services, can also be provided on a unit basis if requested. Please return a signed copy of this proposal for our record as authorization to proceed.

CLIENT FEEDBACK

As part of our improvement efforts, SME requests feedback from our clients during and/or at the end of our projects to help us understand their project experience and to show us where we can improve. When you receive an SME feedback request, please take a minute or two to respond. Doing so will help us serve you better on the next project.

Thank you for considering SME for your Quality Assurance services. We look forward to teaming with you on this project. Should you have any questions regarding our services, please contact us.

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Sincerely,

SME

PREPARED BY:

Robert Blodgett, CWI, NACE CIP-1
Project Manager

REVIEWED BY:

Abi Corbett, MBA, PMP
Assistant Project Manager

REVIEWED BY:

Todd Johnson, CWI, ASNT II
Senior Staff Specialist

Attachment: SME General Conditions – Commercial (03/15)
MDOT Structural Steel ITP LII
Mast Arm Installation Inspection Procedure

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The Kramer Building
43980 Plymouth Oaks Blvd.
Plymouth, MI 48170-2584

T (734) 454-9900

www.sme-usa.com

March 6, 2025

Mr. Steve Baldante
Director of Public Works
City of Auburn Hills
1827 N. Squirrel Road
Auburn Hills, Michigan 48326

Via E-mail: sbaldante@auburnhills.org

RE: Proposal for Traffic Signal Mast Arm Fabrication Review
Palace of Auburn Hills Redevelopment
SME Proposal No. P04810.24
SME Project No. 098812.00

Dear Mr. Baldante:

SME is pleased to provide this revised proposal for quality assurance (QA) services related to the traffic signal modernization project located at the crossover of Southbound to Northbound Lapeer Rd at approximately Championship Drive in the City of Auburn Hills, Michigan. This proposal was revised to reflect the attached modified Level 1 Michigan Department of Transportation (MDOT) inspection and test plan (ITP). We were informed by Rauhorn Electric that this project includes Category III Traffic Signal Mast Arm structures which will be manufactured at Millerbernd Manufacturing Company (Millerbernd) in Winsted, Minnesota. We understand that this project is part of the MDOT permit program and these reviews were requested by Oakland Transportation Service Center (TSC) who issued the permit.

OHM Advisors (on behalf of the City of Auburn Hills) requested our scope to include review of Shop Drawings, Nonconformance Reports (NCR), and Requests for Information (RFI). This proposal includes time for SME to review these items and provide professional recommendations or insights but does not include stamped approval from a licensed Professional Engineer.

FABRICATION REVIEWS

We understand you are requesting fabrication review services conducted in accordance with MDOT's Materials Quality Assurance Procedures (MQAP) Manual. We are familiar with MDOT standards and currently have several staff members providing QA services at multiple fabrication facilities for MDOT and other local agencies.

Based on the above information, we intend to perform our reviews in general accordance with Section 2.4 – Structural Steel Fabrication of the 2023 Structural Fabrication Quality Manual (SFQM). Our QA scope typically includes review of the paperwork for traceability, random spot checks of the materials and dimensions, providing oversight during welding and fabrication, and coating reviews. We perform our reviews after review and acceptance by Millerbernd's Quality Control (QC) staff.

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We contacted Millerbernd and they estimate their production schedule to take two weeks total but may span over several months. Based on their anticipated schedule, we intend to make three separate mobilizations to Millerbernd's manufacturing facility in Winsted, MN. Our first mobilization is intended to review the cut and formed items that will be incorporated into the project, and to perform a material inventory of those items. During our first visit, we also intend to review the submerged arc welding process of the longitudinal seams on the poles.

Our second mobilization to Millerbernd is intended to review the final assembly and welding of the back clamps, the inboard and outboard mast arms, and the upright poles. Millerbernd's standard manufacturing process has nondestructive testing (NDT) completed immediately after welding and can be observed during this visit. Also, during this visit, we intend to perform a spot visual review of the welds, and the final preparation of the poles before galvanizing.

At the time of shipment, we intend to return for a third visit to perform a visual review of the galvanizing for conformance to ASTM A123 and the current MDOT Standard Specifications for Construction. If the elements are acceptable during this review, we intend to stamp the elements and the bills of lading with an SME "Approved for Use" stamp prior to our departure. Please note that our stamp does not relieve the manufacturer of their responsibility to provide a product meeting the contract requirements.

FABRICATION QA SCOPE SUMMARY

Based on our communication with the fabricator and our experience with similar projects, we propose:

- Three mobilizations to Millerbernd's fabrication facility
- Hardware sampling and laboratory testing per 20SP-820II-02 (unless otherwise specified)
- Document gathering and compiling the document package

ESTIMATED FEES

Based on our understanding of the project scope and schedule, we propose the following minimum time and materials (T&M) budget:

Traffic Signal Mast Arm Fabrication Review Services ..... **$46,225 T&M**
(Shop hours, associated travel expenses, reporting, and management)

Laboratory Testing (As Needed If Requested*)

A449 Clamp Bolt (One test estimated) ..... $450 Each
F1554 Anchor Bolt with Charpy over 48" (One test estimated) ..... $1,200 Each
F1554 Anchor Bolt without Charpy over 48" (One test estimated) ..... $1,050 Each

Estimated Laboratory Testing Budget **$2,700**

TOTAL ESTIMATED FABRICATION QA BUDGET $48,925

*Note: Laboratory testing of the high strength anchor bolts is required in the 2020 MDOT Standard Specifications for Construction Section 908.14B. The high strength clamp bolt is required to be tested per Special Provision 20SP-820II-02. Though neither specification is directly called out in the provided project documents, the laboratory testing requirements were implied. The number of bolts requiring testing is based on design and we do not have control over the design or any changes. Each size/lot of bolts must be tested per project therefore additional tests may be required and will result in additional charges.

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Our reduced scope and pricing are based on the MDOT QA ITP – Structural Steel Level I, dated 1/10/2024, conversations with Mr. Matt Filcek with the MDOT Structural Fabrication Unit, and does not include full-time staffing at the fabricator's facility. If full-time staffing is requested, we can provide pricing that reflects hold points and inspection criteria listed in the latest revision of the MDOT QA ITP – Structural Steel Level I without reduction.

This pricing assumes that you will accept the applicable AWS welder qualifications of the fabricator's staff. Testing of unqualified welders would be an additional cost and typically the responsibility of the local agency.

INSTALLATION REVIEWS

Following final installation of the mast arm structure by the contractor, we intend to review the items listed in the MDOT's Ancillary Structures Unit Mast Arm, Cat I, II & III Installation Inspection Procedure dated May 1, 2024. These review items include:

- Coatings
- Arm Connection
- Upright Lean
- Anchor Bolts

ESTIMATED FEES

Installation Review ..... **$5,600 Lump Sum**
(One visit for installation reviews and reporting)

ENGINEERING ASSISTANCE

Engineering assistance for this project would include reviewing shop drawings for alignment with the MDOT Special Details for Category III Traffic Signal Mast Arms, reviewing NCR's and RFI's, and then providing recommendations based on internal resources and/or previous experience. Stamping of these items by a Professional Engineer is not included in our services.

ESTIMATED FEES

The estimated fees listed below is a recommended budget and will be billed on a time and materials basis.

Engineering Assistance ..... **$5,000 T&M**

TOTAL ESTIMATED BUDGET

Project Set Up Fee ..... **$2,000 Lump Sum**
(Once per project; registration, safety, and closeout – Billed at the first invoicing cycle after acceptance of this proposal)

Traffic Signal Mast Arms Fabrication Total QA Budget ..... **$48,925 T&M**

Traffic Signal Mast Arms Installation Review Budget ..... **$5,600 Lump Sum**

Engineering Assistance ..... **$5,000 T&M**

TOTAL PROPOSED QA BUDGET **$61,525**

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OPTIONAL SERVICES

Prefabrication meetings facilitate effective and timely communication between the Fabricator, QC, QA, and the Project Team. If you elect to add this service, we will plan to coordinate and facilitate the Microsoft Teams Meeting.

Prefabrication Meeting ..... $2,000 Lump Sum

Please notify us via email if you would like to add this service to our scope.

SCHEDULE AND REPORTING

We understand that Millerbernd's fabrication schedule is subject to fluctuation and approved shop drawings were unavailable at the time of this proposal. Pricing is based on this work being performed in 2025 with at least two weeks' notice prior to the start of fabrication and the provided anticipated schedule from Millerbernd. Once authorized to proceed, we can work with the fabricator to coordinate our reviews and associated laboratory testing. Rejected materials, changes in fabricator/supplier locations, schedule changes requiring additional shifts or unanticipated weekend/holiday hours are not included in this proposal. If these situations arise or are requested, a change order will be submitted for approval prior to accruing the additional costs when possible.

During the project, we intend to complete weekly reports, and only notify you if non-conformances are identified, unless additional updates are requested. At the completion of the project, we intend to compile a document package as one pdf. The pdf will contain bookmarks so you can quickly find each of the applicable items listed in the SME "Project Folder Checklist" which is an adaptation of MDOT's 1942 form. This file is typically transmitted to you within seven days of final shipment or receipt of laboratory testing results.

AUTHORIZATION

This proposal is valid for 60 days from time of receipt. After that time, SME reserves the right to void this proposal and reevaluate pricing. **Please review and return a signed copy of our General Conditions (03/15), along with this proposal, as acceptance of our services.** The attached General Conditions were previously reviewed and agreed upon by Mr. Steve Baldante, with the City of Auburn Hills, and Mr. Peter Arvant, General Counsel for SME, on February 18, 2025. Note that alternate conditions submitted for our review may result in changes to our proposed scope, scheduling, and/or fee. A signed service agreement is required prior to performing our services. Without a formal signed agreement, requested scheduling and execution of our services will be considered your acceptance of our general conditions.

CLIENT FEEDBACK

As part of our improvement efforts, SME requests feedback from our clients during and/or at the end of our projects to help us understand their project experience and to show us where we can improve. When you receive an SME feedback request, please take a minute or two to respond. Doing so will help us serve you better on the next project.

Thank you for considering SME for your Quality Assurance services. We look forward to teaming with you on this project. Should you have any questions regarding our services, please contact us.

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Sincerely,

SME

PREPARED BY:

Robert Blodgett, CWI, NACE CIP-1
Project Manager

REVIEWED BY:

CJ Chapman
Assistant Project Manager

REVIEWED BY:

Abi Corbett, MBA, PMP
Project Consultant

Attachment: SME General Conditions – Commercial (03/15)
MDOT Structural Steel ITP Level 1 - Modified
Mast Arm Installation Inspection Procedure

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SME GENERAL CONDITIONS

1. **DEFINITIONS:** In this Agreement, the party agreeing to have the services performed is the "CLIENT." The CLIENT's CLIENT shall be referred to as the "OWNER." Unless expressly stated otherwise, SME, its employees, agents, subconsultants and subcontractors, are collectively referred to as "SME." The "services" to be provided under this Agreement are defined in SME's Proposal and subsequent written amendments, change orders, or otherwise-authorized additional services.

2. **INVOICING AND PAYMENT:** SME will submit invoices to CLIENT monthly and a final bill upon completion of services. Payment is due upon presentation of invoice to the CLIENT and is past due 30 days from date of the invoice. CLIENT agrees to pay a service charge of 1-1/2% per month, or the maximum rate allowed by law, whichever is greater, on past due accounts.

3. **INSTRUMENTS OF SERVICE:** All reports, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by SME in connection with this Project shall be considered instruments of service, and shall remain the property of SME. SME grants CLIENT and OWNER a limited license to use such instruments of service for the purpose of designing, constructing, maintaining or repairing work that is part of this Project. Any reuse of SME's instruments of service for any purpose other than the limited license granted herein is prohibited and SME shall have no responsibility to CLIENT, OWNER or third parties for unauthorized use of its instruments of services.

4. **RECORDS RETENTION:** SME will retain pertinent records relating to the services performed for CLIENT for a period of time consistent with SME's File Management Plan, a copy of which will be provided to CLIENT upon request. During that period, the records will be made available to the CLIENT at reasonable times. At the end of the retention period indicated in SME's File Management Plan, SME may, in its sole discretion, dispose of all such records.

5. **SME MAKES NO WARRANTY, EXPRESS OR IMPLIED, WITH REGARDS TO ITS SERVICES.**

6. **TERMINATION:** Either party may terminate this Agreement upon at least 7 days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination will not be effective if that substantial failure is remedied before expiration of the period specified in the written notice. This Agreement shall also be automatically terminated upon a suspension of the Project for more than 3 months. In the event of termination, CLIENT will pay SME for services performed to the termination notice date plus reasonable termination expenses. In the event of termination, or suspension, prior to completion of all reports contemplated by this Agreement, SME may complete such analyses and records as are necessary to complete the files and may also complete a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension include all direct costs of completing such analyses, records, and reports.

7. **DISPUTES:** If any dispute arising out of or relating to this Agreement, or its breach, is not settled through direct discussions, the parties agree that as a condition precedent to litigation or arbitration, they will endeavor for 30 days following written notice by one party to the other of a dispute or breach, to settle the dispute by mediation with the assistance of a neutral mediator. In any litigation or arbitration, if applicable, the parties agree that the prevailing party is entitled to recover all reasonable costs incurred in defense or prosecution of the claim, including its staff time, court costs, attorney's fees, and other claim-related expenses. Notwithstanding, SME has no obligation to mediate with CLIENT prior to litigation when collecting fees owed by CLIENT.

8. **AUTHORIZATION:** By signing these General Conditions, CLIENT agrees to accept the proposal, including these General Conditions and any Special Conditions, as the Agreement governing SME's services and the relationship between the parties. If CLIENT gives SME other-than-written authorization to proceed with services after receiving SME's written proposal, CLIENT accepts the proposal, these General Conditions, and any Special Conditions, as the Agreement governing SME's services, and the Agreement is effective, except for those provisions that CLIENT objects to in writing within 7 days following the other-than-written authorization.

9. **SAFETY:** SME will be responsible only for the safety of SME employees. Unless otherwise explicitly described in our scope of services, the scope of services does not include job or site safety for, or supervision or direction of, the work of others. The presence of SME on the job site should not be construed to in any way relieve the CLIENT, other contractors, or other parties on the site of the obligation and responsibilities for their personal safety and the safety of their employees, consultants, and subcontractors.

10. **INSURANCE:** SME and its staff are protected by worker's compensation insurance and SME has coverage under General Liability and Professional Liability insurance policies. SME will provide CLIENT with evidence of such policies upon written request. SME is not responsible for any loss, damage or liability arising from acts of CLIENT, its agents, staff, and other consultants employed by CLIENT.

or negligent services of CLIENT'S contractors

11. **INDEMNIFICATION:** To the fullest extent permitted by law, CLIENT shall hold harmless, defend, and indemnify SME from and against all claims, damages, losses and expense, including reasonable attorney fees, arising out of the ~~performance of SME's services or~~ the materials ~~of others~~ in connection with the Project regardless of whether or not such claim, damage, loss or expense is caused in part by SME; provided however, that this obligation shall not apply to claims, damage, loss or expense caused solely by negligence of SME.

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12. GOVERNING LAW: The parties agree that this Agreement shall be governed in all respects by the laws of the State of Michigan.

13. LIMITATION OF LIABILITY: In consideration for SME's undertaking to perform services at the rates set forth on the Fee Schedule attached to SME's proposal or the lump sum fee provided, CLIENT agrees to limit all potential liability of SME to CLIENT, its employees, agents, successors and assigns, for any and all claims, losses, breaches, damages or expenses arising from, or relating to SME's performance of services on this Project, such that SME's total aggregate liability to CLIENT, its employees, agents, successors and assigns shall not exceed $50,000 or SME's total fee for the services rendered on the Project, whichever is greater. The CLIENT understands that it may negotiate a higher limit of liability in exchange for an appropriate increase in SME's fee.

a) CLIENT further agrees that it will require all of its contractors and consultants on this project and their respective subcontractors and subconsultants, be bound by an identical limitation of SME's aggregate liability in their agreements for work on this Project.

b) CLIENT further agrees that it will require all of its contractors and subcontractors defend and indemnify CLIENT and SME from any and all loss or damage, including bodily injury or death, arising from contractor or subcontractors performance of work on this Project, regardless of whether or not such claim, damage, loss or expense is caused in part by SME provided however, that this obligation shall not apply to claims, damage, loss or expense caused by the sole negligence or fault of SME.

14. PERIOD OF LIMITATION: Notwithstanding any period of limitations that might otherwise apply, the parties agree that no action, claim or proceeding of any kind, whether in tort, contract or equity arising out of SME's services may be brought against SME more than two years after the first to occur of the following events: (i) the date of CLIENT's acceptance, use or occupancy of the Project that is the subject of this engagement, or (ii) the date of SME's last service in connection with this Project.

15. ADDITIONAL SERVICES: If SME provides services at the request of CLIENT, in addition to those described in the scope of work contained in SME's proposal, CLIENT agrees that these general conditions including any Special Conditions shall apply to all such additional services.

16. AGREEMENT: This Agreement includes SME's Proposal, these General Conditions, and any other Special Conditions, Fee Schedules, or other documents provided with SME's Proposal. This Agreement constitutes the entire contractual relationship between the parties and cannot be changed except by a written instrument signed by both parties. All preprinted Terms and Conditions on CLIENT's Purchase Order(s) or acknowledgement forms are inapplicable to this Agreement. In the event any provision of this Agreement is held invalid or unenforceable, the other provisions will remain in full force and effect, and binding upon the parties. All the terms of this Agreement, including provisions relating to limitation and allocation of liability, shall survive the completion and/or termination of this Agreement. This Agreement cannot be assigned by either party without the written consent of the other party.

Please complete and return the signed General Conditions to SME to indicate acceptance of this proposal and to initiate work on the referenced project. The CLIENT's signature or direction to proceed also indicates that he/she has read or has had the opportunity to read the General Conditions and agrees to be bound by such General Conditions.

SME PROPOSAL

Proposal No.: P00540.25/099265.00_FEB112025

Project Name: ODOT/IR-90 Major Reconstruction Design-Build

Project Location: Westerville, Ohio

CLIENT PROPOSAL AND AGREEMENT ACCEPTANCE (Please Print or Type)

CLIENT Signature: _____ Date: _____

Printed Name: _____

Title: _____

CLIENT (Company) Name: _____

Address: _____

_____

Telephone No.: _____ Email: _____

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This QA ITP supplements the inspection procedures of the SFQM and other supporting QA documents by tabulating the progression of QA inspections and tests required by MDOT Structural Fabrication Unit (SFU) as part of its acceptance of Level I structural steel fabrication.

Level I structural steel fabrication inspection, typically characterized by full time inspection frequency and sample size as indicated in the MDOT Work Assignment (WA), is considered standard shop inspection for fabricators of structural steel members expected to meet AWS D1.1 requirements. Full time inspection is defined as eight hours of inspection per day (Monday through Friday) while fabrication is occurring regardless of the number of shifts per weekday or if weekend work is taking place. QAI must not arrive to the fabrication shop earlier than the day prior to the start of fabrication to begin prefabrication activities without SFU approval.

Contact SFU for approval prior to exceeding the above established limits if more inspection time is proposed based on the Fabricator's operations and the inspection requirements established in this ITP. QAIs are required onsite full-time, although some related activities may be performed without the QAI present. Some activities may occur while the QAI is offsite when it has been prearranged with the SFU and the Fabricator. Visits to Fabricator subcontractors and component manufacturers require SFU approval or direction via WA.

This ITP has been established for the following products:

1. Structural steel and pipe bridge railing
2. Bridge deck and sidewalk grids (steel deck grating)
3. Bridge expansion joints (finger joints)
4. Mechanical moveable bridge equipment
5. Traffic sign support structures:
    a. Cantilever
    b. Truss
    c. Dynamic message sign
    d. Bridge sign connections
6. Tower lighting unit
7. Traffic signal mast arm pole and mast arm
8. Other as specified in the MDOT WA

All instances of required SFU approval noted in this document must be in writing from the MDOT PM.

The Fabricator may elect to fabricate the same or similar products for multiple MDOT projects at the same time. For efficiency they may prefabricate enough parts for a complete project in the same operation or set up a run of continuous welding over multiple projects without stopping or changing setups between projects. Some shops may set up production orders for each workstation that would provide parts or complete welds for multiple projects in a single setup. When this occurs the QAI is expected to take advantage by applying ITP activities to **production lots** (either defined by fabricator production orders or by establishing inspection lots), instead of reapplying the ITP to each project individually. The production lot (i.e., list of projects and shipping pieces or part numbers represented by a sample inspection) must be defined in each report. Include the MDOT ID and Job Number (JN) of the sampled work for that production lot even if the sampled project is different from the project being reported. See CMFIP for more detail.

1.1 QAI Activities (Inspection and Test Items)

QAI activities are listed in the table below along with their referenced requirements, activity codes, frequency, description, and output/record. Each activity is assigned a code to designate whether the activity is performed by the Fabricator and observed by the QAI or is performed by the QAI either solely or as an independent check of a QC inspection or test. The activity codes are defined in Section 1.2 below.

The term "Suitable intervals" when used in this ITP means the activity is required to occur at least once per project (or once per multiple projects going through the fabrication plant concurrently) with follow up duration and frequency determined by the QAI based on conditions such as QC inspection effectiveness and production workmanship provided the QAI works within the limits of their inspection hours.

Duration is the time spent observing an activity. Frequency is how often an observation is required and is expressed as elapsed time or quantity of work completed between observations. At the QAI's discretion, duration and frequency may differ between projects based on project complexity or Fabricator experience and may change during a project based on Fabricator performance provided the QAI works within the limits of their inspection hours.

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Conformance of certain quality control and fabrication activities that occur without QAI presence must be substantiated by the QAI with direct proof or competent evidence. QC inspections are substantiated by reviewing quality documentation supplied by the QCI and follow-up review with the QCI. Fabrication activities are similarly substantiated by observing and reviewing progress with the QCI.

When used in the Description column the term "verify" is the action by the QAI to establish correspondence of observed facts or details with recorded facts and details. It implies a responsibility of the QAI to confirm completion and conformance of an action or condition with expected requirements. For a Level I ITP it implies onsite QAI activity unless arrangements were made that satisfy the SFU.

1.2 Activity Codes

M = Monitor: QAI routinely observes the Fabricator's active quality control and fabrication activities at suitable intervals. The Fabricator's activities may be conducted without the QAI present to monitor, even if the QAI is onsite.

P = Perform: QAI is responsible for actual completion of the step. These activities include verification activities, inspections, tests, and review of quality control records for adequacy and completeness.

W = Witness: QAI must be present and observe the required activity performed by the Fabricator.

1.3 Hold Points

Some activities are identified as hold points. These are sensitive steps that require QAI notification by the Fabricator. Fabrication must not proceed past these points until the QAI is either satisfied of the outcome through direct testing or observation of testing, or the QAI grants a waiver or conditional release of the hold point based on situational evaluation. QAI satisfaction or waiver does not constitute product acceptance, which is the responsibility of the Fabricator.

The prefabrication meeting minute template initially establishes the minimum number of QAI hold points – see blue shaded rows below. The QAI may recommend or request modification or addition of hold points for the approval of the SFU, at the start of fabrication. An increase in hold points must be based on objective evidence. Rationale for additional hold point(s) must be discussed with the MDOT Structural Steel Specialist prior to notifying the Fabricator of the new requirements.

Ideally, the Fabricator must convey project schedules in writing to confirm when hold point inspections will occur and that the QAI is available for the hold point inspection as requested by the Fabricator. The QAI must reply to any written requests for hold point inspections. Other forms of communication are acceptable if documented (recording Fabricator notification to the QAI and QAI response) and agreed to at the prefabrication meeting.

1.4 Output/Records

Where the *Fabrication Inspection Report* (Form 5617) is listed in the Output/Record column, the QAI may substitute a Consultant form meeting the requirements of the SFQM. Where other MDOT forms are listed, it is implied they are only necessary when the associated activities are performed.

1.5 ITP Table

The ITP table starting on the next page is sufficient for most projects. However, adjustments are permitted to suit specific project needs. Any adjustments must conform to project requirements and must be made in writing and submitted to the SFU for approval. Once approved, it must be shared with the Fabricator prior to start of production, preferably before or during the prefabrication meeting. Adjustments to hold points must conform to Section 1.3 above.

QAI may request additional inspections or tests during the fabrication process due to established action/suspension limits being exceeded or in reaction to a loss of confidence in a process. Additional inspections, tests, or hold points will be conveyed in writing to the Fabricator and must result in minimal impact to project schedule. Written conveyance must identify the duration and acceptance criteria in addition to the same level of detail as in the below ITP table. SFU approval is required.

Custom ITPs developed by the Contractor or Consultant are also permitted but must address all inspection and test activities listed in the ITP Table.

Altering the conditions detailed in the above introduction and outline is not permitted without SFU approval.

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Inspection/Test Item	Referenced Requirement	QAI	Frequency	Description	Output / Record
Approved Shop Drawings	SFQM 1.9.1, SFQM 2.4.4.2.1	P	Initially and each revision	Visually confirm that shop drawings in use are approved. If Engineer permits Fabricator to proceed without approved drawings, notify Consultant PM and await instruction to proceed. If non-approved drawings are used for fabrication, compare approved drawings to unapproved drawings and note deviations during fabrication – notify Consultant PM of any discrepancy.	Fabrication Inspection Report (Form 5617)
Plant Qualification	Section 707.1.B MDOT SSC	P	Each project	Verify current AISC plant certification for the type of work performed as specified in the MDOT contract.	Fabrication Inspection Report (Form 5617)
Prefabrication Meeting	MDOT Prefabrication Meeting Minutes Template	P	Each project	Review project requirements with fabricator. Establish agreement with QC on source of acceptance criteria for each inspection and test activity. Consultant PM may waive meeting per MDOT CMFIP.	Fabrication Inspection Report (Form 5617)
Qualified Welders	SFQM 2.4.4.3.2	P	Each welder, prior to first weld	Verify welders are MDOT qualified, including tack welders, welders, and welding operators. Verify MDOT welder endorsement within the last 3 years. Verify welder continuity; no lapse more than six months since previous qualification test.	Fabrication Inspection Report (Form 5617)
Approved Welding Procedures	SFQM 2.4.4.3.3	P	Prior to first weld for each WPS; Suitable intervals afterward	Verify that WPSs and welding sequences are agreed to and understood by QAI, QC, and production. Verify all WPSs are approved and posted at each welding station.	Fabrication Inspection Report (Form 5617)
Qualified QC Inspectors	Section 707.03.D.12 MDOT SSC	P	Each project	Review qualification records of the Fabricator's QC inspectors. Confirm valid and current certification for the designated CWI.	Fabrication Inspection Report (Form 5617)
NDT Personnel Qualification and Assignment	SFQM 2.4.4.6 Section 707.03.D.12 MDOT SSC	P	Each project	Verify NDT QCIs are ASNT Level II by reviewing certification records. Assure that all NDE is being scheduled by QCI. Verify all weld joints requiring NDT are addressed by the Fabricator's plan.	Fabrication Inspection Report (Form 5617)
Material Inventory (steel, bolts, paint, welding consumables)	Section 105.01.B MDOT SSC SFQM 2.4.4.2.3 & 2.4.4.3.1	P	During all material inventory, prior to first use of each material	Inspect materials that will be used in the fabrication process and ensure they are being stored correctly, tagged for traceability purposes, and are in conformance with the contract. Conduct sampling and verify testing is completed as required. Verify mill test reports match base metals. Send email to QC and Consultant PM when there are deficiencies. Release hold point.	Fabrication Inspection Report (Form 5617) Sample Identification (Form 1923) Email

Waived until our first visit to the fabricator.

Docusign Envelope ID: D01DDA14-FA06-48D7-8D58-2A9D8DFCA586

Inspection/Test Item	Referenced Requirement	QAI	Frequency	Description	Output / Record
Operations - Facility and Equipment	SFQM 2.4.4.2.3 & 2.4.4.7.3	M	Suitable intervals	Observe the Fabricator's work area and equipment to verify it is adequate and maintained in a condition to yield products conforming to project requirements. Equipment includes cutting, welding, handling, forming, hole-making, surface preparation, coating, and inspection and testing as applicable.	Fabrication Inspection Report (Form 5617)
Base Metal Preparation	SFQM 2.4.4.3.1 & 2.4.4.3.4	M	Suitable intervals	Examine the steel and verify quality of fabrication, especially edge preparation, before fit-up. Verify that QC is maintaining heat number traceability back to piece mark in the structure. Verify cutting, forming, and hole making methods and quality. Verify cold bending per AAHSTO requirements, where allowed.	Fabrication Inspection Report (Form 5617)
Weld Joint Fit-up & Dimensional Control	SFQM 2.4.4.3.5	M	Suitable intervals	Verify root face, bevel angle, cleanliness, match marks, alignment of adjoined parts, uniformity, and size of root openings. Verify edges for internal discontinuities at weld joints. Verify critical measurements affecting field fit-up, directly or indirectly by observing QC.	Fabrication Inspection Report (Form 5617)
Fixturing and Fabrication Aids	SFQM 2.4.4.3.6	M	Suitable intervals	Check fixtures, clamping, and pre-cambering arrangements for adequacy. Ensure tack welds are small, smooth and of specified quality. Verify runoff tabs or extension plates are in place.	Fabrication Inspection Report (Form 5617)
Pre-Welding Final Review	SFQM 2.4.4.3	P to M	Prior to first weld of each joint type, process, and position; Suitable intervals afterward	Verify welder qualification, WPS qualification/pre-qualification, base metal preparation, as-fit joint details, and fixturing and fabrication aids are acceptable for production welding. Document release of hold point and transition to monitoring.	Fabrication Inspection Report (Form 5617)
WPS Compliance	SFQM 2.4.4.4	M	Suitable intervals	Verify that production welding is following the approved and stamped WPSs. Verify that welding is conducted properly with respect to weather conditions (wind and precipitation). Verify proper preheat is used prior to welding.	Fabrication Inspection Report (Form 5617)
Electrode & Flux Storage	SFQM 2.4.4.4	M	Suitable intervals	Verify that electrodes and fluxes are properly stored. Verify controls are in place that ensure consumable exposure times are not exceeded.	Fabrication Inspection Report (Form 5617)
Welding Technique	SFQM 2.4.4.4	M	Suitable intervals	Verify that welder is using proper technique for the specified weld procedure and joint. Verify that arc strikes are not outside the weld joint. Verify root pass qualit Verify weld pass cleaning with proper equipment.	Fabrication Inspection Report (Form 5617)
Stress Relief Heat Treatment (PWHT), if applicable	Clause 7.8 of AWS D1.1	M	Suitable intervals	Verify adherence to PWHT procedures: order of finish machining, furnace temperatures, heating rates, hold times, and cooldown rates.	Fabrication Inspection Report (Form 5617)

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Inspection/Test Item	Referenced Requirement	QAI	Frequency	Description	Output / Record
Distortion Correction	SFQM 2.4.4.4.4	M	Suitable intervals	Report any unusual or excessive distortion during welding to QC. Verify heating or mechanical straightening procedures are approved by the Engineer and performed prior to NDT. Verify temperature monitoring tools are being used for all heating operations.	Fabrication Inspection Report (Form 5617)
Surface Finish and Bearing Contact (if applicable)	MDOT SSC 707.03.D.15, 16, & 17	M	Suitable intervals	Verify surface finish and bearing contact of moveable bridge machinery.	Fabrication Inspection Report (Form 5617)
Visual Weld Inspection Prior to NDT/Post QC	SFQM 2.4.4.5.1 MDOT SSC 707.03.D.12	P to M	First weld for each WPS; suitable intervals afterward	Spot check weld size, length, and proper location per the approved shop drawings. Verify visual appearance of weld for profile and surface discontinuities per AWS D1.1 after QC inspection. Document release of hold point/transition to monitoring. NOTE: Hold point should be waived if the Fabricator has an effective communication plan in place with the QAI on notification of upcoming NDT operations as established during the prefabrication meeting.	Fabrication Inspection Report (Form 5617)
Ultrasonic Testing (UT)	SFQM 2.4.4.6 AWS D1.1	M	Suitable intervals	Observe test technique and check interpretation of results. Verify calibration of equipment including horizontal and vertical linearity checks.	Fabrication Inspection Report (Form 5617)
Magnetic Particle Testing (MT)	SFQM 2.4.4.6 AWS D1.1	M	Suitable intervals	Observe test technique, interpretation of results. Verify compliance with ASTM E709 including proper lighting levels.	Fabrication Inspection Report (Form 5617)
Liquid Penetrant Testing (PT)	SFQM 2.4.4.6 AWS D1.1	M	Each weld joint type; Suitable intervals afterward	Observe test technique and check interpretation of results.	Fabrication Inspection Report (Form 5617)
NDT Review	SFQM 2.4.4.6	M	Each NDT report	Verify the locations of rejected weld, or rejected portions of the weld, are identified in the NDT reports and on the welded joint. Obtain copies and review QC interpretations of the NDT reports and bring disagreements with QC or NDT Technician to the attention of the Consultant PM.	Fabrication Inspection Report (Form 5617)

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Inspection/Test Item	Referenced Requirement	QAI	Frequency	Description	Output / Record
Approved Repairs	SFQM 2.4.4.6 MDOT SSC 707.03.D.19	P	Suitable intervals	Visually confirm use of approved repair procedures and materials. Monitor the excavation of defects and the use of MT inspection to verify no part of the defect remains. Verify that the Fabricator follows all approved weld repair plans. Review records kept by QCI, daily.	Fabrication Inspection Report (Form 5617)
Shop Assembly for Camber/Profile	SFQM 2.4.4.5.3 & 2.4.4.5.4 MDOT SSC Section 918.08	P	Each truss sign support; Suitable intervals for other structural products	Verify fabricated dimensional tolerances. Verify acceptable bolt hole alignment and flange contact of shop assembled structure. Verify cambering method was approved by the Engineer and results in acceptable assembled profile with required flange contact (truss sign supports only)	Fabrication Inspection Report (Form 5617)
Pre-Blast Inspection	SFQM 2.4.4.7.4	M	Suitable intervals	Monitor the Fabricator's operations to ensure that grinding repairs, weld repairs, and other fabrication operations are complete before surface preparation begins. Ensure weld splatter removed prior to blast cleaning and coating. Observe drainage and venting provisions, member identification, and documented instructions to galvanizer (when applicable).	Fabrication Inspection Report (Form 5617)
Surface Preparation	SFQM 2.4.4.7.5 & 2.4.4.6	M	Suitable intervals	Observe surface preparation of steel members. Spot check surface preparation by evaluating steel cleanliness and surface profile. Perform visual testing inspection after blast-cleaning the base metal for weld surface defects, weld finish, and edge and hole finish requirements. Verify QC inspections meet project requirements for frequency.	Fabrication Inspection Report (Form 5617)
Environmental Conditions	SFQM 2.4.4.7.1	M	Suitable intervals	Monitor the Fabricator's methods of recording environmental conditions during surface preparation and coating operations. Review daily environmental reports to ensure that coating operations meet the contract requirements.	Fabrication Inspection Report (Form 5617)
Coating Material Preparation	SFQM 2.4.4.7.2	M	Suitable intervals	Observe the Fabricator preparing the coating material for application. Note the proper mixing, thinning, induction time, screening, and handling of the material. Verify that QC is documenting all batch numbers, color numbers and one-year expiration date for acceptance.	Fabrication Inspection Report (Form 5617)
HDG Surface Conditions (coating over galvanizing only)	SFQM 2.4.4.7.B.4 ASTM D6386 SSPC SP16	M	Suitable intervals	Observe Fabricator's smoothing, cleaning, and profiling of galvanized surfaces meets project requirements. Notify QC and Consultant PM of any deficiencies.	Fabrication Inspection Report (Form 5617)

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Inspection/Test Item	Referenced Requirement	QAI	Frequency	Description	Output / Record
Coating Application	SFQM 2.4.4.7	M	Suitable intervals	Observe application technique for the coating system being applied follows the manufacturer's recommended practices and project requirements.	Fabrication Inspection Report (Form 5617)
Post-Galvanizing Inspection (if applicable)	SFQM 2.4.4.7A	M	Suitable intervals	Observe completed inspection records from the galvanizer, maintenance of member identification, QC spot checks of coating integrity and visual appearance, and QC control of repairs.	Fabrication Inspection Report (Form 5617)
Coating Inspection	SFQM 2.4.4.7	P	First production lot; suitable intervals afterward	Conduct dry film and/or wet film thickness inspections of completed coats applied to the members. Note: SSPC PA 2 frequency is not required for QAI verification testing. Spot checks by the QAI are sufficient to verify QC conformance to SSPC PA2. Confirm proper cure time between coats. Confirm approved coating repair procedures are followed. Verify that QC test reports and required documents for surface preparation and coating application are in conformance with the specifications. Verify that all coated materials are properly handled and stored for shipping. Release hold point.	Fabrication Inspection Report (Form 5617)
Loading & Shipping – QAI Acceptance	SFQM 2.4.7	P	Each shipment	Inspect structural members after loading for storage and handling defects. Verify no unauthorized or undocumented repairs. Verify receipt of required QC documentation. Stamp the accepted members and the copies of the Bill of Lading after loading inspection.	Fabrication Inspection Report (Form 5617) Fabricator Bill of Lading

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Mast Arm, Cat I, II, and III Installation Inspection Procedure

Description

This procedure describes the requirements for the installation inspection of Traffic Signal Mast Arm Cat I, II, and III.

General Structure Inspection

1) Obtain project plans.

- Upon receiving a work assignment from MDOT, the inspector must contact the project office to coordinate an inspection schedule and obtain the project plans for structure location information. Inspector must review the project plans to verify which version of the special details are included and to ensure all structures requiring inspection are completed. Record all observations on MDOT form 1456.

2) Establish and record structure location.

- Record MDOT Region, County, Route, GPS coordinates (minimum 10 decimal places) and brief location description.

3) Inspect and record structure information.

- Coating
  - Inspect and record any defects or damage to the coating.
- Arm Connection
  - Arm connection bolts are double ended studs requiring a flat washer, lock washer, and nut on each end and must be tightened to a snug tight condition. Using binoculars, visually inspect the cantilever arm connection to the upright. Verify that there is a gap between the two halves of the clamp. If there is no gap, the clamp may not be able to be properly tightened. Verify connection bolts are tight and lock washers are fully compressed. Arms may be a single tube, or two tubes connected by a slip joint. Ensure all other connections to the arm (signals, signs) are tight and secure. Verify the presence of arm and upright caps. Locator bolts/pins must be present on the back-side clamp (opposite side from traffic) and placed into a bushing fixed with a cotter pin. Check for cracks at the bushing connection. Note any missing locator bolts/pins, bushings, or cotter pins. All bolts, nuts and washers must be galvanized. Record any signs of corrosion.
- Upright Lean
  - Measure and record the distance the upright leans in relation to the roadway. This must be measured using a 4-foot level and recorded as inches per 4 feet and direction related to the roadway (i.e. upright leans ¼" in 4 feet away from traffic, towards traffic, with traffic or against traffic).

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4) Inspect and record anchor bolt information.

- Visually inspect the structure base looking for missing or damaged anchor bolts or nuts. Note any damage or corrosion and any bolts that have been bent to align with holes in the base plate. Inspect welds in the base looking for cracks or unusual welds. Inspect the base, gussets, and vertical support for corrosion, cracks, gouges, dents, etc. Inspect the condition of the concrete foundation, noting any spalling, cracks, voids, and general deterioration. If nut covers are present, they must be removed in order to inspect the anchor bolts and nuts. Do not replace nut covers.
- Anchor Bolt Plan
  - Mark the bolt numbers on the vertical support with a yellow permanent paint marker corresponding to the example on the inspection reference detail sheet at the end of this procedure for future reference. Attach a plastic tag to the number one anchor bolt between the base plate and the concrete foundation including the date of inspection, structure number, and inspector's name and organization or company.
- Anchor Bolt ID#
  - Record the anchor bolt ID# which is stamped into the exposed end of the anchor bolt.
- Turn-of-Nut Verification
  - Verify anchor bolts reflect the proper $^1/_6$ and $^1/_3$ turn-of-nut markings. Record any incorrect markings in the remarks section of the inspection report.
- Sounding Anchor Nuts
  - Hit the side of the top nuts and hit the top of the bolts using a 24 oz. hammer. This is done to check for loose nuts (leveling and top) and/or cracked or broken bolts. If the nuts are tight, there is a sharp ringing sound; if the nuts are loose, there is a dull sound. Visually check for any gaps between the nuts, washers and the base plate. Tap one side of each washer placing one hand on the washer opposite the side being tapped. If the washer moves, the nut is not properly tightened.
- Anchor Bolt Projection (P)
  - Measure and record the distance between the top of the top nut and the top of the anchor bolt. Note any bolts that are lower than the top of the nut and measure the depth. Record the measurement as a negative projection.
- Anchor Bolt Stand-Off Distance (S)
  - Measure and record the distance between the top of the concrete foundation and the bottom of the levelling nut. Note any stand-off distances greater than 1 inch in the remarks section of the inspection report.
- Anchor Bolt Ultrasonic Results
  - Ultrasonic Testing must be performed on all anchor bolts. The individual doing the ultrasonic testing (UT) must be qualified as ASNT Level II, on recommended practice SNT-TC-1A.

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Calibrate the ultrasonic unit for straight beam probe method using a 10-inch screen. The probe is placed on a 1-inch calibration block (DSC block or section of anchor bolt) and the indications on the screen are adjusted so that a reflection is positioned at each inch mark. Next, place the probe on a 9-inch-long test bar that has a $^1/_8$-inch-deep saw cut at a set distance (3 inches from the end) in the threaded portion of the rod. Peak the back reflection from the $^1/_8$-inch-deep saw cut until the indication is at 60 or 80 percent of screen height. The dB reading is recorded to establish the "REFERENCE LEVEL." The "SCANNING LEVEL" is set by adding 14 to 30 dB over the reference level. Calibration should be checked at each location before inspecting any bolts.

Grind all anchor bolt ends flat being sure to remove all galvanizing, paint, dirt, and debris. Ensure the surface is as smooth and flat as possible since surface imperfections $^1/_{16}$ inch or greater can affect the UT results. Only grind the bolt a sufficient amount to remove any paint and smooth the surface.

Apply couplant (glycerin) to the ends of the bolts. Ultrasonically test the anchor bolts using a circular motion inspection pattern and record the results. When scanning the anchor bolts, there should be no indications on the CRT screen between the initial pulse and the end of the screen (10-inch depth). Any indication that is displayed after the initial pulse is a possible flaw. Record the depth of the discontinuity observed and the amount of dB required to bring the indication to the "REFERENCE LEVEL" on the screen. This is recorded as the "INDICATION LEVEL."

After the ultrasonic testing is complete, wipe off all the couplant with a wet rag, allow surface to dry completely, and spray the bolt ends with cold galvanizing or zinc-rich paint.

5) Place structure ID label on upright.

- Structure Label
    - Install sticker label on structure noting Structure ID #. If sticker labels are not available, a stencil can be utilized in its place.

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Report Writing, Safety and Equipment

Reporting Procedure

All reports must be detailed and accurate and will be used as evidence of work performed. All reports must have a minimum of one photo of the overall structure attached. Provide additional photos of deficiencies prior to submitting the report to MDOT. All reports must be uploaded to ProjectWise and submitted to MDOT-Ancillary@michigan.gov . Files must be named as detailed below:

- 1456 Structure Number CS-JN Date
- Example: 1456 MA-000001 82194-109971 2017-10-12

Safety

All inspections and related work must be in accordance with the Department's Personal Protective Equipment (PPE) Policy as stated in the MDOT Guidance Document 10118 and MIOSHA safety standards (use of safety apparel and equipment safety guards). Safety apparel and equipment (hard hats, leather gloves, harnesses, lanyards, safety glasses, safety shoes, and safety vests) must be worn by all workers.

Any unusual or potentially dangerous conditions must be reported immediately to the Ancillary Structures Unit at MDOT-Ancillary@michigan.gov.

Equipment/Tool List

- Complete Ultrasonic Unit with Straight Beam Probe
- Distance and Sensitivity Calibration Block
- 8-10" calibration anchor bolt with a $^{1}/_{8}$" cut 2-4" up from the bottom
- Couplant
- Rags
- Cold Galvanizing Spray or Zinc-Rich Paint
- Grinder
- 4 Foot Level
- 24 oz. Hammer
- Binoculars
- Identification Tags
- Yellow Paint Markers
- Tape Measure
- Voltage Detector
- MDOT Standard Details *SIG-030-A-17_in*, SIG-030-A-8_in, *SIG-031-A-17_in*, SIG-031-A-8_in, *SIG-032-A-17_in*, *SIG-032-A-8_in*, *SIG-033-A-17_in*, *SIG-033-A-8_in*, *SIG-040-B-17_in*, and *SIG-040-B-8_in*
- *MDOT Form 1456, Mast Arm, Cat I, II, and III Installation Inspection Report*

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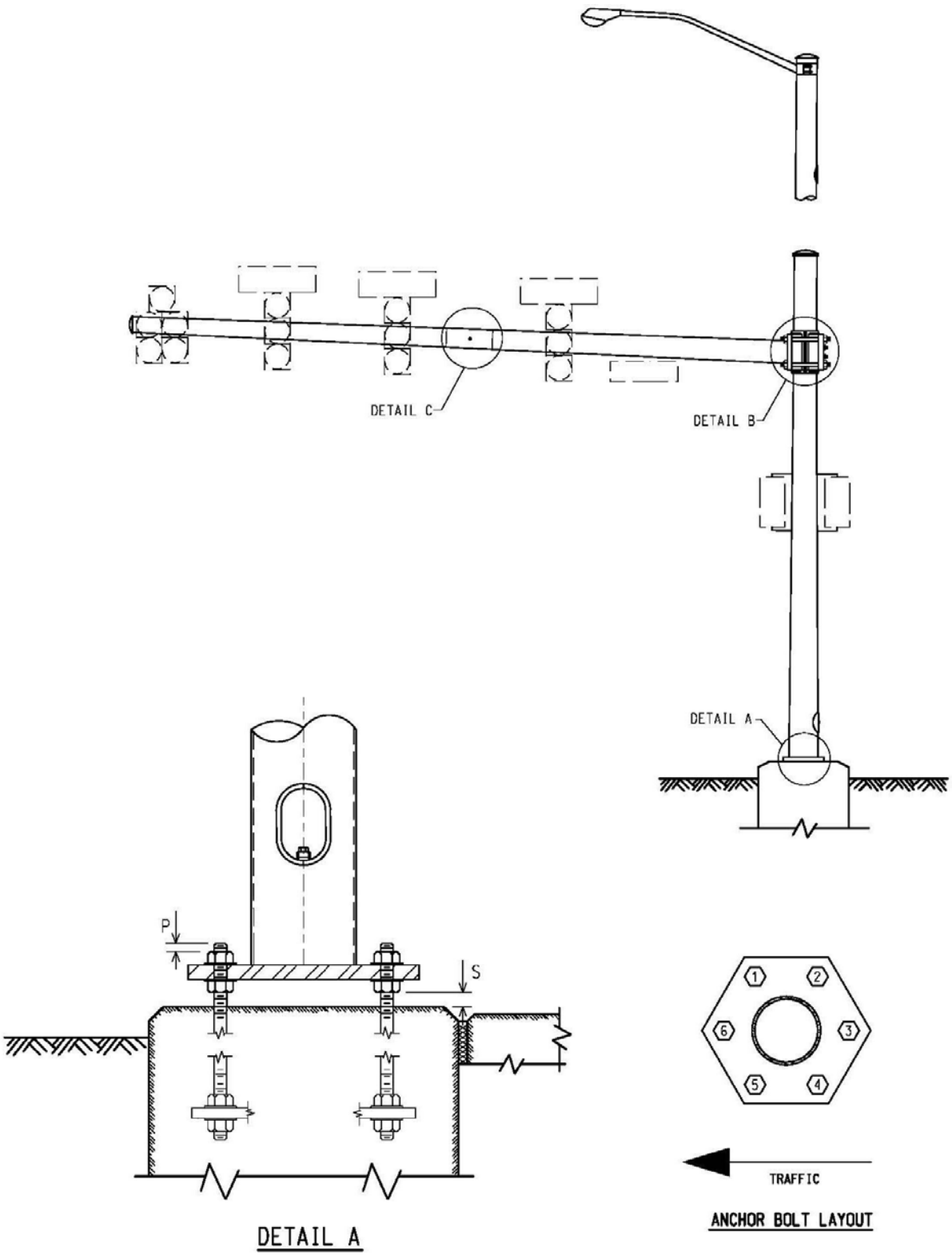
Inspection Reference Detail



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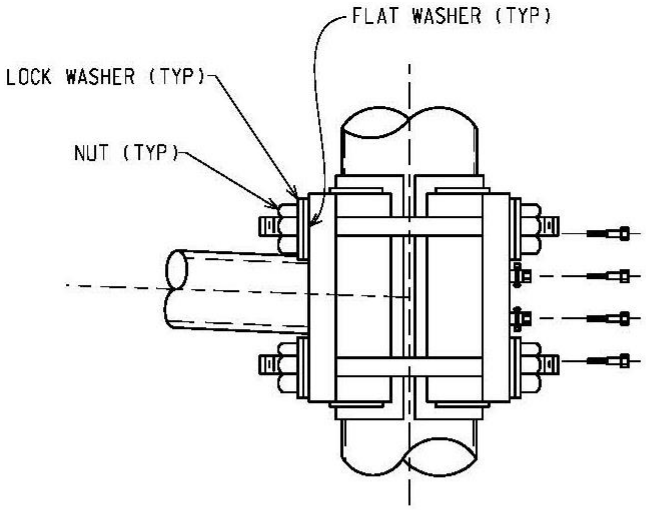
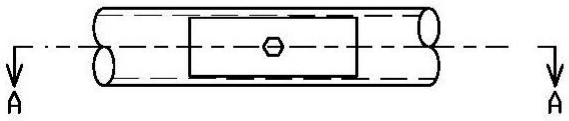
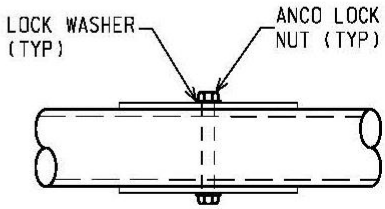
Inspection Reference Detail



DETAIL B





SECTION A-A

DETAIL C

CHANGE ORDER

OHM

Project: City of Auburn Hills - Lapeer Road Improvements
Owner: City of Auburn Hills
1827 N. Squirrel Road
Auburn Hills, MI 48326
Contractor: Florence Cement Company
51515 Corridor
Shelby Township, MI 48315-2623
(586) 997-2666
Note:

Job Number: 0120-24-0280
Change Order Number: 1
Date: 2/24/2025
Print Date: 2/24/2025

TO THE CONTRACTOR:

You are hereby directed to comply with the changes to the contract documents.This change order reflects work completed or anticipated.

OHM Advisors
2365 Pontiac Road
Auburn Hills, MI 48326
(734) 522-6711

CURRENT PROJECT PLANS AND SPECIFICATIONS WILL BE ADHERED TO UNLESS SPECIFICALLY CHANGED BY THIS CHANGE ORDER DOCUMENT.

THE CONTRACT AMOUNT WILL BE CHANGED BY THE SUM OF:	$284,220 26
Original Contract Amount:	$1,876,855.80
Contract Amount Including Previous Change Orders:	$1,876,855.80
Amount of this Change Order:	$284,220.26
REVISED CONTRACT AMOUNT:	$2,161,076.06

Accepted By

Florence Cement Company MICHAEL TONASSI Date 2/25/25

Approved By

Stephen Baldante - Director of Public Works - City of Auburn Hills _____ Date _____

Prepared By

Paul Wilkerson, Client Representative Paul Wilkerson Digitally signed by Paul Wilkerson DN: C=US, E=paul.wilkerson@ohm-advisors.com, O=OHM Advisors, CN=Paul Wilkerson Date: 2025.02.26 13:41:06-05'00' Date _____

Items

Item No.	Description	Previous Authorized Quantity		Quantity Change	New Authorized Quantity	Unit Price	Total Increase
THE FOLLOWING ITEMS AND OR CONTRACT UNIT PRICES SHALL BE ADDED TO THE CONTRACT AMOUNT							
Division: A							
16	Sewer, Cl A, 12 inch, Tr Det B	176.00	Ft	503.00	679.00	$142.50	$71,677.50
19	Sewer Tap, 36 inch	2.00	Ea	1.00	3.00	$1,231.95	$1,231.95
20	Video Taping Sewer and Culv Pipe	276.00	Ft	414.00	690.00	$4.00	$1,656.00
22	Dr Structure Cover, Type B	3.00	Ea	8.00	11.00	$670.00	$5,360.00
24	Dr Structure Cover, Type K	15.00	Ea	21.00	36.00	$940.00	$19,740.00
25	Dr Structure, 48 inch dia	15.00	Ea	19.00	34.00	$2,700.00	$51,300.00
27	Dr Structure, 96 inch dia	1.00	Ea	1.00	2.00	$15,500.00	$15,500.00
28	Dr Structure, Add Depth of 96 inch dia, 8 foot to 15 foot	6.00	Ft	1.00	7.00	$670.00	$670.00
29	Dr Structure, Add Depth of 72 inch dia, 8 foot to 15 foot	3.00	Ft	1.00	4.00	$460.00	$460.00
Additional Items to the Contract:							
147	HMA Approach	0.00	Ton	806.00	806.00	$270.00	$217,620.00
148	Open-Graded DR CSE, CIP	0.00	Cyd	2728.00	2728.00	$20.00	$54,560.00
149	Geotextile, Separator	0.00	Syd	6753.00	6753.00	$7.00	$47,271.00
150	Underdrain, Pipe, Open-Graded, 6 inch	0.00	Lft	1471.00	1471.00	$25.00	$36,775.00
151	Underdrain, Outlet, 6 inch	0.00	Lft	60.00	60.00	$38.00	$2,280.00
152	Underdrain, Outlet Ending, 6 inch	0.00	Ea	3.00	3.00	$300.00	$900.00
153	Sewer Tap, 30 inch	0.00	Ea	5.00	5.00	$1,100.00	$5,500.00
154	Dr Structure Cover, Type J	0.00	Ea	1.00	1.00	$1,400.00	$1,400.00
155	Dr Structure 24 inch dia, Modified	0.00	Ea	5.00	5.00	$1,800.00	$9,000.00
156	Dr Structure 60 inch dia, Modified	0.00	Ea	4.00	4.00	$4,300.00	$17,200.00
157	Dr Structure 60 inch dia	0.00	Ea	1.00	1.00	$4,400.00	$4,400.00
158	Dr Structure 84 inch dia	0.00	Ea	1.00	1.00	$11,000.00	$11,000.00
159	Dr Structure Add Depth of 48 in dia, 8 ft to 15 ft	0.00	Ft	8.00	8.00	$660.00	$5,280.00
160	Dr Structure Tap, 12 inch	0.00	Ea	8.00	8.00	$500.00	$4,000.00
161	Sewer Tap, 24 inch	0.00	Ea	3.00	3.00	$1,000.00	$3,000.00
162	Sewer Tap, 18 inch	0.00	Ea	1.00	1.00	$980.00	$980.00
					SUB-TOTAL INCREASES DIVISION A:		**$588,761.45**
Division: B - B							
Additional Items to the Contract:							
146	Crew Days	0.00	Cday	30.00	30.00	$780.00	$23,400.00
					SUB-TOTAL INCREASES DIVISION B - B:		**$23,400.00**
THE FOLLOWING ITEMS AND OR CONTRACT UNIT PRICES SHALL BE SUBTRACTED FROM THE CONTRACT AMOUNT							
Division: A							
13	Subbase, CIP	2046.00	Cyd	-683.00	1363.00	$47.25	($32,271.75)
14	Aggregate Base, 6 inch	6643.00	Syd	-6139.00	504.00	$16.31	($100,127.09)
18	Sewer Tap, 12 inch	5.00	Ea	-3.00	2.00	$427.45	($1,282.35)
26	Dr Structure, 72 inch dia	1.00	Ea	-1.00	0.00	$7,600.00	($7,600.00)
33	HMA Approach, High Stress	1957.00	Ton	-1037.00	920.00	$180.00	($186,660.00)
					SUB-TOTAL DECREASES DIVISION A:		**($327,941.19)**

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 **AGENDA ITEM NO 7I**

DEPARTMENT OF PUBLIC WORKS

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**
Submitted: **March 4, 2025**
Subject: **Motion – Amend the Major/Local Road Funds and Purchase 4-3000 Gallon Storage Tanks**

INTRODUCTION AND HISTORY

Beginning in 2008, the Department of Public Works uses liquid deicing/anti-icing agents to assist with the use of rock salt for winter operations. At that time, salt brine was added to road salt as it was spread on the roadway after the snow was scraped away. In 2013, the roads department began to utilize brine to pre-treat bridges before storms to delay the freezing time. Next, our grounds department began to utilize brine on sidewalks, cutting their bag salt use by 80%. Beginning in 2018, our roads department began pre-treating all major roads, some local roads, and trouble spots on residential roads; again, lengthening the time needed before roadway icing occurs. Throughout the last 17 years, our amount of liquid storage has increased with the application amounts and number of products that we utilize. Originally, the DPW had 2300 gallons of storage, and we expanded to 12,000 gallons of storage in 2015 (6,000 gallons of brine and 6,000 gallons of boost). Currently, the DPW has used as much as 17,000 gallons of liquid products to pretreat and treat during one storm.

The next step is to be able to pretreat in all areas before a storm and possibly treat with just liquids during a storm. Pretreatment allows a longer time before response is needed during a storm and helps to prevent the bond of ice to the roadway, resulting in a cleaner roadway. Use of only liquids to treat during a storm can decrease the amount of salt used by as much as 90%. While liquids alone are not the answer for every storm, there is significant savings and a better result that can be made with their use. Currently, the DPW has 6,000 gallons each of storage dedicated to both brine and boost. We manufacture our own brine and ideally, we would have 9,000 total gallons of brine for a large storm that could last the entire weekend. The DPW does have issues more often with our 6,000 gallons of boost as our minimum order is 5,000 gallons. This means that we must be nearly empty to order. Staff is recommending that we double our current capacity by adding four 3000-gallon tanks to our current storage to avoid shortages and ease in ordering.

Budgeted within the 2025 Major and Local Streets Funds is $44,000 ($11,000 per tank, 3 in Major and 1 in Local). Bids were received and opened on Tuesday, March 4, 2025, at 10:00am. The lowest bid was from Professional Pump of Belleville, MI for the total price of $70,248.00. This equates to $17,562.00 per tank including freight. The additional cost over budget was due to a couple of items. First, the style of tank was changed to a more rigid construction to accommodate two 3” bottom feed fittings. This is important as some anti-icing agents severely foam when delivered with a top feed system where they will not when fed from the bottom. Second, staff opted for double wall containment instead of the current exterior containment that we have with our current tanks as it would require an additional lean-to structure and fire suppression (since the lean-to would be adjacent to the DPW building). Because of the double wall, some type of gauge would be needed to view the level of the tank (in this case, a reverse float indicator with reverse stenciled calibration board). Due to the higher bid, budget amendments will be needed in the amount of $19,956 to Major Streets (202-452-784.000) and $6,652 to Local Streets (203-453-784.000).

STAFF RECOMMENDATION

Staff recommend amendments of $19,956 to Major Streets (202-452-784.000) and $6,652 to Local Streets (203-453-784.000). Staff also recommend the purchase of four 3,000-gallon storage tanks from Professional Pump of Belleville, MI in the amount of $70,248.00 to be paid $52,956 from 202-452-784.000 and $17652 from 203-453-784.000.

MOTION

Move to amend the Major Streets Fund by $19,956 and the Local Streets Fund by $6,652. Also move to approve the purchase of four 3,000-gallon storage tanks from Professional Pump of Belleville, MI in the amount of $70,248.00 to be paid as indicated in the staff recommendation section of this memo.

EXHIBITS

Exhibit 1 – Bid Documents
Exhibit 2 – Bid Tabulation

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

AUBURN HILLS

BID ID: **ITB-CAH-03-04-2025-002**

BID NAME: **2025 3000-Gallon Storage Tanks**

ITEM: **Four 3000-Gallon Storage Tanks**

DUE DATE: **Tuesday, March 04, 2025 at 10:00 AM**

IMPORTANT DATES	
02/07/25 FRI	**Bid Posting**
03/04/25 TUE	**Bid Opening**

The City of Auburn Hills is seeking bids for the purchase and delivery of four 3000-Gallon Storage Tanks

Bids will be accepted by the City Clerk until **Tuesday, March 04, 2025 at 10:00 AM EST**. Bids will be opened at that time in the front lobby of the City Clerk at 1827 N. Squirrel.

Bids to receive consideration shall be received prior to the specified time of opening as designated on the bid form. **NO LATE BIDS WILL BE ACCEPTED**. Bids are considered received when received and date stamped by the office of the City Clerk.

PREPARATION OF BID

- Each bidder shall furnish all information required on the bid form. Erasures or other changes must be initialed by the person signing the bid form.

- If there is any doubt as to the meaning of any part of the specifications or other conditions within this invitation, contact Jason Hefner by email/phone at jhefner@auburnhills.org / 248-364-6931.

SUBMISSION OF BIDS

- All bids shall be submitted in sealed envelopes and shall include the following information on the face of the envelope:

Bidder's Name
Bidder's Address
Bid Number
Bid Item (Name of Bid)

Failure to do so may result in a premature opening of or failure to open such proposal. All bids must be hand delivered or mailed to:

Auburn Hills City Clerk's Office
1827 N. Squirrel Road
Auburn Hills, MI 48326

- Bidders are responsible for submitting proposals before stated closing time. Delays in the mail will not be considered. Any proposal received after the stated deadline will be rejected.

- Any bid may be withdrawn by giving written notice to the Clerk's Office before stated closing time. After stated closing time, no bid may be withdrawn or cancelled for a period of one hundred and eighty (180) days after said closing time.

The expectation is that the bid winner will furnish and deliver all materials to the Auburn Hills Department of Public Works, 1500 Brown Rd, Auburn Hills, MI 48326 for completion of the project.

The City reserves the right to reject any or all bids or waive any irregularities which it deems in the best interest of the City.

In case of a discrepancy in computing the amount of the bid, the unit price bid will govern.

The bidding contractor is responsible for all costs associated with the research and preparation of their bidding document.

Preparation of Proposal:
Qualified companies are invited to deliver proposals in accordance with the scope of work and specifications.

Contract Award:

The City of Auburn Hills reserves the right to accept or reject any or all bids and to waive any informalities or irregularities in any proposal or the bid process. The competency and responsibility of all bidders shall be taken into consideration in the award of the contract for this work. If bidders are unknown to the City of Auburn Hills, or their competency questioned, it shall be understood that they will, upon request, file with the City of Auburn Hills reliable data and references for investigation. The City may make such investigation as it deems necessary to determine the ability of the bidder to perform the work. The City reserves the right to award the contract to the bidder offering the best value, but not necessarily to the one submitting the lowest price. City may award fewer than the indicated bid items and may award them in any combination deemed in the best interest of the City.

Scope of Services:

The City of Auburn Hills is seeking bids from qualified vendors for the purchase of four 3000-Gallon Storage Tanks including delivery to the Auburn Hills Department of Public Works, 1500 Brown Road, Auburn Hills, MI 48326.

Each 3000-gallon storage tank will be used to store salt brine, calcium chloride, and beet juice for winter weather de-icing/anti-icing and should include:

- A Poly/plastic construction
- Vertical construction
- Double wall containment
- Two (2) 3-inch standard pipe thread bottom feed fittings
- Level gauge

Warranty:

The successful proposer will provide the City with a 1-year warranty if not covered under the manufacturer's warranty. Successful proposer shall warrant that all products/services, repair work performed under this

agreement shall be free from defects in craftsmanship, and all manufactured equipment supplied hereunder shall, at the time of delivery, be free from defects in material and craftsmanship.

The successful proposer will promptly correct all work rejected by the City as faulty, defective or failing to conform to this specification, whether observed before or after substantial completion of the work, and whether or not fabricated, installed or completed. The successful proposer will bear all costs of correcting such rejected work and perform such work within the timeline as agreed between the City and the selected proposer.

Payment

Payment will be made as follows:

100% of the bid amount will be paid within 60 days following delivery.

Minimum Qualifications:

Bidders will be rejected and deemed non-responsive if they do not meet the following qualifications:

- The bidder must be duly licensed by the appropriate authorities to provide the services required.
- The bidder must provide three business references where similar contracted products/services have been completed.

Hold Harmless/Indemnification Agreement

It is further required that all contractors providing services or performing duties for the City of Auburn Hills and/or its Authorities shall enter into a Hold Harmless/Indemnification Agreement with the City and all other entities, in which Agreement the Contractor and its employees, representatives and agents agrees to release, indemnify, defend, and hold harmless The City of Auburn Hills, including all elected and appointed officials, all employees, representatives, and volunteers, all boards, commissions, and/or authorities, including but not limited to the Tax Increment Finance Authority, Brownfield Redevelopment Authority and the Downtown Development Authority, and their officers, employees, representatives and volunteers from any injuries, liability, damages, expenses, attorney's fees, causes of action, suits, claims or judgments, costs, incurred and/or arising from the Contractor's performing its work, jobs, duties and/or any other actions and/or omissions of the Contractor and/or its employees, representatives and/or agents pertaining to and/or in connection with the Activity.

2025 3000-Gallon Storage Tanks
Four 3000-Gallon Storage Tanks
ITB-CAH-03-04-2025-002
Proposal Form

The undersigned does hereby submit a bid to the City of Auburn Hills for the complete supply and delivery of the equipment described in the scope of work.

To furnish and perform all materials, necessary tools, expendable equipment preparation, cleanup, and transportation services to provide compete service as described in the bid documents, the sum of:

Qty	Item	Price (ea)	Price Total
4	3000 Gallon Storage Tank Specify Make & Model: Snyder Captor P/N 5590000N43	$17,062.00	68,248.00
		Grand Total:	$70,248.00 (w/freight)

Specify an approximate timetable for delivery of proposed materials:

7-9 weeks or sooner delivery after approval drawings signed. Estimate 2-3 weeks for apprval drawings.

Pricing includes QTY (2) 3" bottom fitting in stainless construction, protective wrap, reverse float indicator, reverse stenciled calibration board.

☐ References for 3 projects similar in scope are attached to the proposal form

List information that would demonstrate to the City that your firm is experienced and highly qualified to provide the products described in this bid:

City of Flint bulk chemical storage tank provider

Exsolve settling tank provider

Cliffs Steel Caster bulk chemical tank storage

21 years in the fluid handling equipment industry, 16 years with Professional Pump

AUBURN HILLS

Respectfully Submitted By,

Company: Professional Pump, INC.

Address: 41300 Coca Cola Drive
Belleville, MI 48111

Telephone: 586-823-9212 Fax:

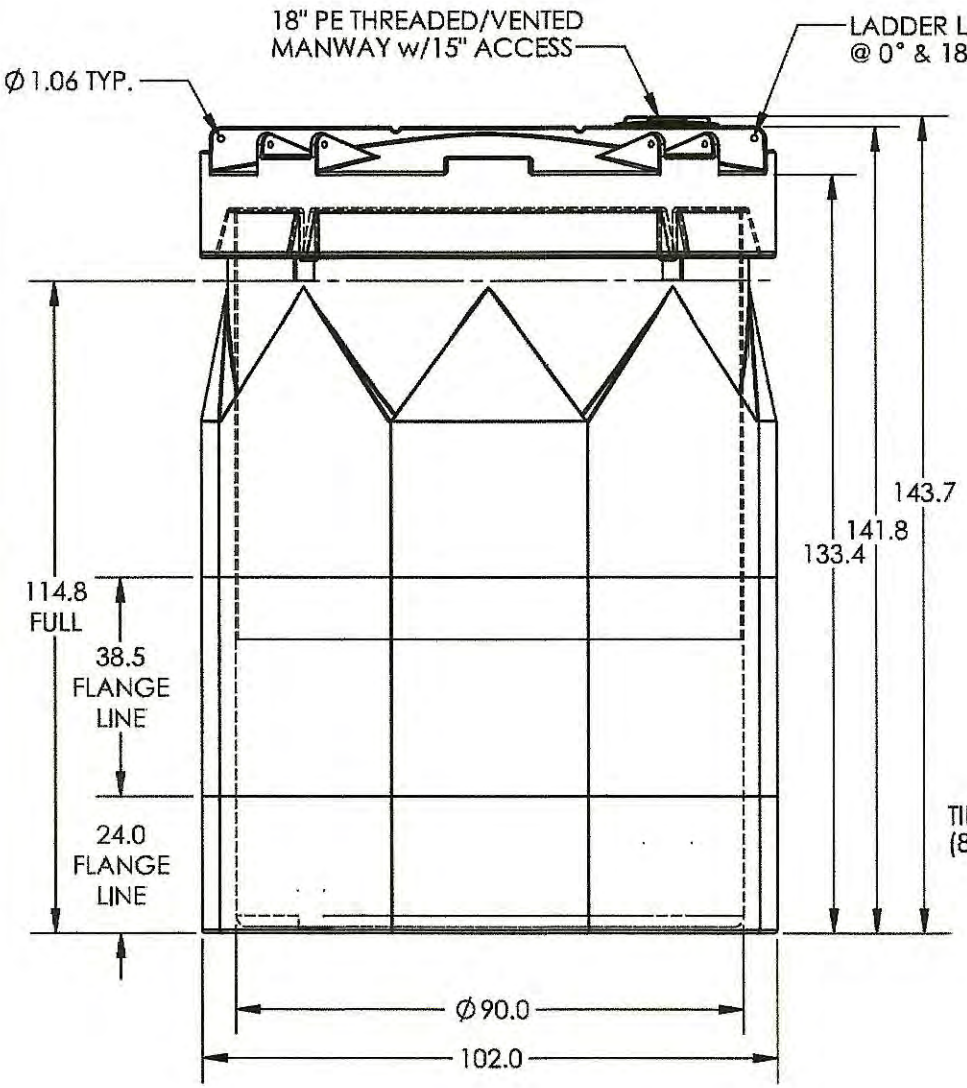
Email: jortiz@professionalpump.com

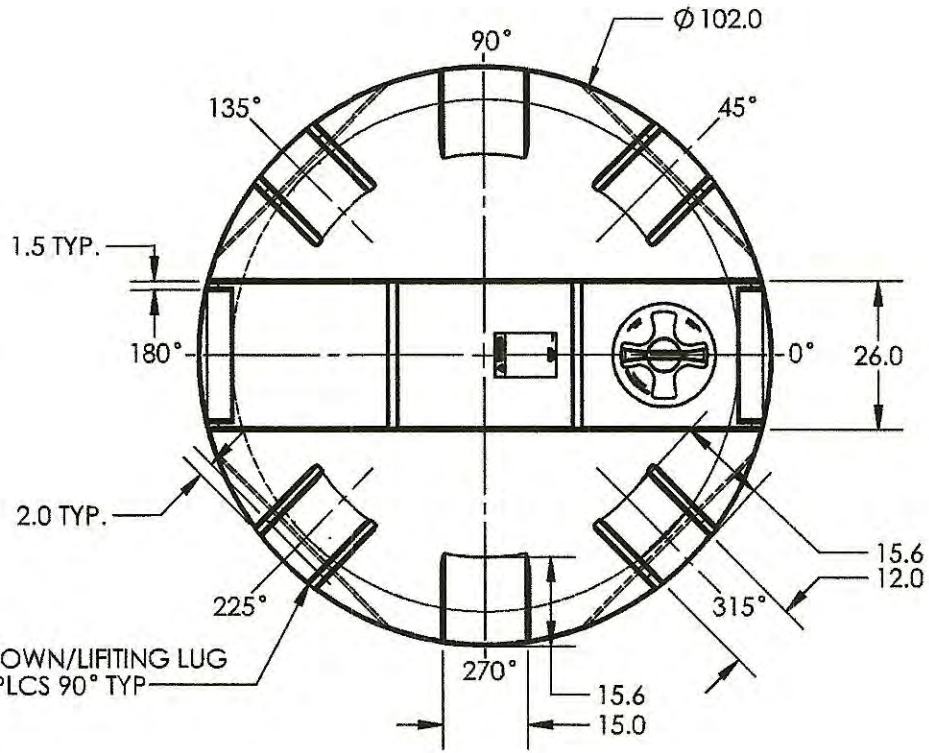
Authorized Signature

Sales Engineer
Title

Jason Ortiz
Printed Name

2/11/25
Date





***ALL EXTERNAL PIPING MUST BE INDEPENDENTLY SUPPORTED.**
***ONLY BASE FITTINGS TO BE LEFT INSTALLED AT TIME OF SHIPMENT PER SII PROCEDURE.**
***TANKS ORDERED WITH FOAM INSULATION WILL HAVE AN INCREASED DIAMETER OF 4-6 INCHES.**
***Consult Snyder's Guidelines for Use and Installation prior to delivery.**
Available on-line at http://www.snyderindustriestanks.com/Technical
ALL DIMENSIONS ARE IN INCHES, NOMINAL, & SUBJECT TO CHANGE WITHOUT NOTICE.
ALL DIMENSIONS ON ROTATIONAL MOLDED PARTS ARE SUBJECT TO A ± 3% TOLERANCE.

DO NOT SCALE	DRAWN BY	SNYDER INDUSTRIES	TITLE: ASM TK 3000 CP X 90	REVISION A
STATUS: Released	ET3			SHEET 1 OF 1
© SNYDER INDUSTRIES, LLC, 2019		(402) 467-5221 www.snydernet.com	PART NO. 5590000N & 5520000N	ENG. ID. A003553

ALL DIMENSIONS, DESIGNS, AND INFORMATION ON THIS PRINT MUST BE CONSIDERED PROPRIETARY TO SNYDER INDUSTRIES, LLC, AND MAY NOT BE USED, COPIED, OR DISTRIBUTED WITHOUT WRITTEN PERMISSION OF AN OFFICER (OR HIS AGENT) OF THE FIRM.

BID ITEM: 3000 Gallon Storage Tank
BID OPENING DATE: March 4, 2025
BID OPENING TIME: 10:00AM
ATTENDED BY: Jason Hefner, Isabel Lopez

COMPANY NAME	ADDRESS		TOTAL:	
Professional Pump	41300 Coca Cola Dr, Belleville 48111		$70,248.00	
Owl	10100 Dixie Hwy, Clarkston 48348		$75,146.20	
Harrington Industrial Plastics	32985 Industrial Rd, Livonia 48150		~~$65,907.00~~	*$87,876.00
Hamlott Enviornmental Tech. Co.	4337 E. Grand River Avt., Howell		$91,900.00	

☒ Mailboxes have been checked for bids that may have been mailed in

☐ Were electronic bids allowed. If so, was BidNet checked for received bids

*per unit pricing of $21,969 ea.

also send results to:

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: March 17, 2025 **AGENDA ITEM NO 7J**

DEPARTMENT OF PUBLIC WORKS

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Tim Wisser, Manager of Municipal Properties**
Submitted: **March 13, 2025**
Subject: **Motion – To award a bid for the Public Safety Green Roof replacement**

INTRODUCTION AND HISTORY

The Public Safety building has been serving the community since 2001, and the current green roof has reached the end of its useful life. Regular inspections have revealed deterioration indicating the roof has suffered age-related degradation. Additionally, ongoing maintenance issues have made replacement necessary to ensure the continued protection of this critical facility. The existing green roof has experienced drainage issues causing leaks in the shooting range below and requires constant maintenance of the pavers. Funds were appropriately budgeted for this roof replacement in the 2025 budget.

To complete this roof replacement project, the city will utilize the OMNIA Partners national cooperative purchasing program to procure high-performance Garland brand roofing materials at discounted pricing. The city has previously installed Garland products on other municipal buildings, including the Fieldstone Golf Course facilities last year, and has been satisfied with their durability and value. By using a cooperative contract, the city will benefit from competitive national pricing.

An invitation to bid was published to the Michigan Intergovernmental Trade Network (MITN) for the Public Safety Green Roof replacement. A mandatory pre-bid meeting was held for interested contractors. Three (3) contractors submitted sealed bids which were opened in accordance with city procedures.

Contractor	Base Bid Labor Amount	OMNIA Garland Materials	Total
Royal Roofing	$64,000.00	$66,790.22	$130,790.22
Schena Roofing	$108,427.00	$67,014.27	$175,441.27
Lutz Roofing	$198,600.00	$85,585.68	$284,185.68

Royal Roofing Co., Inc was the lowest qualified contractor with a bid price of $64,000.00 for roofing services and $66,790.22 for Garland materials. This brings the total cost to $130,790.22 for the roofing portion of the project. In addition, Royal Roofing has proven experience successfully completing roof replacements and installations on other city buildings. Most recently in 2024, Auburn Hills awarded them the contract to replace the Fieldstone Golf Course roofs, and in 2020, they successfully replaced the City Hall roof. They completed these projects on time, within budget, and to the city's satisfaction.

In conjunction with the roof replacement, staff recommend redesigning the landscape area to address longstanding issues with the current green roof. The existing design has caused drainage problems resulting in leaks in the shooting range below and requires constant maintenance of the pavers. Rather than reinstalling live plants, staff propose the installation of artificial turf and an improved paver layout.

This redesign would resolve the drainage issues through a new enhanced drainage system, while enhancing the space's functionality. The Public Safety building frequently hosts events, and artificial turf would effectively expand the usable outdoor area beyond the current limited paver entry where visitors are confined to the walkway area. Additionally, this approach would provide easier access for future building maintenance needs.

Worry Free Outdoor Services is currently working on similar elements at the Public Square project and has agreed to extend their competitive pricing to this project. Their comprehensive proposal includes the drainage system installation, new paver hardscape, and synthetic turf installation for a total of $69,000.00, covering all materials and labor.

It is important to note that when initially evaluated four years ago, this project was estimated at $250,000 based on a quote for a full package bid approach. For the 2025 budget, we increased the allocation to $300,000 to accommodate anticipated construction cost increases. By coordinating the project components directly instead of hiring a general contractor, we have achieved significant savings. The roofing component at $130,790 combined with the landscape redesign at $69,000.00 brings the total project cost to $199,790 which is approximately $100,000 under budget.

STAFF RECOMMENDATION

Staff recommend purchasing roofing materials from The Garland Company through the OMNIA Partners national cooperative purchasing program in the amount of $66,790 (GL# 101-305-975.000) based on their contracted national pricing. Staff also recommend the bid award to Royal Roofing Co., Inc not to exceed $64,000.00 (GL# 101-305-975.000) for the 2025 Public Safety Green Roof Replacement project. Additionally, staff recommend awarding the landscape redesign portion of the project to Worry Free Outdoor Services in the amount of $69,000.00 (GL# 101-305-975.000).

MOTION

Move to approve the purchase of materials from The Garland Company for $66,790.22, services from Royal Roofing for $64,000.00 to replace the green roof at the Public Safety building, and to award the landscape redesign to Worry Free Outdoor Services for $69,000.00.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

WORRY FREE OUTDOOR SERVICES INC.
P.O Box 1221
Royal Oak, MI 48068-1221
(248) 585-2808 FAX (248) 589-9967
www.worryfreeoutdoors.com

LANDSCAPE PROPOSAL:

Date:	2/21/2025
Job Site:	Auburn Hills Police Entrance
To:	Tim Wisser
From:	Travis Beard 248-866-6353

Worry Free Inc. Submits the following Proposal to the address listed above

DRAINAGE:
After the rooftop demo and repairs are completed (by others) Install Plastic waterproof sheeting and Install new drainage system by connecting the existing downspouts To drain tile that will tie into the new system and drain into the retention area
Install new "ADVANEDGE ADS drain pipe around the perimeter and fingers in the middle all tied to an exhaust line that will drain into the retention area
See attached spec sheet on Advanedge Drain pipe approx. 300ft of drain pipe with fittings and connections
$5700.00

HARDSCAPE: see rendering for paver walkway layout approx. 1800sqft
Install new clean 6a base stone to cover the new drain system and compact
Install new leveling base course of #9 stone and screed with pitch Install new BEST WAY Paver Trevista 60mm
This paver is 2" and for pedestrian traffic color will be Greystone with a Charcoal border sweep in polymeric sand to lock the joints and concrete border edge
$ 39,600.00

SYNTHETIC TURF: using Synipede by Synlawn Approx 1580sqft
Install clean 6a base stone and #9 stone to all turf areas Install turf with Nailer board and envirofill sand
Reinstall landscape lighting using existing fixtures new wire will be used
$ 23,700.00

Grand Total: $ 69,000.00 Includes all Material and labor cost
33% payment due at signing 33% due at Start date and the Final balance due upon completion and final acceptance

Scope:
Worry Free Inc. shall furnish all materials, tools, equipment and labor necessary to execute the installation as shown on the applicable drawing and/or detailed on the accompanying proposal.

Damage:
Owner shall locate and Worry Free, Inc. will not assume responsibility for damage done to any underground object including gas and water lines, electric or telephone wires, conduit, cable, septic systems, drives, sidewalks or other objects unless designated prior to the beginning of work on an appropriate drawing. Theft of plants and materials after they are placed on site will be the owner's responsibility.

Revisions:
A change order form will be issued if revisions per the client are requested after final design plans have been submitted for client approval prior to starting the project. If design changes are necessary, a fee will be included for each change order issued by the completion of the project. The change order will allow revisions to the design plans, above and beyond the means of the client agreement.

Contract Summary:
Contractor provides a one (1) year warranty on all woody plant materials. A onetime replacement is provided under this Agreement. Contractor provides a one year (1) warranty on all workmanship provided under this Agreement. Contractor provides a 5 year limited warranty on brick pavers provided under this Agreement. All material is guaranteed as specified. All workmanship shall be performed in a substantial work-man-like manner according to standard practices, limited to frost, water and wind damage. Contractor does not guarantee or warrant work performed by subsequent owner of the subject property.

Contractor shall not be responsible for damage caused by Act of God including but not the Customer or other third parties not hired by the Contractor. The Warranties provided herein shall immediately cease upon any substantial change being made by the Customer or other third party to work performed of material provided by Contractor. The warranties provided herein are not transferable to any subsequent owner of the Subject property.

The above terms, prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified for the term set forth. Payment will be made as outlined above. All work will be done in a workmanlike manner according to standard practices. Any alteration or deviation from above specification, involving costs, will be executed only upon written orders, and will become an extra charge over and above contract and will be billed accordingly. This proposal subject to acceptance within seven (7) days and is void thereafter. Notwithstanding anything to the contrary herein, either party reserves the right to terminate this agreement with or without cause, convenience or any reason what so ever by providing thirty (30) days written notice.

Owner agrees to all the terms of this contract.

CUSTOMER(S) _____

SIGNATURE: _____

DATE OF ACCEPTANCE: _____

Proposal submitted by Worry Free Inc.: **TRAVIS W. BEARD**

AdvanEdge® Drain Pipe

AdvanEdge drain pipe provides the dimensional stability and field-proven structural strength for quick, effective subsurface drainage. The distinguishing performance feature of panel pipe is its ability to rapidly collect and remove water. Compared to 4" (100 mm) round pipe at an equal length of 12" (300 mm), panel pipe has twice the soil contact area and will drain a given quantity of water in 60% of the time.

AdvanEdge is a perforated panel-shaped plastic core pipe available with either geotextile for soil filtration or without geotextile. AdvanEdge is truly a pipe. It is not round, of course, but its panel-shaped core fully encloses the waterway. Lateral pillars maintain the core opening, resulting in a series of oval-shaped channels providing superior strength and relatively few projections into the waterway. The slim 1.5" (38 mm) profile permits a narrow trench and faster installation. The design of the invert permits significantly higher flow velocity at lower head.

Applications

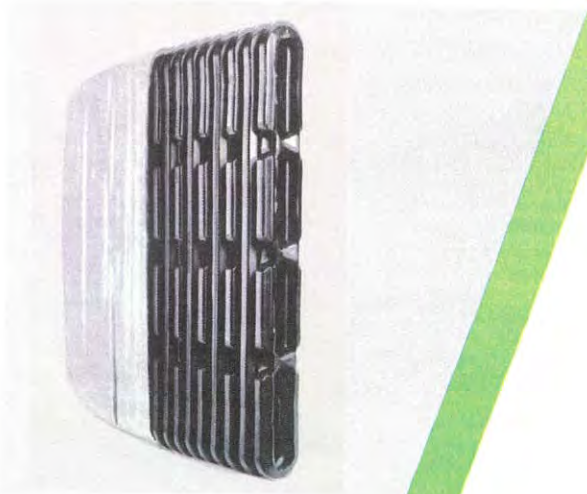
- Athletic turf drainage
- Building foundations and retaining walls
- Wastemanagement curtain drains

Features

- 12" (300 mm) oblong diameter
- 100' (30 m) length available
- Fast installation times
- Manufactured from high-density polyethylene resin, which provides long-term durability

Benefits

- Can be installed vertically in narrow trenches or flat directly on a prepared subgrade
- Invert design permits significantly higher flow velocity at lower head
- Structural superiority confirmed by state field performance tests of edge drains



ADS™

AdvanEdge Pipe Specifications

Scope

This specification describes 12" (300 mm) AdvanEdge oblong corrugated pipe for use in subsurface drainage applications.

Product Requirements

AdvanEdge shall have annular interior and exterior corrugations:

- 12" (300 mm) pipe shall meet ASTM D7001

AdvanEdge outside dimensions shall be 1.5" (38 mm) thick by 12.5" (317 mm) wide. AdvanEdge shall have internal bracing adjoining each long wall to prevent crushing under typical loading. AdvanEdge shall be made available with or without an external geotextile wrap. When geotextile is provided, product shall meet the requirements of Class B Geocomposite as defined in ASTM D7001.

Material Properties

All pipe and fittings shall be made of polyethylene with a minimum cell classification of 424420C as defined and described in ASTM D3350.

AdvanEdge Perforations

Nominal Pipe Size in (mm)	12 (300)
Slot Length Average in (mm)	1.125 (29)
Slot Width Average in (mm)	0.125 (3.2)
Water Inlet Area (approximate) in^2/ft (cm^2/m)	15 (318)

AdvanEdge Geotextile Wrap

Fabric Properties	Test Method	Minimum Average Roll Values
Grab Tensile Strength lbs (kg)*	ASTM D4632	112 (51)
Grab Elongation %*	ASTM D4632	50
Trapezoidal Tear lbs (kg)*	ASTM D4533	40 (18)
Puncture lbs (kg)	ASTM D4833	40 (18)
Permittivity (sec^{-1})	ASTM D4491	0.5
AOS U.S. Sieve Size (mm)	ASTM D4751	60 (0.25)
UV Resistance	ASTM D4355	50

* Weakest principle direction

ADS "Terms and Conditions of Sale" are available on the ADS website, www.ads-pipe.com
ADS®, AdvanEdge®, and the Green Stripe are registered trademarks of Advanced Drainage Systems, Inc.
© 2021 Advanced Drainage Systems, Inc. #10598 03/21 MH

adspipe.com
800-821-6710

GARLAND COMPANY, INC.

Matt Verhey
Mobile: 248-880-0896
Email: mverhey@garlandind.com
Learn More: www.garlandco.com

Wednesday, March 5, 2025

City of Auburn Hills
1500 Brown Road
Auburn Hills, MI

Attn: Tim Wisser

Re: Auburn Hills Public Safety Buidling
Green Roof Replacement

Dear Tim,

At your direction, I have reviewed the bids submitted for the above referenced roof replacement project that was due on February 26, 2025. The low bidder Royal Roofing, is an approved contractor for the type of roof system specified. They have completed projects of similar size and scope for the City of Auburn Hills in the last several years as well as multiple others in the SE Michigan with great quality workmanship and professionalism.

There were a total of three bidders for the project; Royal Roofing, Lutz Roofing, and Schena Roofing. Each bidder was present at the mandatory pre-bid meeting held on February 19th, 2025 and each bidder has met the bidding requirements. The City had once again opted to utilize the OMNIA Cooperative purchasing program for this project, thereby purchasing some of the materials for the project directly at a discounted rate and furthermore, avoiding contractor mark-up. The three bids came in at, from lowest to highest totals: Royal Roofing ($130,790.22), Lutz Roofing ($175,441.27), & Schena Roofing ($284,185.68).

Royal Roofing has met all of the criteria set forth in the bid documents and has a stellar record of performing work similar to that which was specified and identified in the bid documents. In speaking with Royal Roofing, they anticipate work to be completed within the timeframe set forth within the bid documents (May of 2025). As such, it is recommended that the contract/PO be awarded to Royal Roofing for the sum of $130,790.22.

Should you have any questions, please do not hesitate to contact me. I look forward to working with you on this project.

Respectfully,

Matt Verhey
The Garland Company

Bid Form: Part A

Police Department Green Roof
Roof Replacement

To: Laura Pierce, City Clerk
City of Auburn Hills
1827 N. Squirrel Rd.
Auburn Hills, MI 48326

Bid Due Date: February 26, 10:00 am
Sealed bids, in triplicate, are to be submitted to the above address by the time and date listed above. Bids received after the Due Date and Time will not be considered.

Pursuant to notices given, the undersigned proposes to furnish all materials and labor necessary to complete the replacement as described below and in strict accordance to the plans and specifications dated **1-14-25.** I, the undersigned, having familiarized myself with the attached Contract Documents do hereby propose to furnish all labor, equipment, materials, drayage, tolls, supervision, etc. and to complete all work as specified in these Documents and Specifications. By my submission of this Bidding Proposal I acknowledge the receipt of the Package containing the following: General Conditions & Requirements, General Instructions to Bidders, Detailed Specifications, Detailed Rooftop Diagrams, and Detailed Specification Drawings. To provide supervision, labor, materials and equipment for roof repairs of the following items, per the attached.

The City of Auburn Hills shall utilize the Omnia Partner Purchasing Contract to secure a portion of the material for this project. The below (Bid Form: Part A) should include all but the direct purchase price of materials identified on Bid Form: Part B.

Base Bid #1: The base bid shall include the removal of the existing Green Roof and membrane down to the concrete decking. Substrate shall be checked for deterioration and/or moisture and repaired per the unit cost identified below. New roof system is to consist of an HPR Modified Bitumen system as specified. This shall include all necessary flashings, copings, pitch pockets, and necessary materials in accordance with the specifications, scope of work, and details provided in the bid documents.

All labor, materials, services and equipment necessary for completion of the work shown on the drawings and in the specifications.

Green Roof Replacement SIXTY FOUR THOUSAND DOLLARS ($ 64,000.00)

Contractor is to exclude cost of Garland materials in above quote due to the City purchasing those materials directly through the OMNIA Cooperative Purchasing Program. Contactor is to submit Material Addendum sheet with Garland quantities listed.

***Note:**
5% Bid Bond (Included with Bid)
100% Performance Bond

Extra work may be necessary other than required by the plans and specifications, extra work will be completed according to the written instructions of the Owner for the following unit prices:

Unit Cost Items: **Repair of concrete decking –** 21.00 per sq. ft.

Unit Cost Items: **Replacement/additional wood blocking –** 3.50 per lf

Contractor Name ROYAL ROOFING COMPANY

Continue to next page

Proposed Start Date and Duration: Start Date MAY 2025 Duration: 3 WEEKS

***Subcontractor Disclosure to be included with Bid Submission**

Addenda Numbers #1 & #2 are hereby acknowledged

Respectfully Submitted,

SIGNATURE: [signature]

TITLE: PROJECT MGR.

BUSINESS NAME: ROYAL ROOFING COMPANY

CONTRACTOR ADDRESS: 2445 BROADRD, ORNO **DATE:** 2-26-25

City of Auburn Hills
Public Safety Green Roof Replacement Project

It is the intent of the City of Auburn Hills ("Agency") to purchase materials for the City of Auburn Hills Police Department Green Roof ("Project") located at 1899 N Squirrel Road, Auburn Hills, MI, directly from Garland Inc., based upon the Agency's participation in the Omnia Partners Government Purchasing Alliance's program for Roofing Supplies and Related Products and Services, as priced by and awarded to Garland/DBS, Inc., resulting from the competitively solicited Sealed Bid #PW-1925 issued by the Racine County Board of Commissioners.

As a bidder on the Project, you are required to fill in your order quantities for the following materials as listed below:

	Green Roof		
Material Name	**Coverage Rate/Application**	**Base Bid**	
FlexBase 80	100 sf roll	65	
StressPly Plus FR Min	75 sf roll	46	
Garlastic KM Plus	50# keg (25lbs/sq interply)	52	
Grip Polyester Firm	300' x 12" roll	1	
Garmesh	150' x 6" roll	4	
Flashing Bond	5 gallon pail	5	
SilverShield	5 gallon pail (2 gal/square)	24	
Tuff Flash LO	3 gallon pail (2.5/poly/2.5)	12	
GarlaPrime VOC	5 gallon pail (1 gal/square)	7	
GreenLock Sealant XL	20 oz sausage	10	
SilverFlash	5 gallon pail	2	
RMer Flat Stock	22 ga – 4' x 10' each	5	

PLEASE NOTE:

1. It is the responsibility of the bidder to obtain any product-related information and pricing from the Garland representative prior to bid submission.
2. The bidder takes full responsibility for the material quantities entered above. Any additional materials required to complete the Project, over and above the quantities submitted by the bidder in this addendum, will be billed to the bidder directly and will not be the responsibility of the Agency.
3. Material quantities will be cross-referenced to an expected Project take-off to verify accuracy. Any bids that have material quantities substantially below or above the anticipated requirements for the Project will be rejected unless a detailed explanation is provided.

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 | **AGENDA ITEM NO 9A**

CITY CLERK'S OFFICE

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk**
Submitted: **March 12, 2025**
Subject: **Public Hearing & Motion – To consider renewal of the remaining 2025 Liquor Licenses**

INTRODUCTION AND HISTORY

On March 3, 2025, City Council considered the renewal of the liquor license for all establishments that serve alcoholic liquor for consumption on-premises within the City. The licenses of those establishments that were in compliance with the City Code were approved. A public hearing was set for four establishments due to outstanding monies owed to the City for application fees, taxes and/or water/sewer and four establishments for failure to comply with City standards and ordinances as recommended by the Fire Department.

The City Clerk's Office mailed and emailed letters to each establishment and letters were hand-delivered by the Police Department, advising them of the Public Hearing and the City's potential objection to the renewal of their liquor license.

An update on each establishment has been provided below as of March 12th:

RECOMMENDED FOR RENEWAL
Chili's Grill & Bar, 3940 Baldwin Rd • They had an outstanding balance due to the City for late payment of taxes. The outstanding balance has been paid. • *Staff recommends that the Public Hearing be cancelled and the liquor license be renewed.*
Hyatt Place Hotel, 1545 N. Opdyke Rd • They had an outstanding balance due to the City for taxes and water/sewer. The outstanding balance has been paid. • *Staff recommends that the Public Hearing be cancelled and the liquor license be renewed.*
Johnny Black's Whiskey Park, 3320 Auburn Rd • They had violations as noted by the Fire Department which included work performed without a permit, their hood system was not approved and they had blocked fire extinguishers. They have worked with the Fire Department to correct the violations. • *Staff recommends that the Public Hearing be cancelled and the liquor license be renewed.*
Lelli's, 885 N. Opdyke Rd • They had violations as noted by the Fire Department which included an exit sign illumination issue. They have worked with the Fire Department to correct the violation. • *Staff recommends that the Public Hearing be cancelled and the liquor license be renewed.*

On The Border, 3930 Baldwin Rd

- They have an outstanding balance due to the City for taxes, water/sewer and the liquor license renewal fee. We have learned that On The Border has filed for bankruptcy. Objecting to the renewal based on outstanding balances is not appropriate due to their current bankruptcy situation.
- Staff recommends that the Public Hearing be cancelled and the liquor license be renewed.

The Hub Stadium, 2550 Innovation Dr

- They had an outstanding balance due to the City for taxes. They entered a payment agreement with Oakland County for their Personal Property Taxes.
- *Staff recommends that the Public Hearing be cancelled and the liquor license be renewed. Staff will continue to monitor the situation to ensure the payment installments are made on the personal property taxes.*

RECOMMENDED PUBLIC HEARING BE HELD TO CONSIDER NON-RENEWAL

Crown Plaza, 1500 N. Opdyke Rd

- They had violations as noted by the Fire Department which included blocked exits and fire extinguishers and the alarm system work was incomplete. There has been no update provided on the status.
- *Staff recommends holding the Public Hearing to consider non-renewal of the liquor license.*

Nino's Italian House, 4255 Baldwin Rd

- They had violations as noted by the Fire Department which included a kitchen hood maintenance issue. There has been no update provided on the status.
- *Staff recommends holding the Public Hearing to consider non-renewal of the liquor license.*

STAFF RECOMMENDATION

Staff recommends the Public Hearing be cancelled and the 2025 liquor license be renewed for Chili's Grill & Bar, Hyatt Place Hotel, Johnny Black's Whiskey Park, Lelli's, Motor City Hotel, On the Border, and The Hub Stadium.

Staff recommends that the Public Hearing be held for Crown Plaza and Nino's Italian House for failure to comply with City standards and ordinances as recommended by the Fire Department.

MOTION

Move to cancel the Public Hearing and to recommend approval of the 2025 liquor license for Chili's Grill & Bar, Hyatt Place Hotel, Johnny Black's Whiskey Park, Lelli's, Motor City Hotel, On the Border, and The Hub Stadium.

Move to object to renewal of the liquor licenses for _____ for failure to comply with City standards and ordinances as recommended by the Fire Department per Section 6-10 (1) of the City Code "Compliance with all standards, plans and conditions established and approved at the time of the issuance of the license or at a time of later city approval."

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 **AGENDA ITEM NO 9B**

FIRE DEPARTMENT

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Adam Massingill, Fire Chief**
Submitted: **March 7, 2025**
Subject: **Ordinance to Eliminate Leaf and Yard Waste Burning Effective June 1, 2025**

Public Hearing / Motion – Adopt an ordinance to amend Section 38-11 - Changes in the code, of Chapter 38 – Fire Prevention and Protection, of the Auburn Hills City Code on Second Reading

INTRODUCTION AND HISTORY

City Council members, the City Manager's Office, and the Fire Department receive complaints and concerns regarding the burning of yard waste each year, and last year was no exception. To brief the City Council on the issue, a workshop was held on January 6, 2025. The staff's presentation highlighted health, safety, and welfare implications for residents, the environmental impact, and deviation from current best practices identified in State law.

At the January 6th workshop, staff discussed air quality concerns and that based on parts per million the existing ordinance leads to acute and chronic respiratory issues for vulnerable populations. These populations include children whose lungs have not fully developed, residents of all ages with respiratory-related diseases such as asthma, and elderly populations with reduced lung function, who are at a higher risk for adverse reactions when yard waste is burned. Carbon monoxide and other chemicals are released into the air when yard waste burning occurs, reducing the amount of oxygen delivered to the body. Another chemical, benzo(a)pyrene, is a known carcinogen that is a byproduct of yard waste burning.

Due to health risks and environmental impact, the State of Michigan prohibited open burning of yard waste or leaves as part of Public Act 451 of 1994 for any municipality with a population over 7,500. The population provision was intended to allow the burning of yard waste in less populated areas of the State where population density was minimal. With a resident population exceeding 25,000 and a daytime population that more than double that number, the existing ordinance exceeds the parameters outlined in Public Act 451. However, PA 451 allows municipalities to authorize the open burning of yard waste by local ordinances, which the City of Auburn Hills currently allows with limitations.

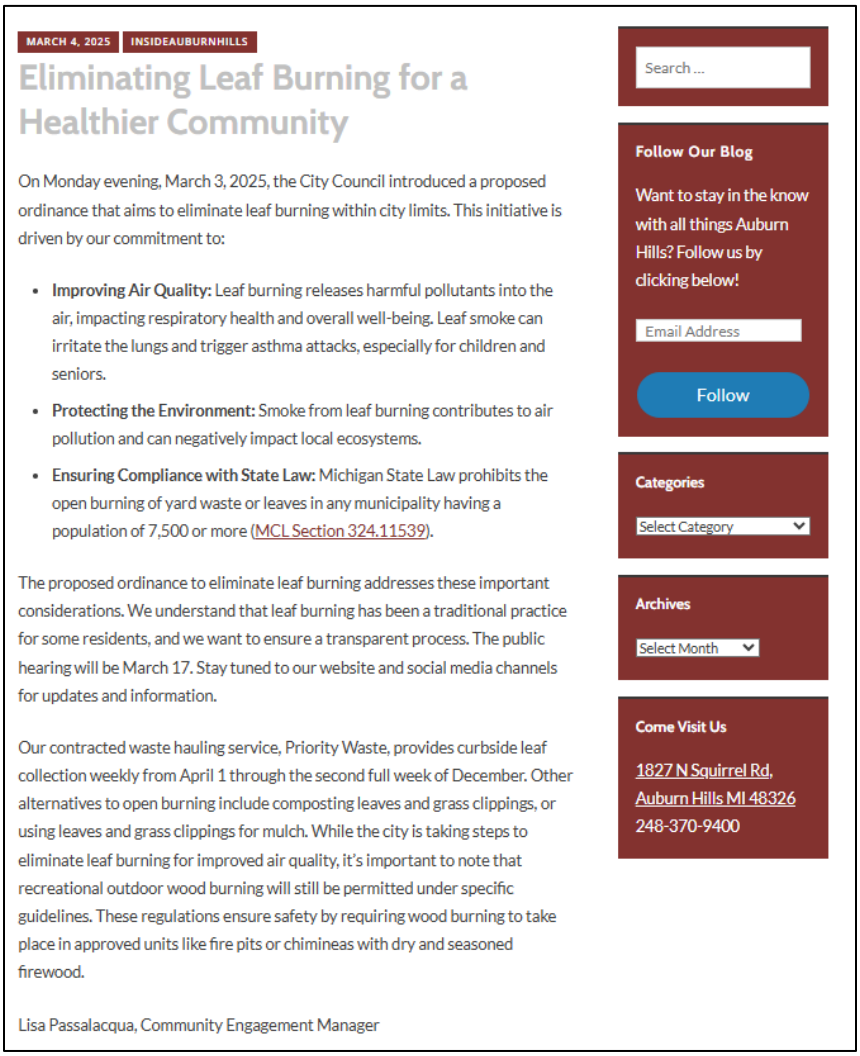
The existing ordinance permits the burning of yard waste but only on specific days and during particular times of year. By limiting burning to Mondays, Wednesdays, Fridays, and Saturdays from May 1 through May 31 and October 15 through November 30, the existing ordinance is likely exacerbating acute reactions to air pollution during those times as the toxins in the air are concentrated during the shortened burning periods. This directly conflicts with the ordinance's intent to minimize the impact of burning within the City.

Considering all these issues, the City Council directed staff to draft a revised ordinance prohibiting the burning of yard waste in the City of Auburn Hills for its consideration. The proposed revised ordinance is enclosed.

STAFF RECOMMENDATION

Staff recommends the adoption of the proposed ordinance. The City Council reviewed and accepted the ordinance's First Reading on March 3, 2025. If adopted, this ordinance prohibiting the burning of yard waste in the City of Auburn Hills will become effective on June 1, 2025.

Per the City Council's direction, staff notified the public of the proposed policy change and the March 17th public hearing via the Inside Auburn Hills blog and social media posts.



MOTION

Move to adopt an ordinance to amend Section 38-11 - Changes in the code, of Chapter 38 – Fire Prevention and Protection, of the Auburn Hills City Code on Second Reading. The ordinance, which eliminates leaf and yard waste burning effective June 1, 2025, shall be known as Ordinance No. 25-944.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS

ORDINANCE NO. 25-944

AN ORDINANCE TO AMEND THE PORTION OF SECTION 38-11 – CHANGES IN THE CODE, PERTAINING TO SECTION F-307, OF CHAPTER 38 – FIRE PREVENTION AND PROTECTION OF THE AUBURN HILLS CITY CODE, AS AMENDED, TO REGULATE OPEN BURNING IN ALL RESIDENTIAL AREAS OF THE CITY

THE CITY OF AUBURN HILLS ORDAINS:

SECTION 1.

Section 38-11 - Changes in the code, of Chapter 38 – Fire Prevention and Protection**,** of the Auburn Hills City Code, as amended, is hereby amended to rename F-307 Burning. to F-307 Open Burning, Recreational Fires, and Portable Outdoor Fireplaces and revised to read as follows:

F-307 Open Burning, Recreational Fires, and Portable Outdoor Fireplaces.

(a) The city council has determined that certain open burning on residential property, including the open burning of waste material, refuse, trash, garbage, construction materials, paper, leaves, brush, grass clippings and yard waste can have a detrimental impact on the environment, can be a health hazard and can potentially cause damage to residences and/or properties in the city and it is the purpose of this section to regulate open burning in residential areas of the city to promote the public health, safety and welfare of the city and its residents.

(b) The open burning and/or open incineration of waste material, refuse, trash, garbage, construction materials, paper, leaves, brush, grass clippings, yard waste and other combustible debris, outside of a building or structure is prohibited in all residential areas of the city.

(c) Outdoor burning of wood in a wood-burning unit is permitted in all residential areas in the city provided the requirements of items (1)—(6) set forth below are complied with. "Outdoor burning" as used in this subsection shall mean the burning in a wood-burning unit. "Wood-burning unit" shall mean a permanent and fixed outdoor fireplace, a permanent and fixed fire pit having sides, chiminea, patio warmer, portable fire pit or other portable wood-burning device used for outdoor recreation and/or heating, which wood-burning unit shall be constructed of steel, metal, concrete, clay, masonry, rock, brick or other non-combustible material. Outdoor burning of wood in a wood-burning unit shall be conducted in accordance with all of the following requirements:

    (1) The wood-burning unit shall burn only dry and seasoned firewood or dry and seasoned kindling, the length of which firewood and/or kindling shall not exceed three (3) feet.

    (2) The wood-burning unit shall be located at least fifteen (15) feet from the nearest structure or building.

(3) Fires in wood-burning units shall be supervised at all times by at least one (1) person who is eighteen (18) years of age or older.

(4) There shall be a garden hose connected to a reliable water source or a fully functional fire extinguisher located within twenty (20) feet of the wood-burning unit.

(5) Outdoor burning shall only be allowed for an eight (8) hour period for each occasion of outdoor burning and at the end of each occasion of outdoor burning, the fire shall be completely extinguished, with no smoldering ashes and/or other smoldering items remaining.

(6) The burning space in a wood burning unit shall not exceed any of the following:

a. Four (4) feet in diameter;

b. Four (4) feet in width;

c. Four (4) feet in length.

(d) The prohibition of open burning in this section F-307 does not apply to grilling or cooking food using charcoal cookers, propane or natural gas in cooking appliances, barbecue grills, braziers, hibachis, food smokers, outdoor ovens, outdoor fireplaces or gas-fired stoves and similar semi-enclosed devices on the premises of a one-family dwelling.

(e) Any person who violates any provision of this section shall be deemed responsible for a municipal civil infraction punishable by a civil fine of two hundred dollars ($200.00). A person who violates any provision of this section for a second time or any additional time thereafter shall be deemed responsible for a municipal civil infraction punishable by a civil fine of five hundred dollars ($500.00).

(f) To the extent that this section F-307 is in conflict with any provision of the International Fire Code pertaining to open burning, this section F-307 shall control and govern.

SECTION 2. Repealer.

The existing portion of Section 38-11 - Changes in the code, pertaining to Section F-307 is repealed and all other ordinances, or parts of ordinances, in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect.

SECTION 3. Severability.

If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

SECTION 4. Savings.

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

SECTION 5. Effective Date.

The provisions of this Ordinance shall become effective on June 1, 2025 and when published in the manner prescribed by the Charter of the City of Auburn Hills.

SECTION 6. Adoption.

This Ordinance is hereby declared to have been adopted by the City Council of the City of Auburn Hills at a meeting thereof duly called and held on the _____ day of _____, 2025, and ordered to be given publication in the manner prescribed by the Charter of the City of Auburn Hills.

AYES:
NAYES:
ABSTENTIONS:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. 25-944 adopted by the Auburn Hills City Council on the _____ day of _____, 2025, the original of which is in my office.

_____
LAURA PIERCE
City Clerk

Marked-Up Version

Key

~~Remove~~ / ***New***

2nd Draft -1-27-25

Sec. 38-11. Changes in the code.

The following sections and subsections of the International Fire Code are hereby amended or deleted as set forth, and additional sections and subsections are added as indicated. Subsequent section numbers used in this chapter shall refer to like numbered sections of the International Fire Code.

F-101.1 Title. These regulations as set forth herein, shall be known as the Fire Prevention Code of the City of Auburn Hills and are herein referred to as such or as "this Code".

F-103.1 General. The department of fire prevention is established within the jurisdiction under the direction of the Code Official. The function of the department shall be the implementation, administration and enforcement of the provisions of this code. It shall be the duty and responsibility of the Fire Chief as the designated Code Official to enforce the provisions of this Code.

> *F-103.3.1 Deputy.* The Code Official is authorized to designate an employee as deputy who shall exercise all powers of the Code Official during the temporary absence or disability of the Code Official.

F-104.11.4 Open Buildings Due To Fire. The Code Official or his duly authorized representative is empowered to order the securing of fire damaged buildings. If the owners of the affected building are present, this order shall be given to them. If no owners or representatives of the building are present, the Code Official or his duly authorized representative may have the building secured. The expense of securing shall be a debt to the City from the responsible owner and shall be collected as any other debt to the City.

F-104.11.5 Compliance With Orders. A person shall not willfully fail or refuse to comply with any lawful order or direction of the Police or Fire Official or to interfere with the compliance attempts of another individual.

F-104.11.6 Authorized Emergency Vehicles/Equipment. A person shall not, without proper authorization from the Fire Official in charge of said Fire Department emergency equipment, cling to, attach himself to, climb upon or into, board or swing upon any Fire Department emergency vehicle, whether same is in motion or at rest, or sound the siren, horn, bell or other sound producing device thereon, or to manipulate or tamper with any levers, valves, switches, starting devices, brakes, pumps or any equipment or protective clothing on, or a part of, any Fire Department emergency vehicle.

F-104.11.7 Damage Or Injury To Fire Department Equipment Or Personnel. It shall be unlawful for any person to damage or deface, or conspire or attempt to damage or deface any Fire Department emergency vehicle or equipment at any time, or to injure, or conspire or attempt to injure Fire Department personnel while performing departmental duties.

F-104.11.8 Vehicles Crossing Fire Hose. A vehicle shall not be driven or propelled over any unprotected fire hose of the Fire Department when laid down on any street, alley way, private drive or any other vehicular roadway without consent of the Fire Official in command of said operations.

F-108 Appeals.

> *F-108.2.1 Application.* Any person shall have the right to appeal a decision of the Code Official to the Building Construction/Fire Prevention Board of Appeals. An application for appeal shall be based on a claim that the true intent of this Code, or the rules legally adopted there under, have been incorrectly interpreted, the provisions of the Code do not fully apply or an equally good or better method of fire prevention is proposed. The application shall be filed with the Building Official within twenty (20) days after the notice was served.

F-108.2.2 Appeals Process. Appeals to the Board may be taken by any person aggrieved by any decision or interpretation of the Code Official made under the provisions of this Code. The Board of Appeals for the Code shall be the City of Auburn Hills Building Code Construction Board of Appeals.

F-114 Restitution. When the Fire Department or any persons authorized to enforce this Ordinance are called to respond to any emergency or incident which was the result of a violation of federal, state or local regulation governing fire safety, or from gross negligence, the responsible person or entity shall reimburse the City of Auburn Hills for all costs incurred as a result of the emergency or incident.

F-114.1 Arson. In any case in which arson takes place, the person(s) convicted of that crime, or of any lesser charge, or by way of a plea bargain, shall be financially responsible for all costs of investigating, suppressing and overhauling the fire and/or for any EMS service, for any board-up services and/or for any other security procedures performed by the City of Auburn Hills or their agents.

F-114.2 Hazardous Materials. In any case in which a hazardous material response is performed by the Auburn Hills Fire Department, or the Oakland County Hazardous Materials Response Team, the person(s) responsible for allowing the condition to occur and/or exist shall be responsible for the costs of any work and for clean-up work performed by the City of Auburn Hills or their agents. The term "hazardous material" as used in this section is defined in Chapter 50.

F-114.3 Special Response Unit. In any case where a Special Response Unit (SRU) is required, the person(s) responsible for the need for such unit to arrive at a call shall be financially responsible for the usage of such unit. A SRU carries special equipment for hazardous materials incidents, building collapse and/or elevated, confined and subterranean spaces and needs.

F-114.4 Alcohol and Drugs. In any case where abuse of alcohol or drugs can be proven to have contributed to the cause of the emergency response by the City of Auburn Hills or its agents, the person(s) proven to be on alcohol or drugs shall be financially responsible for the cost of any work performed by the City of Auburn Hills or its agents.

F-304.3.5 Dumpsters. Dumpsters shall be located a minimum of fifteen (15) feet from any building or structure. Where this distance conflicts with other sections of this code, the more stringent requirement shall prevail.

Exceptions:

1. Dumpsters connected to a non-combustible compactor within a building or structure.
2. Residential waste containers with a capacity not exceeding 1.5 cubic yards.

~~*F-307 Burning.*~~

~~*F-307.2 Permit Required.* A permit shall be required from the Code Official for bonfires and recreational fires. Before burning occurs, a permit shall be obtained.~~

~~*F-307.2.1.1 Revoking Permits.* Permits may be revoked at the discretion of the Code Official.~~

~~*F-307.2.2 Open Burning.* Subject to the provisions of F-307.3.1, F-307.2 and F-307.2.2.1 open burning shall be allowed by the property owner on the owner's property without prior notification to the Code Official for small quantities of leaf and brush burning, provided that such leaf and brush burning is not conducted within a public right-of-way. Open burning shall be permitted between the hours of dawn and dusk only.~~

~~*F-307.2.2.1 Seasonal Dates for Open Burning.* Days of burning are limited to Monday, Wednesday, Friday and Saturday only during the dates listed below.~~

~~a. *Spring:* May 1 through May 31.~~

~~b. *Fall:* October 15 through November 30.~~

~~*F-307.2.2.2 Prohibited Burning.* The Code Official shall prohibit open burning that will be offensive or objectionable due to smoke or odor emissions, and when atmospheric conditions or local circumstances make such fires hazardous.~~

~~The burning of trash, garbage, or construction materials shall not be permitted. Open burning shall be prohibited on commercial, industrial, multiple-family residential and mobile home properties. The Code Official shall order the extinguishment of any open burning which creates or adds to a hazardous or objectionable condition.~~

F-307 Open Burning, Recreational Fires, and Portable Outdoor Fireplaces.

(a) The city council has determined that certain open burning on residential property, including the open burning of waste material, refuse, trash, garbage, construction materials, paper, leaves, brush, grass clippings and yard waste can have a detrimental impact on the environment, can be a health hazard and can potentially cause damage to residences and/or properties in the city and it is the purpose of this section to regulate open burning in residential areas of the city to promote the public health, safety and welfare of the city and its residents.

(b) The open burning and/or open incineration of waste material, refuse, trash, garbage, construction materials, paper, leaves, brush, grass clippings, yard waste and other combustible debris, outside of a building or structure is prohibited in all residential areas of the city.

(c) Outdoor burning of wood in a wood-burning unit is permitted in all residential areas in the city provided the requirements of items (1)—(6) set forth below are complied with. "Outdoor burning" as used in this subsection shall mean the burning in a wood-burning unit. "Wood-burning unit" shall mean a permanent and fixed outdoor fireplace, a permanent and fixed fire pit having sides, chiminea, patio warmer, portable fire pit or other portable wood-burning device used for outdoor recreation and/or heating, which wood-burning unit shall be constructed of steel, metal, concrete, clay, masonry, rock, brick or other non-combustible material. Outdoor burning of wood in a wood-burning unit shall be conducted in accordance with all of the following requirements:

(1) The wood-burning unit shall burn only dry and seasoned firewood or dry and seasoned kindling, the length of which firewood and/or kindling shall not exceed three (3) feet.

(2) The wood-burning unit shall be located at least fifteen (15) feet from the nearest structure or building.

(3) Fires in wood-burning units shall be supervised at all times by at least one (1) person who is eighteen (18) years of age or older.

(4) There shall be a garden hose connected to a reliable water source or a fully functional fire extinguisher located within twenty (20) feet of the wood-burning unit.

(5) Outdoor burning shall only be allowed for an eight (8) hour period for each occasion of outdoor burning and at the end of each occasion of outdoor burning, the fire shall be completely extinguished, with no smoldering ashes and/or other smoldering items remaining.

(6) The burning space in a wood burning unit shall not exceed any of the following:

a. Four (4) feet in diameter;

b. Four (4) feet in width;

c. Four (4) feet in length.

(d) The prohibition of open burning in this section F-307 does not apply to grilling or cooking food using charcoal cookers, propane or natural gas in cooking appliances, barbecue grills, braziers, hibachis, food smokers, outdoor ovens, outdoor fireplaces or gas-fired stoves and similar semi-enclosed devices on the premises of a one-family dwelling.

(e) Any person who violates any provision of this section shall be deemed responsible for a municipal civil infraction punishable by a civil fine of two hundred dollars ($200.00). A person who violates any provision of this section for a second time or any additional time thereafter shall be deemed responsible for a municipal civil infraction punishable by a civil fine of five hundred dollars ($500.00).

(f) To the extent that this section F-307 is in conflict with any provision of the International Fire Code pertaining to open burning, this section F-307 shall control and govern.

F-307.4. Deleted.

F-307.4.1. Deleted.

F-307.4.2. Deleted.

F-503 Fire Apparatus Access Roads.

F-503.1 Fire Apparatus Access Roads Where Required. The Code Official shall require and designate public or private fire apparatus access roads as deemed necessary for the efficient and effective use of fire apparatus. Fire apparatus access roads shall be provided and maintained in accordance with the International Fire Code.

F-503.3 Marking. All fire apparatus access roads shall be conspicuously posted with uniform 'NO PARKING FIRE LANE" signs in keeping with the standard established in the Michigan Manual of Traffic Control Devices, as revised, and as prescribed by the Code Official and erected on both side of the fire apparatus access roads. Signs shall be erected no farther than one hundred (100) feet apart in all areas designated as fire apparatus access roads. Signs shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

F-503.7 Authority To Remove Obstructions. If any vehicle, trailer or other object is so located within a fire apparatus access road or at any other location prohibited by this Ordinance at a time the Fire Department is responding to an alarm which necessitates use of such fire apparatus access road and/or other said location, then any member of the City Police or Fire Department may move or cause same to be moved by any means necessary without liability for any damage being incurred by the City of Auburn Hills or any officer, agent or employee thereon.

F-506 Keyboxes.

F-506.1 General. The Code Official may require a key box to be installed in an accessible location where access is necessary for life saving or to verify the existence of a fire or other emergency in those buildings equipped with or required to be equipped with automatic fire detection or automatic fire suppression systems or equipment. The Code Official may require a key box to be installed in an accessible location in strip malls or multi-tenant buildings that are not required to be equipped with an automatic fire detection or automatic fire suppression system.

F-506.1.2 Type, Contents, Installation. The key box shall be of a type approved by the Code Official, shall contain keys to gain necessary access as required by the Code Official and shall be installed in a manner approved by the Code Official. The City of Auburn Hills Police and Fire Department shall have possession of the only keys to the box. In the event the locks are changed for which keys are provided, the Fire Department shall be notified immediately. Emergency contact names and telephone numbers shall be provided for the key box.

F-506.3 Alarms. At the request of the owner or tenant, the Code Official shall permit a key box tamper switch connection to the building or fire alarm system.

F-507 Fire Hydrants.

F-507.5.1 Installation. Fire hydrants shall be located at each access drive from the street onto the property, with intermediate hydrants so that they are not over three hundred (300) feet from the farthest point of any building and so that spacing between hydrants does not exceed three hundred (300) feet. The three hundred (300) feet spacing between hydrants shall be scaled along paved streets or driveways of approved width and construction such as a piece of fire apparatus would travel in an emergency situation. On site fire hydrants and mains shall be provided where required by the Fire Code Official.

F-507.5.1.2 White Stripe. A high visibility white stripe shall be painted on the upper flange of all fire hydrants, public or private.

F-507.5.1.3 Steamer Caps. The four (4) inch steamer caps on all fire hydrants shall be painted according to the following:

- White on 4.00 inch mains.
- Red on 6.00 inch mains.
- Orange on 8.00 inch mains.
- Green on 12.00 inch mains or larger.

F-507.5.4 Blocking Fire Hydrants And Fire Department Connections. It shall be unlawful to obscure from view, damage, deface, obstruct or restrict the access to any fire hydrant or Fire Department Connection. No parking shall be permitted and/or no obstruction shall be placed or constructed within fifteen (15) feet of any fire hydrant or Fire Department connection, public or private.

If, upon the expiration of time mentioned in a notice of violation, obstructions or encroachments are not removed, the Code Official shall proceed to remove the same. The expense incurred shall be a debt to the City from the responsible person, and, if necessary, the legal authority of the municipality shall institute appropriate action for recovering of such costs.

F-507.5.7 Hydrant Use Approval. A person shall not use or operate any fire hydrant intended for use of the Fire Department for fire suppression purposes unless such person first obtains permission and secures a permit for such use from the City of Auburn Hills Department of Public Works. This section shall not apply to the use of such hydrants by a person employed by and authorized to make such use by the water authority having jurisdiction.

F-604.8 Emergency Lighting Circuits. The electrical circuits controlling the emergency lighting, exit signs and alarm systems shall be property labeled and secured in the "on" position.

F-901.2 Plan Reviews and Installations.

F-901.1.1 Definition.

Certified: A firm certified by the Michigan Department of Consumer and Industry Services to install and maintain fire alarm and/or suppression equipment/systems pursuant to Act 144 of the Public Acts of 1982, and with respect to the installation and maintenance of fire alarms and/or suppression equipment/systems in locations other than those set forth in Act 144 of the Public Acts of 1982, the firm and/or individual shall be licensed pursuant to the requirements of Act 192 of the Public Acts of 1984, as amended, and/or Act 217 of the Public Acts of 1956, as amended.

F-901.3.1 Review Fees. When at the discretion of the Code Official plans and specifications are reviewed by an outside consultant, the person or firm submitting the plans and specifications shall be responsible for the total consulting fees and administration charges as established by Resolution of the City Council. The Code Official shall select the consultant.

F-901.3.2 Certification Required. Any installation, testing, repair or maintenance of fire alarm or suppression systems required by this Code or the Building Code shall be performed only by a certified fire alarm or suppression firm and/or individual or by a firm and/or individual licensed pursuant to Act 192 of the Public Acts of 1984, as amended, and/or Act 217 of the Public Acts of 1956, as amended.

F-903.3.5 Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. A minimum of ten (10) p.s.i. safety factor between the available water pressure and the sprinkler system demand shall be provided on all hydraulically calculated sprinkler systems. The potable water supply shall be protected against backflow in accordance with this section, the International Plumbing Code and the City of Auburn Hills Water Department standards.

F-903.3.7 Fire Department Connections. In any building or structure required to be equipped with a Fire Department connection, the connection shall be located within one hundred (100) feet of a fire hydrant and within fifty (50) feet of a minimum twenty (20) feet paved driveway or street. The location of the Fire Department Connection shall be approved by the Code Official.

F-903.3.7.1 Utilities. Gas meters, propane tanks, overhead electrical services and transformers shall not be located on the same side of the building or structure as the Fire Department connection unless a clear distance of one hundred fifty (150) feet can be maintained between the utilities and the Fire Department connection.

F-903.3.7.2 Fire Department Connection Type. All required Fire Department connections shall be equipped with a single 4" Storz connection with 30 degree downturn (exception: existing Siamese fire department connections).

F-903.3.7.3 Audio/Visual. A horn and white strobe light shall be installed directly above the Fire Department connection and shall be connected to the water flow alarm valve or water flow switch. A water flow alarm valve or water flow switch activation shall activate the horn and strobe.

F-906 Portable Fire Extinguishers.

F-906.11 Sale of Defective Fire Extinguishers. A person shall not sell, trade, loan or give away any form, type or kind of fire extinguisher which is not approved by the Code Official, or which is not in proper working order, or the contents of which do not meet the requirements of the Code Official. The requirements of this section shall not apply to the sale, trade or exchange of obsolete or damaged equipment for junk, when said units are permanently disfigured or marked with permanent signs identifying the units as junk.

F-5601 Explosives, Fireworks And Indoor Pyrotechnics.

F-5601.2.4.3 Fireworks. The rules and regulations for outdoor fireworks displays shall be in accordance with NFPA 58, 160, 1123, 1126 and the Liquefied Petroleum Gas Rules as promulgated by the State Fire Safety Board.

F-5601.2.4.4 Permit Required. A permit to conduct indoor or outdoor fireworks displays shall be required. The permit shall be obtained from the Code Official prior to the display. All applicable fees shall be submitted to the Auburn Hills Fire Department prior to the display. The permit fee shall be established by Resolution of the City Council.

F-5601.2.4.5 Indoor Pyrotechnics. The rules and regulations for indoor pyrotechnic displays shall be in accordance with NFPA 1126 and 160.

F-5701.1.1 Referenced Documents. The provisions of this chapter, The Michigan Mechanical Code and NFPA 30 and 30A, the Rules for Storage of Flammable and Combustible Liquids, as promulgated by the State Fire Safety Board shall apply to the storage, handling and processing of flammable and combustible liquids in addition to the requirements of Chapter 50.

F-6101.1.1 Referenced Documents. The provisions of this chapter, NFPA 58, and the Liquefied Petroleum Gas Rules, as promulgated by the State Fire Safety Board, shall apply to equipment, process and operation for storage, use, handling, installation, and maintenance of liquefied petroleum gas in addition to the requirements of Chapter 50.

(Ord. No. 17-895, § 1, 6-26-17)

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 | **AGENDA ITEM NO 9C**

COMMUNITY DEVELOPMENT

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development

Submitted: March 10, 2025

Subject: Rezoning of Joswick Property

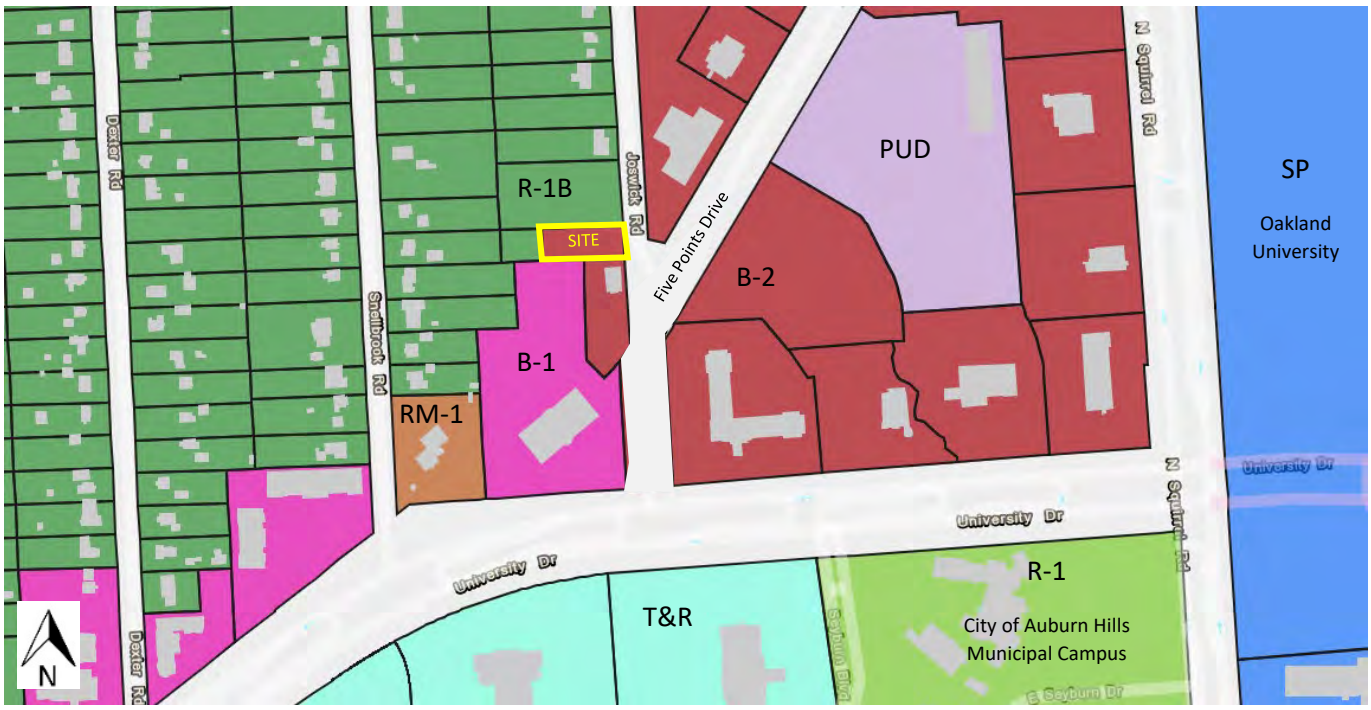
Motion - Approval of rezoning from B-2, General Business District to R-1B, One-Family Residential District

INTRODUCTION AND HISTORY

This is a request from Castle Commercial Carpentry LLC to rezone a 15,950-square-foot vacant parcel (Sidwell No. 14-13-152-010) from B-2, General Business District to R-1B, One-Family Residential District. The property is generally located at the northwest corner of Five Points Drive and Joswick Road. *Note: Castle Commercial Carpentry LLC has submitted a land division application concurrently with this rezoning application to increase the parcel size from 15,950 square feet to 16,050 square feet to meet the minimum lot size requirement of 16,000 square feet for the R-1B, One-Family Residential District, which is being reviewed administratively per ordinance.*

EXISTING CONDITIONS

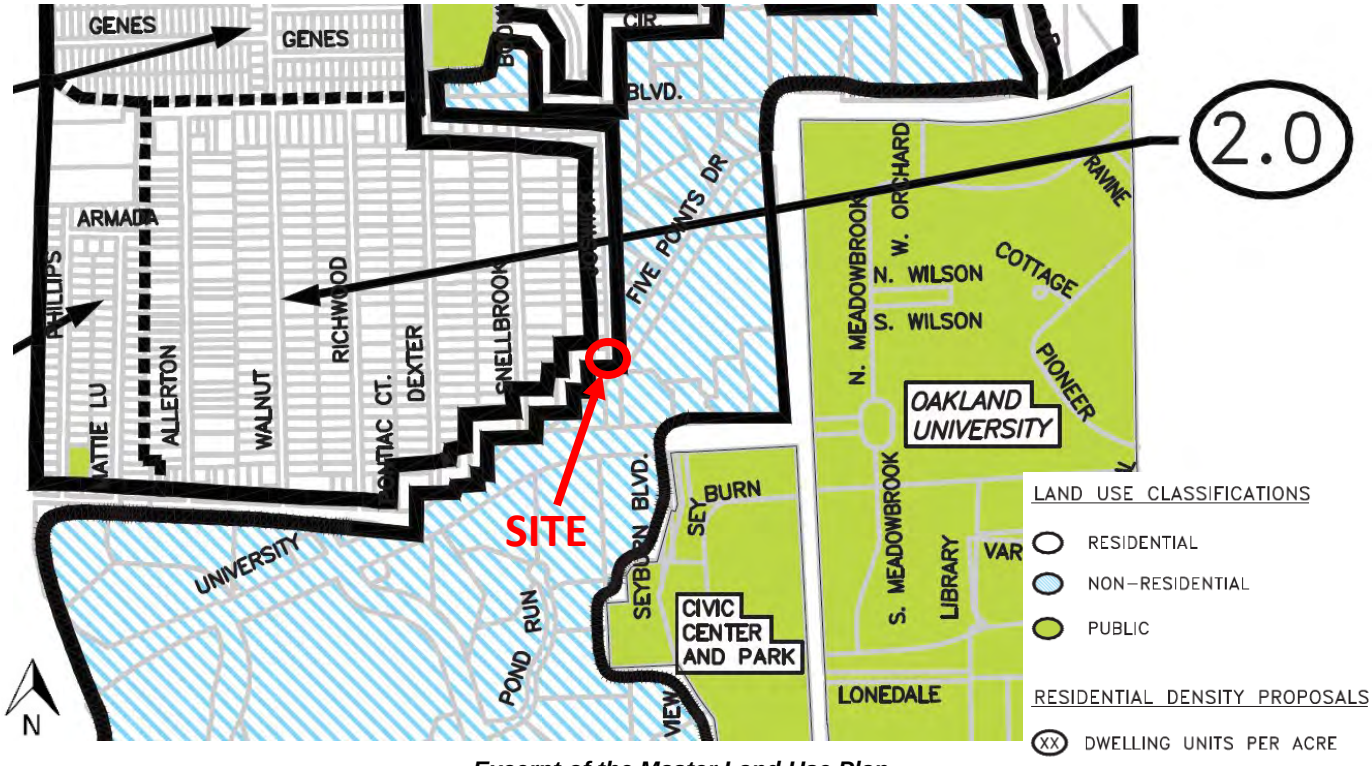
	Existing Land Uses	Master Plan Designation	Existing Zoning
North	Vacant	Residential	R-1B
West	Single Family Home	Residential	R-1B
East (across Joswick Road)	Office Building	Non-Residential	B-2
South	Office Buildings	Non-Residential	B-1 and B-2



Excerpt of the Zoning Map

STAFF RECOMMENDATION

The Adopted Master Land Use Plan depicts the subject parcel within the generalized border between residential and non-residential land use classifications. The plan was historically developed to be flexible, thus allowing the Planning Commission and City Council to address the zoning of property in these transition areas between land use classifications on a case-by-case basis. The subject parcel is too small to be developed with a viable commercial business. **Thus, staff supports the proposed rezoning from B-2, General Business District to R-1B, One-Family Residential District, based upon the Adopted Plan, as it would be consistent and compatible with the residential neighborhood to the north and west of the parcel.**



Excerpt of the Master Land Use Plan

PLANNING COMMISSION RECOMMENDATION

Recommended Approval on March 5, 2025 (8-0 vote)

MOTION

Move to accept the Planning Commission's recommendation and approve the rezoning of Sidwell No. 14-13-152-010 from B-2, General Business District to R-1B, One-Family Residential District. The rezoning shall be referenced as Ordinance No. 25-945.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED - EXCERPT

March 5, 2025

CALL TO ORDER: Vice Chairperson Beidoun called the meeting to order at 7:01 p.m.

ROLL CALL: Present: **Carolyn Shearer, Darlene MacMillan, Jack Ferguson, Cynthia Pavlich, Raymond Saelens, Sam Beidoun, Dominick Tringali, Greg Ouellette (arrived at 7:07 p.m.)**
Absent: None.
Also Present: Director of Community Development Steve Cohen, and Assistant Director of Community Development Devin Lang
Guests: 12

LOCATION: Council Chambers, 1827 N. Squirrel Road, Auburn Hills, MI 48326

5. PETITIONERS

5a. Rezoning of Joswick Property (7:03 p.m.)
Public Hearing/Motion – Recommendation to City Council for approval of rezoning from B-2, General Business District to R-1B, One-Family Residential District, or any other appropriate zoning district.

Mr. Cohen explained that this is a request from Castle Commercial Carpentry LLC to rezone a 15,950-square-foot vacant parcel (Sidwell No. 14-13-152-010) from B-2, General Business to R-1B, One-Family Residential District. The property is generally located at the northwest corner of Five Points Drive and Joswick Road.

The City's Master Plan depicts the parcel within the generalized border between residential and non-residential land use classifications. The plan was historically developed to be flexible, thus allowing the Planning Commission and City Council to address the zoning of property in these transition areas between land use classifications on a case-by-case basis. The subject parcel is too small to be developed with a viable commercial business.

Robert and Kathleen Neidzwiecki, Castle Commercial Carpentry LLC, 1787 W. Hamlin Road, Rochester Hills, MI 48307, were available to answer any questions the Commission had.

The Commission asked about the following:
1. Number of rental homes the applicant manages;
2. Rezoning from commercial to residential;
3. Size of home;
4. Whether there is a rendering of the floor plan;

The applicants explained that they currently own and manage seven houses, and this would be their eighth house. These residences tend to be occupied by long-term tenants. They are requesting the rezoning from commercial to residential because this piece is isolated from the rest of the commercially zoned area.

The applicants explained that the home will be a one-story with no basement, to fit into the surrounding neighborhood. It is an open floor plan, which provides a more spacious feeling. Mr. Neidzwiecki shared a rendering of the floor plan with the Commission.

(Mr. Ouellette arrived at 7:07 p.m.)

Mr. Beidoun opened the public hearing at 7:08 p.m.

There being no public comments, Mr. Beidoun closed the public hearing at 7:08 p.m.

Moved by Shearer to recommend to City Council approval of the rezoning of Sidwell No. 14-13-152-010 from B-2, General Business District to R-1B, One-Family Residential District.
Second by Saelens.
VOTE: Yes: Pavlich, Saelens, Shearer, MacMillan, Ferguson, Beidoun, Tringali, Ouellette
No: None **Motion Carried (8-0)**

AUBURN HILLS

JAN 28 2025

COMMUNITY DEVELOPMENT

Development Application

AUBURN HILLS

Project Name: Rezoning of Joswick Property

General Project Location: N off 5 Points Dr. - W of Squirrel Rd

Parcel Size: 75'x150' **Zoning:** B-2

Sidwell Number(s): 02-14-13-152-010

Project Description: Rezone from B-2 to R-1B

Building Size (sq. ft.): vacant land

City Use Only

Address: 02-14-13-152-010

Date Received: 1/28/25

Fees Paid: $2375.00

SP #:

SLU #(s):

LD/LE/SUB #: 250001

RZ #: 250001

PUD #:

ZBA #:

Check requested review(s)

- ☐ Site Plan
- ☐ Tree Removal Permit
- ☐ Special Land Use Permit(s) _____
- ☐ Land Division
- ☐ Land Exchange
- ☐ Subdivision
- ☐ Planned Unit Development - Step 1/Step 2/Combined
- ☒ Rezoning B-2 to R-1B
- ☐ ZBA Variance or Interpretation (see supplemental application)
- ☐ Other _____

Applicant

Name: Robert Niedzwiecki Signature: [signature]

Business Name and Address: Castle Commercial Carpentry LLC

City: Rochester Hills State: MI Zip Code: 48307 Phone Number: 248-875-5717

Fax Number: _____ Alt. Phone Number(s): 248-875-3531

Property Owner(s)

Name: (same as above) Signature: [signature]

Business Name and Address: Bob@castlecc.net

City: _____ State: _____ Zip Code: castlecc.net Phone Number: _____

(Provide additional sheet if necessary for multiple property owners)

Please contact the City of Auburn Hills Community Development Department,
1827 N. Squirrel Road, Auburn Hills, MI 48326 / Phone: 248-364-6900 Fax: 248-364-6939
www.auburnhills.org

Castle Carpentry

215 Montmorency Rochester Hills MI 48307 Phone: 248 895-4119 Fax: 248 743-0286

Managing Directors:
Max Niedzwiecki: 248-895-4119
maxn@castlecc.net

February 10, 2025

City of Auburn Hills Community Development
c/o Steven Cohen
1827 N. Squirrel Rd Auburn Hills MI
248.364.6941

Submitted Via Email: scohen@auburnhills.org

Re: Proposed Rezone Currently B-2 to R-1B

Castle Commercial Carpentry has developed several new rental properties over the past five years around Oakland University. Throughout Auburn Hills, we have built/operate the following rental properties in Auburn Hills: 2200 Dexter, 2612 Glenrose, 2626 Glenrose, 2285 Joswick, 2424 Snellbrook, 2427 Snellbrook, and 3050 E. Walton. My first home was on Robert Court in Auburn Hills and I attended Oakland University. I take pride in all of our interests in Auburn Hills and am proud to be part of the community.

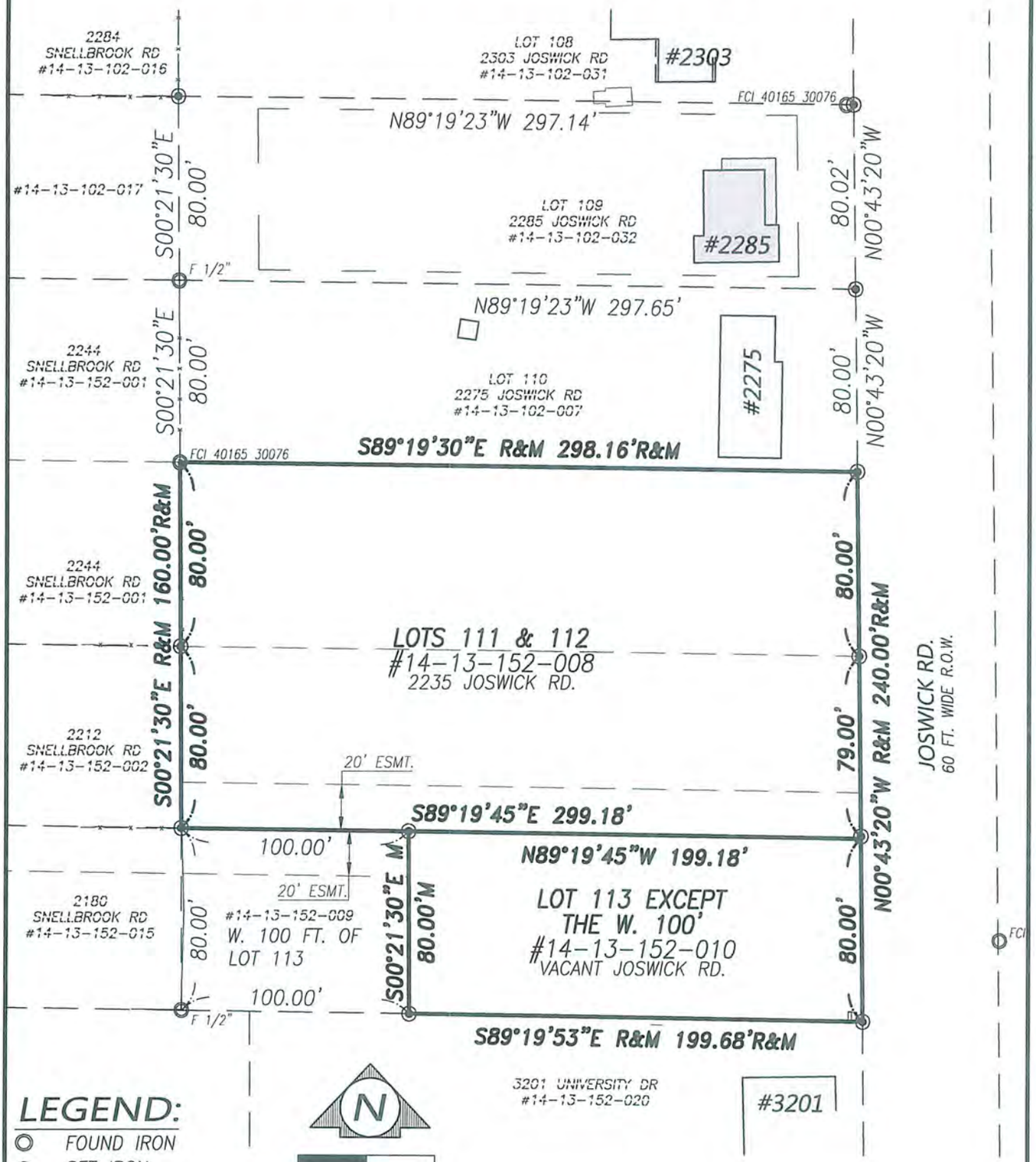
A couple years ago we purchased a bank of three connecting lots right at the corner of 5 Points and Joswick. The lot closest to existing commercial building on the WS corner is zoned as B-2. Currently this lot is too small to develop a commercial building with parking requirements and for that reason, has little value as currently zoned. We are proposing to rezone to R-1B and build a1,250 sq. ft. ranch home with an appraised value of 300k +. This would allow us make this lot usable by developing another rental property and creating greater property tax revenue for the city.

Upon the rezoning approval, we will finalize the land division and increase the property's size from 15,950 sq. ft. to 16,049 sq. ft. to meet the minimum lot size for R-1B parcels. We understand that a home could not be built on the land until the parcel is increased in size via the land division. We already built one single family home on Joswick, and this would be one of 3 additional homes that we intend to build on this street. All proposed homes will be constructed as investment properties, and they will all be appropriately registered with the City of Auburn Hills and maintained per the City's standards.

I've attached the Development Application for your review. If anything else is needed please let me know. Thank you!

LOT CONFIGURATION

LOT 111, LOT 112 AND PART OF LOT 113 OF "SUPERVISOR'S PLAT NO. 18" OF PART OF THE W. 1/2 OF N.W. 1/4, SECTION 13, T.3N., R.10E., CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.6 OF PLATS, P.54, O.C.R.



LEGEND:

- ◎ FOUND IRON
- ◉ SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE

I HEREBY STATE THAT I HAVE SURVEYED AND MAPPED THE LAND PLATTED AND/OR DESCRIBED ABOVE ON JANUARY 28, 2025 AND THAT ALL OF THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

BASIS OF BEARING: THE EAST LINE OF LOT 111 – 113 PER PLAT

PREPARED FOR:
CASTLE COMMERCIAL CARPENTRY
215 MONTMORENCY
ROCHESTER HILLS, MI 48307
(248) 875-3531

STATE OF MICHIGAN
BRADLEY GEORGE REICHERT
PROFESSIONAL SURVEYOR
No. 4001055923
LICENSED PROFESSIONAL SURVEYOR

BRADLEY GEORGE REICHERT P.S.#4001055923

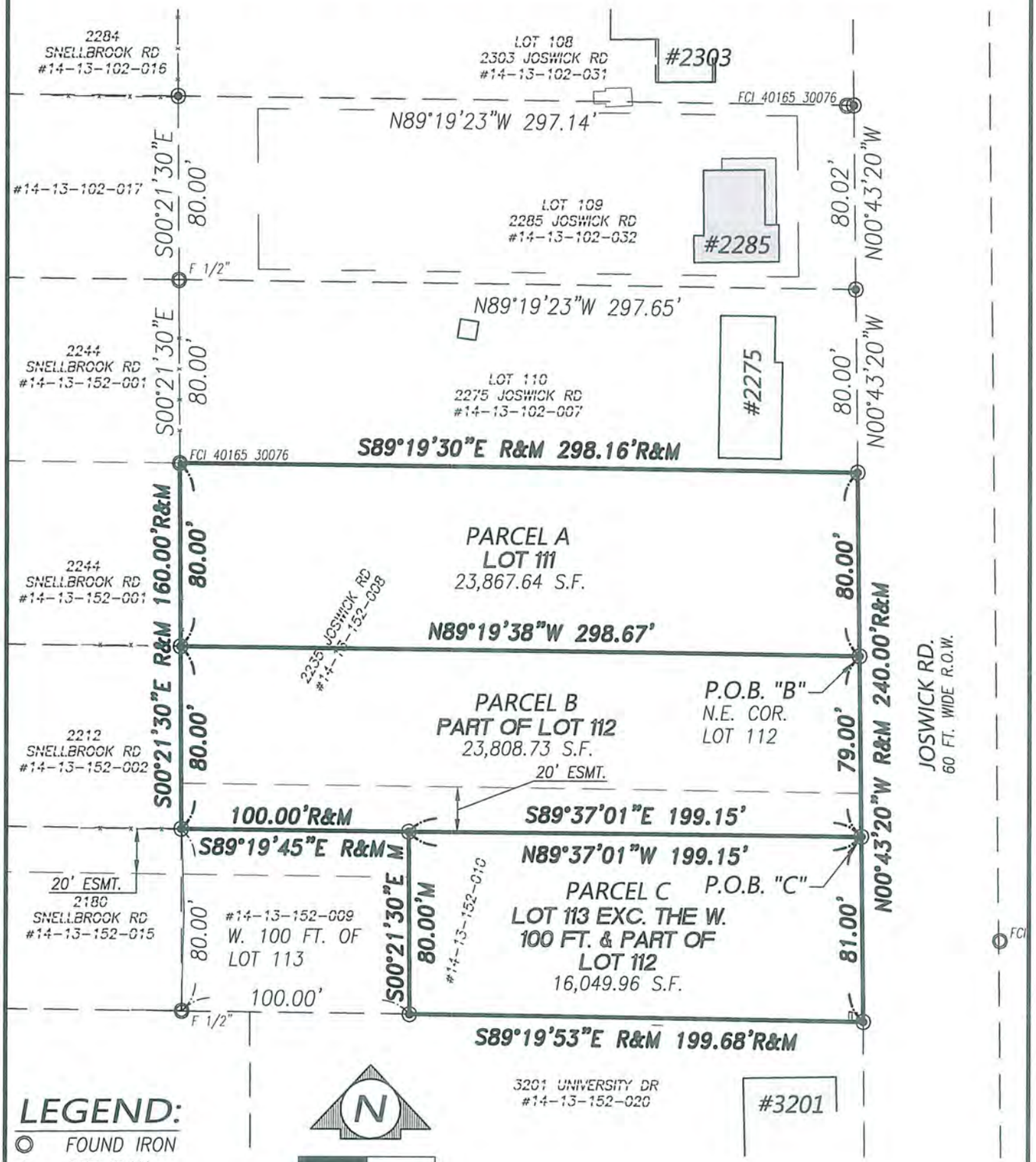
Scale:	1"=60'
Date:	1/28/25
Job No.	21-120
Drawn:	B.G.R.

REICHERT SURVEYING INC.
P 248.651.0592 F 248.656.7099
Mail@ReichertSurveying.com
140 Flumerfelt Lane - Rochester, MI 48306

Date:	Rev. By:

CERTIFICATE OF SURVEY

LOT 111, LOT 112 AND PART OF LOT 113 OF "SUPERVISOR'S PLAT NO. 18" OF PART OF THE W. 1/2 OF N.W. 1/4, SECTION 13, T.3N., R.10E., CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.6 OF PLATS, P.54, O.C.R.



LEGEND:

- ◎ FOUND IRON
- ◉ SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE

N

0 30 60

SCALE: 1" EQ. 60'

I HEREBY STATE THAT I HAVE SURVEYED AND MAPPED THE LAND PLATTED AND/OR DESCRIBED ABOVE ON JANUARY 28, 2025 AND THAT ALL OF THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

BASIS OF BEARING: THE EAST LINE OF LOT 111 – 113 PER PLAT

STATE OF MICHIGAN
BRADLEY GEORGE REICHERT
PROFESSIONAL SURVEYOR
No. 4001055923
LICENSED PROFESSIONAL SURVEYOR

PREPARED FOR:
CASTLE COMMERCIAL CARPENTRY
215 MONTMORENCY
ROCHESTER HILLS, MI 48307
(248) 875-3531

SHEET: 1 OF 3 BRADLEY GEORGE REICHERT P.S.#4001055923

Scale:	1"=60'
Date:	1/28/25
Job No.	21-120
Drawn:	B.G.R.

REICHERT SURVEYING INC.
P 248.651.0592 F 248.656.7099
Mail@ReichertSurveying.com
140 Flumerfelt Lane - Rochester, MI 48306

Date:	Rev. By:

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION PARCEL "A"

LOT 111 OF "SUPERVISOR'S PLAT NO. 18" OF PART OF THE W. 1/2 OF N.W. 1/4, SECTION 13, T.3N., R.10E., CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.6 OF PLATS, P.54, OAKLAND COUNTY RECORDS.
CONTAINING 23,867.64 S.F. OR 0.548 ACRES.
ADDRESS: ____ JOSWICK RD., AUBURN HILLS, MI 48326
PARCEL #:14-13-152-___

LEGAL DESCRIPTION PARCEL "B"

PART OF LOT 112 OF "SUPERVISOR'S PLAT NO. 18" OF PART OF THE W. 1/2 OF N.W. 1/4, SECTION 13, T.3N., R.10E., CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.6 OF PLATS, P.54, OAKLAND COUNTY RECORDS. BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 112, THENCE N.89°19'38"W., 298.67 FT. TO THE NORTHWEST CORNER OF SAID LOT 112; THENCE S.00°21'30"E., 80.00 FT. TO THE SOUTHWEST CORNER OF SAID LOT 112; THENCE ALONG THE SOUTH LINE OF SAID LOT 112, S.89°19'45"E., 100.00 FT.; THENCE S.89°37'01"E., 199.15 FT. TO A POINT ON THE EAST LINE OF SAID LOT 112, SAID POINT BEING 1.00 FT. NORTH OF THE SOUTHEAST CORNER OF SAID LOT 12; THENCE N.00°43'20"W., 79.00 FT. TO THE POINT OF BEGINNING.
CONTAINING 23,808.73 S.F. OR 0.546 ACRES.
ADDRESS: ____ JOSWICK RD., AUBURN HILLS, MI 48326
PARCEL #:14-13-152-___

LEGAL DESCRIPTION PARCEL "C"

LOT 113 EXCEPT THE WEST 100 FT., AND TOGETHER WITH A PART OF LOT 112 OF "SUPERVISOR'S PLAT NO. 18" OF PART OF THE W. 1/2 OF N.W. 1/4, SECTION 13, T.3N., R.10E., CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.6 OF PLATS, P.54, OAKLAND COUNTY RECORDS. BEGINNING AT A POINT, 1.00 FT. NORTH OF THE NORTHEAST CORNER OF SAID LOT 113, THENCE N.89°37'01"W., 199.15 FT.; THENCE S.00°21'30"E., 80.00 FT.; THENCE ALONG THE SOUTH LINE OF SAID LOT 113, S.89°19'53"E., 199.68 FT. TO THE SOUTHEAST CORNER OF SAID LOT 113; THENCE ALONG THE EAST LINE OF LOTS 112 & 113, N.00°43'20"W., 81.00 FT. TO THE POINT OF BEGINNING.
CONTAINING 16,049.96 S.F. OR 0.368 ACRES.
ADDRESS: ____ JOSWICK RD., AUBURN HILLS, MI 48326
PARCEL #:14-13-152-___

EXISTING LEGAL DESCRIPTION OF PARCEL 14-13-152-008

LOT 111 & 112 OF "SUPERVISOR'S PLAT NO. 18" OF PART OF THE W. 1/2 OF N.W. 1/4, SECTION 13, T.3N., R.10E., CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.6 OF PLATS, P.54, OAKLAND COUNTY RECORDS.
CONTAINING 47,775.92 S.F. OR 1.096 ACRES.
ADDRESS: VACANT ON JOSWICK RD., AUBURN HILLS, MI 48326
PARCEL #:14-13-152-008

EXISTING LEGAL DESCRIPTION OF PARCEL 14-13-152-010

LOT 113 EXCEPT THE WEST 100.00 FT. OF "SUPERVISOR'S PLAT NO. 18" OF PART OF THE W. 1/2 OF N.W. 1/4, SECTION 13, T.3N., R.10E., CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.6 OF PLATS, P.54, OAKLAND COUNTY RECORDS.
CONTAINING 15950.40 S.F. OR 0.366 ACRES.
ADDRESS: VACANT ON JOSWICK RD., AUBURN HILLS, MI 48326
PARCEL #:14-13-152-010

PREPARED FOR:
CASTLE COMMERCIAL CARPENTRY
215 MONTMORENCY
ROCHESTER HILLS, MI 48307
(248) 875-3531

Scale: N.T.S. Date: 1/28/25 Job No. 21-120 Drawn: B.G.R.	REICHERT SURVEYING INC.	P 248.651.0592 F 248.656.7099 Mail@ReichertSurveying.com 140 Flumerfelt Lane - Rochester, MI 48306	DATE: / REV. BY:

CITY OF AUBURN HILLS

COUNTY OF OAKLAND

STATE OF MICHIGAN

ORDINANCE NO. 25-945

AN ORDINANCE TO AMEND ZONING ORDINANCE NO. 372

THE CITY OF AUBURN HILLS ORDAINS:

That Ordinance No. 372, being the City of Auburn Hills Zoning Ordinance, be amended as follows:

The City of Auburn Hills Ordinance No. 372, designated "City of Auburn Hills Zoning Ordinance," adopted December 16, 1985, and effective December 19, 1985, and the zoning district map attached thereto and made part thereof, are hereby amended by rezoning the following described property in the City of Auburn Hills, Oakland County, Michigan, from B-2, General Business District to R-1B, One-Family Residential District, as requested by Castle Commercial Carpentry LLC:

Sidwell No. 14-13-152-010
Auburn Hills, Michigan 48326

Address Not Yet Assigned – Vacant Land
Generally located at the northwest corner
of Five Points Drive and Joswick Road

Location Map

SECTION II

The penalty for violation of this Ordinance shall be same as those penalties set forth in Article XX of the City of Auburn Hills Zoning Ordinance No. 372.

SECTION III

This Ordinance shall be published in a newspaper circulated within the City of Auburn Hills within fifteen (15) days following the adoption thereof. This Ordinance shall become effective immediately upon publication. All Ordinances in conflict herewith are hereby repealed.

AYES:
NAYS:
ABSENT:
ABSTENTIONS:

ORDINANCE 25-_____ _____ (Vote)

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 Ordinance No. 25-945 adopted at a regular meeting of the City Council held on the 17th day of March 2025.

_____ _____

Brian Marzolf, Mayor Laura Pierce, City Clerk

CHECKLIST

PROJECT NAME

Joswick Rezoning

(Check all that apply)

SITE PLAN

SPECIAL LAND USE

TREE REMOVAL PERMIT

✓ REZONING

PUD

The following items have not been included in your packet of information since they are either common, non-controversial items or the recommendations have been noted in the project's cover letter.

Public Notice
Citizen's Participation Letter and Report

However, if you wish to see a copy of the above documents, they are on file in the Community Development Department.

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 | **AGENDA ITEM NO 9D**

COMMUNITY DEVELOPMENT

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development; Devin Lang, Assistant Director of Community Development

Submitted: March 10, 2025

Subject: Alo's Sports Bar – 3315 Auburn Road
Motion – Approval of Special Land Use Permit and Site Plan approval

INTRODUCTION AND HISTORY

This is a request from Platon Rodriguez, representing Alo's Sports Bar (Alo's), for Special Land Use Permit and Site Plan approval to conduct a restaurant operation with outdoor seating at the vacant building at 3315 Auburn Road. The most recent tenant in the building was Haus of Brunch. The building is 6,371 square feet in size. The property is located at the northeast corner of Auburn Road and Parkways Boulevard and zoned D, Downtown District. The existing restaurant has a small outside seating area previously approved by the City Council in 2002. Alo's proposes enlarging this outdoor seating area and making significant façade and interior improvements to the building.

Mr. Rodriguez is familiar with the restaurant industry and has successfully owned and operated Cantina Eldorado in Downtown Auburn Hills since February 2024. Mr. Rodriguez has also owned and operated other restaurants throughout the Metro Detroit area.

Bird's Eye Rendering of the Proposed Building and Outdoor Seating

KEY ISSUES

1. Expanded Outdoor Seating

The plans identify an outdoor seating area on the southwest side of the building, which is designed as an additional dining area for the restaurant. The expanded patio provides seating for approximately 104 individuals. Due to nuisance concerns associated with loud music near residential areas and the City park, outdoor speakers and other outdoor entertainment are not currently proposed for the seating area.

It is noted that outdoor seating is generally required to be extended from the principal building and accessible only from the interior of the building unless determined otherwise by the City Council. In this case, staff evaluated several options with Mr. Rodriguez and the property owner to maintain a walkable downtown and promote pedestrian traffic. Ultimately, staff recommends that City Council allow the current outdoor seating configuration to be implemented, which is physically separated from the building, to support pedestrian thoroughfare and allow pedestrian traffic from Auburn Road to access the restaurant from the western side of the building.

Existing Building and Outdoor Seating Area

Proposed Façade and Outdoor Seating Area

2. Reduced Parking

The plan proposes removing eight existing parking spaces to improve site design, expand green space, and accommodate the expanded outdoor seating area. Downtown zoning does not require parking for this use; however, 33 spaces are provided, with additional shared-use private parking to the east. In addition, the Fire Department has requested the removal of one additional parking space to allow unobstructed access to the water suppression connection on the north side of the building. This additional space is not part of the eight removed parking spaces shown on the plans and referenced above but will be reflected on the final plans submitted as part of the Building Permit application. A restaurant was assumed when Rich & Associates conducted their parking study in 2024.

3. Architectural Design and Landscaping

The renovations to the building's existing façade and the addition of new architectural elements will positively impact the Downtown area's aesthetic. Enhanced landscaping throughout the site will further improve the building's appearance.

4. Utility Upgrades

The property owner will abandon an existing water main running through the property as part of this project. The City will work with the owner to reroute the water main within the existing Parkways Boulevard right-of-way. This infrastructure improvement is mutually beneficial, removing a utility encumbrance from the site, installing new materials, and replacing the 60-year-old existing utility.

STAFF RECOMMENDATION

Please be advised that the City's Administrative Review Team has reviewed this project and recommended approval.

Staff recommends Conditional approval of the Special Land Use Permit request to allow for a restaurant with an outdoor seating area and offer the following discretionary findings of fact:

1. The location of the use will not negatively impact adjacent areas, which are zoned non-residential and residential.
2. The land will be used in accordance with its immediate character, which is planned and zoned for non-residential development.
3. The requirements of Section 1818 in the City's Zoning Ordinance will be met.
4. The use will promote the purpose and intent of the City's Zoning Ordinance.
5. The use will be consistent with the health, safety, and general welfare of the City of Auburn Hills, and the purpose and intent of the City's Zoning Ordinance.
6. The requirements of Section 906, Item 7 will be met.

We recommend Conditional approval of the Site Plan to construct a restaurant with an outdoor seating area and offer the following discretionary findings of fact:

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance, can be met as follows:
    a. All requirements and standards of the Zoning Ordinance and other city Ordinances can be met.
    b. Safe, convenient vehicle and pedestrian ingress/egress has been depicted; primary vehicle access will be to Parkways Boulevard through existing driveways.
    c. Traffic circulation features within the site and the location of parking areas avoid common traffic problems and can promote safety.
    d. A satisfactory and harmonious relationship will exist between the proposed development and the surrounding area.
    e. The proposed use will not have an unreasonable, detrimental, or injurious effect upon the natural characteristics of the subject parcel or the adjacent area.
3. Based on the Downtown Zoning District, no parking spaces are required, and 32 parking spaces will be provided.
4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (2 are required, and 2 are provided). One space is van accessible.
5. Building and parking setback requirements will be met.
6. Greenbelts are provided along Parkways Boulevard.
7. Landscape requirements will be met, and calculations have been submitted.
8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. The existing light poles and light pole fixtures are proposed to remain. One light pole is currently missing and it is proposed to be replaced.
9. A note indicates that signs shall meet the requirements of the Zoning Ordinance.
10. A note indicates that parking spaces shall be double-striped.
11. Ground-mounted and roof-mounted mechanical equipment will be screened.
12. A note indicates that there will be no pallet storage, overnight vehicles, or trailer storage.
13. The existing sidewalks along Auburn Road and Parkways Boulevard will remain, and a connection will be made along the west side of the building to Auburn Road. Complete street considerations were made as part of this project. A sidewalk will serve pedestrian traffic from Auburn Road to the west of the building. A sidewalk connection to Parkways Boulevard through the existing parking was evaluated and found neither feasible nor safe.

STAFF RECOMMENDATION (cont.)

14. A Tree Removal Permit is not required – 2 replacement trees are required, and 10 replacement trees are proposed.

Conditions:

To mitigate potential land use conflicts associated with the restaurant's proposed outdoor seating with nearby housing developments and Riverside Park, Alo's Sports Bar agrees, without limitation, to each of the conditions listed below.

1. The outdoor seating component will be limited to the southwest end of the property, as designated in the proposed site plan. Outdoor seating will not be permitted on the north side of the property.
2. Outdoor speakers and televisions shall be prohibited.
3. Exterior doors, including, but not limited to, overhead doors, accordion doors, and openable windows, shall be closed by 10:00 p.m. to eliminate potential nuisance complaints associated with noise.
4. Alo's shall provide an indoor closed-loop grease system to eliminate the blighting factors associated with outdoor grease storage.
5. Trash service will be provided via a shared dumpster enclosure on the property to the east. The dumpster enclosure will be reconstructed as part of this project to meet current ordinance standards.

PLANNING COMMISSION RECOMMENDATION

Recommended Approval on March 5, 2025 (8-0 vote)

MOTION

Move to accept the Planning Commission's recommendation and approve the Site Plan and Special Land Use Permit for Alo's Sports Bar - 3315 Auburn Road subject to the conditions of the City's Administrative Review Team.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED - EXCERPT

March 5, 2025

CALL TO ORDER: Vice Chairperson Beidoun called the meeting to order at 7:01 p.m.

ROLL CALL: Present: **Carolyn Shearer, Darlene MacMillan, Jack Ferguson, Cynthia Pavlich, Raymond Saelens, Sam Beidoun, Dominick Tringali, Greg Ouellette (arrived at 7:07 p.m.)**
Absent: None.
Also Present: Director of Community Development Steve Cohen, and Assistant Director of Community Development Devin Lang
Guests: 12

LOCATION: Council Chambers, 1827 N. Squirrel Road, Auburn Hills, MI 48326

5b. Alo's Sports Bar – 3315 Auburn Road (7:11 p.m.)
Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit and Site Plan approval to renovate an existing building, improve the parking lot, and expand the existing outdoor seating area.

Mr. Lang explained that this is a request from Platon Rodriguez representing Alo's Sports Bar for a Special Land Use Permit and Site Plan approval to conduct a restaurant operation with outdoor seating at the vacant building at 3315 Auburn Road. The building is 6,371 square feet in size. The property is located at the northeast corner of Auburn Road and Parkways Blvd, and zoned D, Downtown District. The existing restaurant has a small outside seating area previously approved by the City Council in 2002. Alo's proposes enlarging this outdoor seating area and making significant façade and interior improvements to the building.

The expanded patio provides seating for approximately 104 individuals. Due to nuisance concerns associated with loud music near residential areas and the City park, outdoor speakers and other outdoor entertainment are not currently proposed for the outdoor seating area.

After evaluating several options with the applicant, staff recommend that the City Council allow the current outdoor seating configuration, which is physically separated from the building, to be implemented. This will support pedestrian thoroughfare and allow pedestrian traffic from Auburn Road to access the restaurant from the western side of the building.

The plan proposes removing eight existing parking spaces to improve site design, expand green space, and accommodate the expanded outdoor seating area. Downtown zoning does not require parking for this use; however, 33 spaces are provided with additional shared-use private parking to the east.

As part of this project, the property owner will abandon an existing water main running through the property. The City will work with the owner to reroute the water main within the existing Parkways Blvd. right-of-way.

Sal Lorenzano, DesignHaus, 3300 Auburn Road, Suite 300, Auburn Hills, MI 48326, and Nicholas Talmers, Talmers Auburn LLC, 555 Pleasant, Birmingham, MI 48009, were available to answer any questions the Commission had.

The Commission asked about the following:

1. The sidewalk separating the outdoor seating area from the building, allowing access to the public;
2. Lack of a canopy for sun screening;
3. Whether this property would be included in the proposed social district, if approved;
4. The history of the property;
5. Adequacy of parking.

Mr. Lang explained that the City ordinance requires that outdoor seating be attached to the building, but it can be separate at the discretion of the City Council. Mr. Saelens stated that he believes it cannot be set up so that it is

accessible to people who are not patrons of the establishment. Mr. Lang stated that he would investigate this.

Mr. Lorenzano explained that umbrellas will be provided in the summer for the outdoor seating area.

Mr. Saelens expressed concern about the park's proximity if this property is included in the proposed social district. Mr. Cohen stated that any discussion of the proposed social district is premature as the City Council has not made any determination regarding the establishment of social districts.

Mr. Lorenzano explained that there will be a shared parking agreement with the other properties. Mr. Talmers stated that the shared parking nearby the restaurant and the overall downtown parking will be sufficient. Mr. Lang explained that when Rich & Associates conducted the parking study in 2024, this property was included as an eating establishment. Mr. Lang also stated that the parking deck, to be completed in 2026-2027, will add 117 spaces.

Mr. Talmers shared a historical perspective on the property and his current investment in the property.

Mr. Beidoun opened the public hearing at 7:27 p.m.

There being no public comments, Mr. Beidoun closed the public hearing at 7:28 p.m.

Moved by Pavlich to recommend to City Council approval of the Site Plan and Special Land Use Permit for Alo's Sports Bar – 3315 Auburn Road subject to the conditions of the City's Administrative Review Team. Second by MacMillan.

VOTE: Yes: Saelens, Tringali, MacMillan, Pavlich, Shearer, Ferguson, Beidoun, Ouellette
No: None **Motion Carried (8-0)**

AUBURN HILLS

Development Application

AUBURN HILLS
DEC 23 2024
COMMUNITY DEVELOPMENT

Project Name: Alo's Sports Bar

General Project Location: NE Corner of Auburn Rd & Squirrel Rd.

Parcel Size: 28,327 SF **Zoning:** D-Downton

Sidwell Number(s): # 14-25-379-009

Project Description: Interior, Exterior & Site Alterations for an existing restaurant tenant space as per plans for new Restaurant Tenant.

Building Size (sq. ft.): 6,371 SF (Existing)

City Use Only

Address: 3315 Auburn Rd

Date Received: 12/23/24

Fees Paid: 3750.00

SP #: 240009

SLU #(s): 240011

LD/LE/SUB #:

RZ #:

PUD #:

ZBA #:

Check requested review(s)

- ☒ Site Plan
- ☐ Tree Removal Permit
- ☒ Special Land Use Permit(s) _____
- ☐ Land Division
- ☐ Land Exchange
- ☐ Subdivision
- ☐ Planned Unit Development - Step 1/Step 2/Combined
- ☐ Rezoning _____ to _____
- ☐ ZBA Variance or Interpretation (see supplemental application)
- ☐ Other _____

Applicant

Name: PLATON RODRIGUEZ Signature: Platon Rodriguez

Business Name and Address: 3315 AUBURN RD

City: AUBURN HILLS State: MI Zip Code: 48326 Phone Number: 248 672 1748

Fax Number: _____ Alt. Phone Number(s): _____

Property Owner(s)

Name: NICHOLAS TALMERS Signature: N. Talmers

Business Name and Address: TALMERS AUBURN LLC 555 PLEASANT

City: BIRMINGHAM State: MI Zip Code: 48009 Phone Number: 248-789-5847

(Provide additional sheet if necessary for multiple property owners)

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities®

February 26, 2025

Mr. Steven Cohen, AICP
Director of Community Development
CITY OF AUBURN HILLS
1827 North Squirrel Road
Auburn Hills, Michigan 48326

RE: Alo's Sports Bar (3315 Auburn Road)
Site Plan 1st Review

Dear Mr. Cohen:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on February 25, 2025 was prepared by Nowak and Fraus Engineers. The review comments are noted below.

PERMITS:
Various permits will be required for this site, including but not limited to the following:

- Soil erosion permit from O.C.W.R.C.
- Water main extension permit from E.G.L.E.

GENERAL:
The site is located at the northeast corner of Auburn Road and Parkways Boulevard at 3315 Auburn Road in Section 25 of the City of Auburn Hills. The site consists of an existing restaurant building and an associated parking lot. The site is currently located in the Downtown (D) zoning district along with the adjacent property to the west. The applicant is proposing to renovate the existing 6,371 sq. ft. building for a new sports bar. A complete legal description of the parcel is shown on the plan. The City of Auburn Hills Standard Notes and Fire Department Notes are included on the plans. A landscape plan was included in the plan set. Utilities shall be shown on the landscape plan, and trees shall be located outside of the influence of the utilities if feasible. The City of Auburn Hills Standard Details were not included in the plan set and will need to be in the engineering review submittal. Furthermore, a soil erosion and sedimentation control plan is needed for engineering review. A soil erosion permit from O.C.W.R.C. will be required for this site.

MUNICIPAL UTILITIES:
There is an existing 16-inch water main that extends along the north side of Auburn Road. There is an existing 6-inch water main that extends north from the 16-inch water main along Auburn Road through the site and continues before turning northeast extending along the south side of Parkways Boulevard. From the existing 16-inch water main along Auburn Road, an 8-inch water main extends north through Parkways Boulevard and dead-ends at an existing fire hydrant assembly on the west side of the road. The applicant is proposing to tap the existing 8-inch water main west of Parkways Boulevard and extend the new water main northeast to connect to the existing just northeast of the existing drive approach. The existing 6-inch water main running through the site will be abandoned. A note has been provided on the plans indicating the alignment of the new 8-inch water main will

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be finalized at engineering review. The City may wish to replace the existing 6-inch water main that extends along the south side of Parkways Boulevard with 8-inch water main in coordination with this site improvement. No fire hydrant assemblies are proposed as part of the site improvements; however, fire hydrant assemblies may need to be proposed with the finalized water main alignment. A new fire suppression line and domestic service line will need to be proposed extending from the new 8-inch water main located along Parkways Boulevard to the building for engineering review. Additional details, such as material, profiles, and valve locations, shall also be provided for engineering review.

There is an existing 15-inch sanitary sewer within Auburn Road south of the site. There are existing 10-inch sanitary sewers that run from the east and northeast through the site to a manhole northwest of the existing building. The sanitary sewer continues from there to connect to the system in the Auburn/Parkways intersection. The applicant is not proposing any changes to the existing sanitary sewer as part of this project. Please note that footings proposed as part of the patio area located on the north side of the building shall not encroach on the sanitary sewer and, at a minimum, 10 feet of horizontal separation shall be provided from the sanitary sewer.

STORM SEWER AND DETENTION:
The site has a maximum discharge rate of 0.20 cfs/acre. Storm water runoff for the site flows north where it is currently collected via a series of catch basins and routed across Parkways Boulevard and ultimately to the Clinton River north of the site. The proposed site improvements result in a reduction in impervious area on the site, and calculations were provided on the plan indicating the site has an existing C-factor of 0.90 and a proposed C-factor of 0.87. Therefore, no detention is required as part of this project. A mechanical pre-treatment structure has been provided on the plans prior to the storm water leaving the site. The mechanical pre-treatment structure shall conform to City standards and additional details and calculations for the water quality nit will be needed for engineering review.

PAVING/TRAFFIC:
Access to the site is via one (1) existing driveway located off Parkways Boulevard. The existing driveway is shared with the parcels to the east. The plans indicate concrete curb and gutter with 4-inch asphalt pavement. Pavement cross-sections have been provided and appear to meet City standards. A loading zone has been provided at the northeast corner of the building. A butt joint will be constructed in areas where the new asphalt pavement meets the existing asphalt pavement. A concrete sidewalk is proposed around the north and west sides of the building along with proposed patio areas. A pedestrian connection from the north building sidewalk/entrance to the existing sidewalk along Parkways Boulevard should be provided. This may include sidewalk and parking adjustments on the adjacent property, and necessary construction easements will need to be acquired accordingly.

Required parking calculations have not been provided on the plans; however, it was noted that 33 parking spaces including two (2) barrier free accessible parking spaces have been provided. The applicant is not proposing any changes to the concrete sidewalk or brick sidewalk along Auburn Road and Parkways Boulevard.

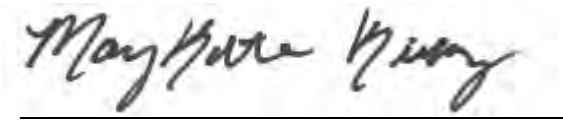
GRADING:
Existing grades are shown with contours and spot elevations. The applicant is not proposing any major grading changes. The following note was included on the plans, "Match existing grades and slopes. All ADA access paths and parking spaces shall be compliant with all applicable requirements of the Americans with Disabilities Act." The site is sloped towards the north side of the site. Perimeter site slopes appear to meet the requirement of 1:4 max and match into existing contours prior to all abutting property lines. Pavement slopes are consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk grades shall meet ADA requirements. There are no retaining walls proposed as part of this project.

RECOMMENDATIONS:
The site plan is in substantial compliance with City of Auburn Hills requirements and has been stamped "Approved" by our office. We ask that the site plan approval acknowledge the following:

1. The site improvement plan, designed in accordance with Ordinance No. 806, shall be submitted to the City for review and approval prior to construction. A detailed cost estimate for the improvements shall be submitted with the plans signed and sealed by the design engineer.
2. The developer must post a performance guarantee, in accordance with the City's requirements as set forth in the City of Auburn Hills Ordinance No. 372, Section 2007, Performance Guarantees. The estimate of the guarantee shall be submitted with the site improvement plan and must reflect all costs for site improvements, including but not limited to mass grading, roadways, lighting, utilities, pathways, sidewalks, screening, landscaping, driveways, training walls, parking lots, drainage, stormwater retention basins, and other similar features.

If you have any questions or are in need of any further information, please feel free to contact our office.

Sincerely,
OHM Advisors



MaryKate Kirksey for Timothy J. Juidici, P.E.

Transmitted via e-mail to Steven Cohen: February 26, 2025
cc: File

P:\0101_0125\SITE_AUBURNHILLSCITY\2024\0120241110_3315 AUBURN ROAD\ALO'S SPORTS BAR (3315 AUBURN ROAD)_SITE REV#1_APP.DOCX

ALO'S SPORTS BAR

3315 Auburn Rd.

Auburn Hills, MI 48326

PROJECT NARRATIVE

ALO'S SPORTS BAR, A NEW VENTURE BEING DEVELOPED BY PLATON AND ALONSO RODRIQUEZ, THE PROUD OWNERS OF CANTINA EL DORADO, LOCATED ADJACENT TO THIS EXCITING NEW SPACE LOCATED AT 3315 AUBURN RD.

ALO'S SPORTS BAR WILL BE A VIBRANT GATHERING PLACE FOR SPORTS ENTHUSIASTS, FOOD LOVERS AND THE LOCAL COMMUNITY. WE AIM TO OFFER A UNIQUE COMBINATION OF HEARTY, DELICIOUS FOOD, SIGNATURE COCKTAILS, AND AN INVITING ATMOSPHERE WHERE FRIENDS AND FAMILIES CAN COME TOGETHER TO ENJOY GREAT TIMES. THE SPACE WHICH SPANS ROUGHLY 6,400 SQUARE FEET HAS BEEN HOME TO SEVERAL BUSINESSES IN THE PAST, AND NOW IT WILL BECOME A DYNAMIC LOCATION THAT ENHANCES THE DOWNTOWN EXPERIENCE BY ACTIVATION OF ONE OUR MAIN CORRIDOR NODES.

IN TERMS OF THE DESIGN, WE ARE COMMITTED TO CREATING A MODERN AND INVITING ENVIRONMENT THAT COMPLEMENTS THE ENERGY AND CHARACTER OF THE SURROUNDING AREA. THE EXTERIOR OF THE BUILDING WILL UNDERGO A COMPLETE TRANSFORMATION, WITH CLEAN PAINTED FINISHES AND MODERN GABLED PROJECTIONS AND BUMP-OUTS THAT HIGHLIGHT ACCESS POINT FOR EASE OF WAY-FINDING. THE DESIGN UPDATE WILL NOT ONLY GIVE THE BUILDING A REFRESHED, CONTEMPORARY LOOK, BUT ALSO ENSURE IT STANDS OUT AS A LANDMARK FOR VISITORS.

INTERNALLY, WE WILL INCORPORATE VIBRANT COLORS AND CONTEMPORARY MATERIALS, INCLUDING PUNCH METAL ELEMENTS, WHICH WILL CONTRIBUTE TO THE LIVELY, ENGAGING ATMOSPHERE WE ENVISION FOR ALO'S SPORTS BAR. THIS WILL BE A PLACE WHERE PEOPLE FEEL ENERGIZED AND AT HOME WHETHER THEY'RE WATCHING THE BIG GAME OR ENJOYING A NIGHT OUT WITH FRIENDS.

ADDITIONALLY, WE UNDERSTAND THE IMPORTANCE OF ACTIVATION OF THE DOWNTOWN CORRIDOR AND CONTRIBUTING TO THE VIBRANCY OF THE AREA. TO THAT END WE ARE INTRODUCING AN OUTDOOR SEATING AREA ALONG AUBURN ROAD. THIS SPACE WILL BE DESIGNED WITH HIGH-QUALITY MATERIALS AND PAVERS TO ENHANCE THE PUBLIC EXPERIENCE AND ENCOURAGE FOOT TRAFFIC, FURTHER SUPPORTING THE DEVELOPMENT OF THE DOWNTOWN AREA.

OUR GOAL WITH ALO'S IS TO NOT ONLY CREATE A GREAT SPORTS BAR, BUT ALSO TO PLAY A PART IN ENHANCING THE COMMUNITY AND THE SURROUNDING BUSINESSES. WE BELIEVE OUR EFFORTS WILL BE A SIGNIFICANT CONTRIBUTION TO THE LOCAL ECONOMY, CREATING A PLACE WHERE RESIDENTS AND VISITORS ALIKE CAN GATHER, CONNECT AND ENJOY.

PROJECT TEAM

OWNER

PLATON LOPEZ
T: 248.672.1748
EMAIL: PLATONRLCASA@GMAIL.COM

ARCHITECT

DESIGNHAUS ARCHITECTURE
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AUBURN HILLS, MI 48326
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F: 248.453.5854
E: SLORENZANO@DESIGNHAUS.COM
PROJECT MANAGER: SAL LORENZANO
PROJECT ARCHITECT:
PETER STUHLREYER, A.I.A

CIVIL ENGINEER

NOWAK AND FRAUS ENGINEERS
46777 WOODWARD AVE
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T: 248.332.7931
EMAIL: JKLINKENBERGER@NFE-ENGR.COM
CONTACT: JAMES KLINKENBERGER

STRUCTURAL ENGINEER

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T: 248.561.2035
EMAIL: ALEXANDER@MJLAMB.NET
CONTACT: ALEXANDER LAMB

MEP ENGINEER

MARQUE ENGINEERING
4850 SMITH RD.
NORWOOD OH
T: 513.901.0040
EMAIL: SCLIFFORD@MARQUEENG.COM
CONTACT: SEAN CLIFFORD

STATEMENT OF SELECTED DESIGN PROFESSIONAL

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

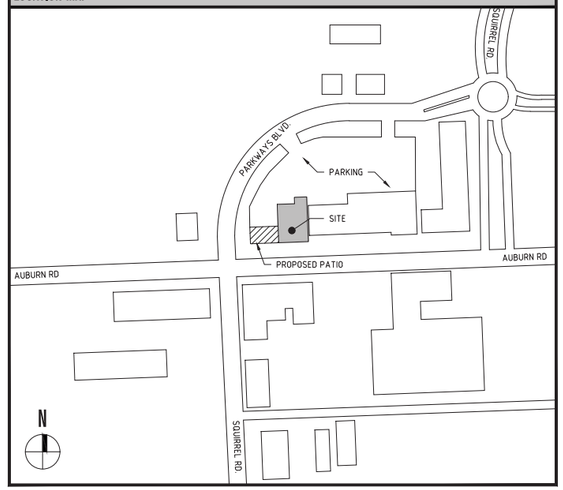
REGISTERED DESIGN PROFESSIONAL IN CHARGE:
PETER STUHLREYER. A.I.A.
MICHIGAN IDENTIFICATION # 44668
DESIGNHAUS ARCHITECTURE

INDEX OF DRAWINGS

SHEET ISSUED
REVISED
SHEET REISSUED

SHEET NO:	DRAWING NAME	SPA REV #3 02.21.25	SPA REV #2 02.11.25	SPA REV #1 02.07.25	SPA 12.18.24
GENERAL					
G1.1	Title Sheet & Index	■	□	■	□
CIVIL					
C1	Boundary / Topographic Survey	□	□	■	□
C2	Site Plan Demolition Plan	■	□	■	□
C3	Dimensional Site Plan	□	□	■	□
C4	Engineered Site Plan	□	□	■	□
C5	Site Plan Hydrology Calculations	□	□	■	□
C6	Site Plan Project Notes & Details	□	□	■	□
SITE & LANDSCAPE					
LS1.1	Landscape Plan	■	■	■	□
ARCHITECTURAL					
A1.1	First Floor Plan - Composite	□	□	■	□
A3.1	Building Elevations	■	□	■	□
A3.2	Building Elevations	■	□	■	□
A10.0	Graphic Illustrations	■	■	■	□
A10.1	Graphic Illustrations	■	■	■	□
A10.2	Graphic Illustrations	□	■	■	□

LOCATION MAP



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SPA REV #3	02.21.25
SPA REV #2	02.11.25
SPA REV #1	02.07.25
SPA	24.11.22
ISSUANCE	DATE

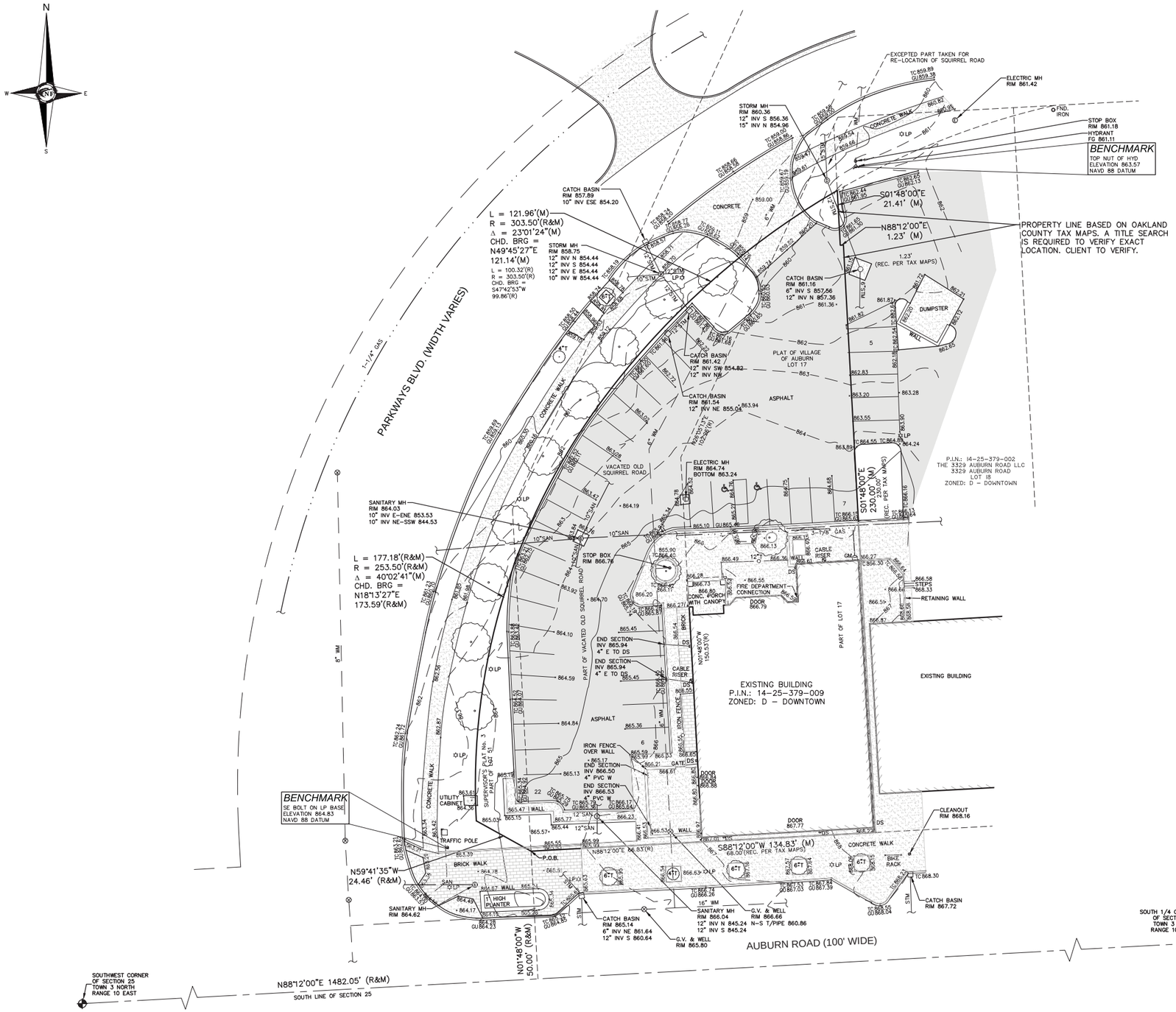
ALO'S SPORTS BAR
3315 Auburn Rd.
Auburn Hills, MI 48326

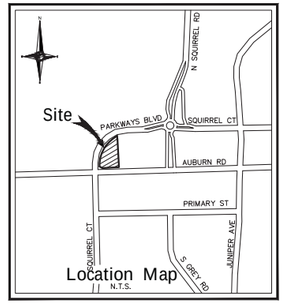
Title Sheet & Index

24092

G1.1

G1.1 Title Sheet & Index.dwg
2/25/2025
DESIGNHAUS





NF ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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SEAL

STATE OF MICHIGAN
KEVIN CHRISTOPHER NAVAROLI
License No. 4001053503
LICENSED PROFESSIONAL SURVEYOR

PROJECT
Alo's Sports Bar
3315 Auburn Rd

CLIENT
Cranbrook Pavement
Nick Talmers
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ntalmers@msn.com
248-789-5847

LEGAL DESCRIPTION

LOT 17, PLAT OF VILLAGE OF AUBURN ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 3, PAGE 11 OF PLATS, OAKLAND COUNTY RECORDS, EXCEPT THAT PART TAKEN FOR RE-LOCATION OF SQUIRREL ROAD, ALSO THAT PART OF VACATED OLD SQUIRREL ROAD ADJACENT TO SAID LOT 17 AND PART OF LOTS 51 AND 42 OF SUPERVISOR'S PLAY No. 8, AS RECORDED IN LIBER 52, PAGE 33 OF PLATS, OAKLAND COUNTY RECORDS, DESCRIBED AS BEGINNING AT A POINT DISTANT NORTH 88 DEGREES 12 MINUTES 00 SECONDS EAST 1482.05 FEET AND NORTH 01 DEGREES 48 MINUTES 00 SECONDS WEST 50 FEET FROM THE SOUTHWEST SECTION CORNER, THENCE NORTH 59 DEGREES 41 MINUTES 35 SECONDS WEST 24.46 FEET; THENCE ALONG A CURVE TO THE RIGHT, RADIUS 253.50 FEET, CHORD BEARS NORTH 18 DEGREES 13 MINUTES 27 SECONDS EAST 173.59 FEET, A DISTANCE OF 177.18 FEET; THENCE ALONG A CURVE TO THE RIGHT, RADIUS 030.50 FEET, CHORD BEARS NORTH 47 DEGREES 42 MINUTES 53 SECONDS EAST 99.86 FEET, DISTANCE OF 100.32 FEET; THENCE SOUTH 26 DEGREES 05 MINUTES 13 SECONDS WEST 102.26 FEET; THENCE SOUTH 01 DEGREES 48 MINUTES 00 SECONDS EAST 150.53 FEET; THENCE SOUTH 88 DEGREES 12 MINUTES 00 SECONDS WEST 66.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 28,327.2 SQUARE FEET OR 0.650 ACRES

3315 AUBURN RD
P.I.N.: 14-25-379-009

BASIS OF BEARING NOTE

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE RECORD DESCRIPTION AS SHOWN.

FLOOD HAZARD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 26125C0388F DATED: 09-29-2006

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 20240725.3681-000, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 08-22-2024. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. **THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.**

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

MANHOLE	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
HYDRANT / GATE VALVE	EXISTING WATER MAIN
MANHOLE / CATCH BASIN	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
UTILITY POLE / GUY POLE / GUY WIRE	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN

PROJECT LOCATION
Part of the SE ¼
of Section 25
T. 3N, R.10E
City of Auburn Hills,
Oakland County, Michigan

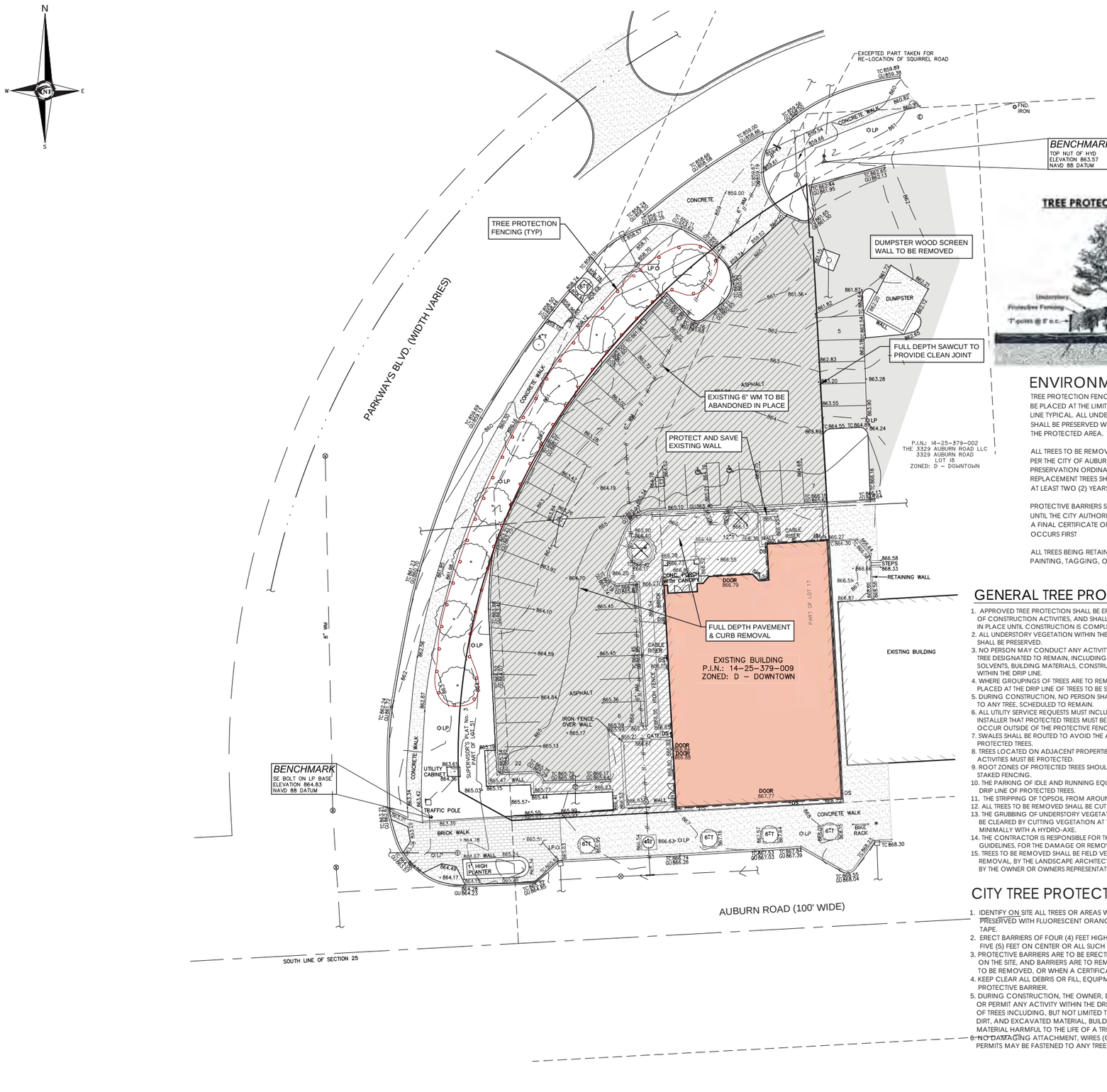
SHEET
Boundary / Topographic Survey

Know what's **below** **Call** before you dig.

DATE	ISSUED /REVISED
12/18/2024	ISSUED FOR SPA
02/07/2025	REVISED PER CITY
02/21/2025	REVISED PER CITY

DRAWN BY: O. Tamimi
DESIGNED BY: -
APPROVED BY: K. Navaroli
DATE: 08-22-2024
SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. O275
SHEET NO. C1



ENVIRONMENTAL NOTES

TREE PROTECTION FENCING SHALL BE PLACED AT THE LIMITS OF TREE DRIP LINE TYPICAL. ALL UNDERSTORY VEGETATION SHALL BE PRESERVED WITHIN THE LIMITS OF THE PROTECTED AREA.

ALL TREES TO BE REMOVED SHALL BE REPLACED PER THE CITY OF AUBURN HILLS WOODLANDS PRESERVATION ORDINANCE NO. 483. ALL PROPOSED REPLACEMENT TREES SHALL BE GUARANTEED FOR AT LEAST TWO (2) YEARS.

PROTECTIVE BARRIERS SHALL REMAIN IN PLACE UNTIL THE CITY AUTHORIZES REMOVAL, OR ISSUES A FINAL CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST

ALL TREES BEING RETAINED WILL BE IDENTIFIED BY PAINTING, TAGGING, OR FLAGGING.

GENERAL TREE PROTECTION NOTES

1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
4. WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE DRIP LINE OF TREES TO BE SAVED.
5. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULED TO REMAIN.
6. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
7. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
8. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
9. ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
10. THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
11. THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
12. ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
13. THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
15. TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.

CITY TREE PROTECTION NOTES

1. IDENTIFY ON SITE ALL TREES OR AREAS WHICH ARE BEING PROPOSED TO BE PRESERVED WITH FLUORESCENT ORANGE SPRAY PAINT (CHALK BASE) OR BY RED FLAGGING TAPE.
2. ERECT BARRIERS OF FOUR (4) FEET HIGH FENCING STAKED WITH METAL 'T-POSTS' FIVE (5) FEET ON CENTER OR ALL SUCH TREES OR GROUPS OF TREES PROPOSED TO REMAIN.
3. PROTECTIVE BARRIERS ARE TO BE ERECTED PRIOR TO CLEARING OR GRUBBING ON THE SITE, AND BARRIERS ARE TO REMAIN IN TACT UNTIL APPROVED BY THE CITY TO BE REMOVED, OR WHEN A CERTIFICATE OF OCCUPANCY IS ISSUED.
4. KEEP CLEAR ALL DEBRIS OR FILL, EQUIPMENT, AND MATERIAL FROM WITHIN THE REQUIRED PROTECTIVE BARRIER.
5. DURING CONSTRUCTION, THE OWNER, DEVELOPER, OR AGENT SHALL NOT CAUSE OR PERMIT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES INCLUDING, BUT NOT LIMITED TO, THE STORAGE OF EQUIPMENT, DUMPSTERS, DIRT, AND EXCAVATED MATERIAL, BUILDING WASTE OR MATERIAL, OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE.
6. NO DAMAGING ATTACHMENT, WIRES (OTHER THAN CABLES FOR TREES), SIGNS, OR PERMITS MAY BE FASTENED TO ANY TREE PROTECTED BY THIS ORDINANCE.

DEMOLITION NOTES

DEMOLITION OF SITE IMPROVEMENTS SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE PUBLIC AGENCY HAVING JURISDICTION OVER SAID DEMOLITION.

FOR ANY DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR, AND SECURE, ALL NECESSARY PERMITS AND LIKEWISE SHALL ARRANGE FOR ALL SITE INSPECTIONS.

SITE DEMOLITION INCLUDES THE COMPLETE REMOVAL OF SITE IMPROVEMENTS AND OFF-SITE DISPOSAL. DEBRIS SHALL BE TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY THAT IS LICENSED FOR THAT TYPE OF DEBRIS.

THE CONTRACTOR SHALL COORDINATE TRUCK ROUTES WITH THE MUNICIPALITY PRIOR TO COMMENCEMENT OF SITE DEMOLITION. ALL TRUCKS SHALL BE TARPED OR PROPERLY SECURED TO CONTAIN DEMOLITION DEBRIS PRIOR TO LEAVING SITE.

EXISTING ON-SITE UNDERGROUND UTILITIES AND BUILDING SERVICES HAVE BEEN INDICATED BASED UPON THE BEST AVAILABLE UTILITY RECORDS AND/OR ON-SITE INSPECTION. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER, AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY INFORMATION (THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA).

PRIOR TO THE REMOVAL OR ABANDONMENT OF ANY EXISTING UNDERGROUND UTILITY OR BUILDING SERVICE LINES CALLED FOR IN THE PLANS OR DISCOVERED DURING EXCAVATION, THE CONTRACTOR MUST DETERMINE IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE. IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE/ACTIVE THE CONTRACTOR MUST TAKE ALL THE NECESSARY STEPS TO GUARANTEE THAT THE UTILITY LINE OR BUILDING SERVICE IS RECONNECTED WITHOUT AN INTERRUPTION IN SERVICE. THE RECONNECTION OF THE UTILITY LINE OR BUILDING SERVICE MUST BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE UTILITY COMPANY.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.

* THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE DETROIT EDISON COMPANY. REMOVAL OF DETROIT EDISON ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF DETROIT EDISON.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH CONSUMERS ENERGY/MICHCON. REMOVAL OF CONSUMERS ENERGY/MICHCON GAS SERVICES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF CONSUMERS ENERGY/MICHCON.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH AMERITECH. REMOVAL OF AMERITECH COMMUNICATION SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF AMERITECH.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE APPROPRIATE CABLE MEDIA COMPANY. REMOVAL OF CABLE SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE CABLE COMPANY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF PRIVATE UTILITY COMPANIES AND COORDINATE UTILITY SERVICE SHUT OFF/DISCONNECT, PRIOR TO DEMOLITION OF EXISTING STRUCTURES OR PROPERTIES.

ALL UTILITY METERS SHALL BE REMOVED BY THE APPROPRIATE UTILITY COMPANY.

ANY ON-SITE STORM SEWER FACILITIES LOCATED DURING DEMOLITION SHALL BE REMOVED AND BULK HEADED AT THE PROPERTY LINE IF INDICATED FOR REMOVAL ON THE PLANS.

PRIOR TO BUILDING DEMOLITION, ALL HAZARDOUS MATERIAL SHALL BE REMOVED BY OTHERS. THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUSPICIOUS MATERIAL BE FOUND.

WATER SERVICES AND/OR STOP-BOX SHALL BE PRESERVED AND BULK HEADED AT THE PROPERTY LINE OR AS DIRECTED BY THE OWNER'S REPRESENTATION.

WHERE EXISTING BUILDINGS PLANED FOR DEMOLITION FALL WITHIN PROPOSED BUILDING FOOT PRINTS, BASEMENT FLOOR SLABS, FOUNDATION WALLS AND FOOTINGS SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH MDOT CLASS II GRANULAR MATERIAL AND BE MACHINE COMPACTED TO A MINIMUM OF 98% OF MATERIALS MAXIMUM DENSITY.

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LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- HYDRANT, GATE VALVE — EXISTING SAN. CLEAN OUT
- MANHOLE CATCH BASIN — EXISTING WATER MAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- UTILITY POLE, GUY POLE, GUY WIRE — EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- EXISTING UTILITY TO BE REMOVED
- EXISTING UTILITY TO BE ABANDONED
- 12" MAPLE — INDICATES EXISTING TREE TO BE REMOVED
- INDICATES AREAS OF PAVEMENT, BUILDINGS, ETC. TO BE REMOVED

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL

STATE OF MICHIGAN
CHAD L. FINDLEY
ENGINEER NO. 44360
LICENSED PROFESSIONAL ENGINEER

PROJECT
Alo's Sports Bar
3315 Auburn Rd

CLIENT
Cranbrook Pavement
Nick Talmers
920 East Lincoln
Birmingham, MI 48009
ntalmers@msn.com
248-789-5847

PROJECT LOCATION
Part of the SE ¼
of Section 25
T. 3N, R.10E
City of Auburn Hills,
Oakland County, Michigan

SHEET
Site Plan
Demolition Plan

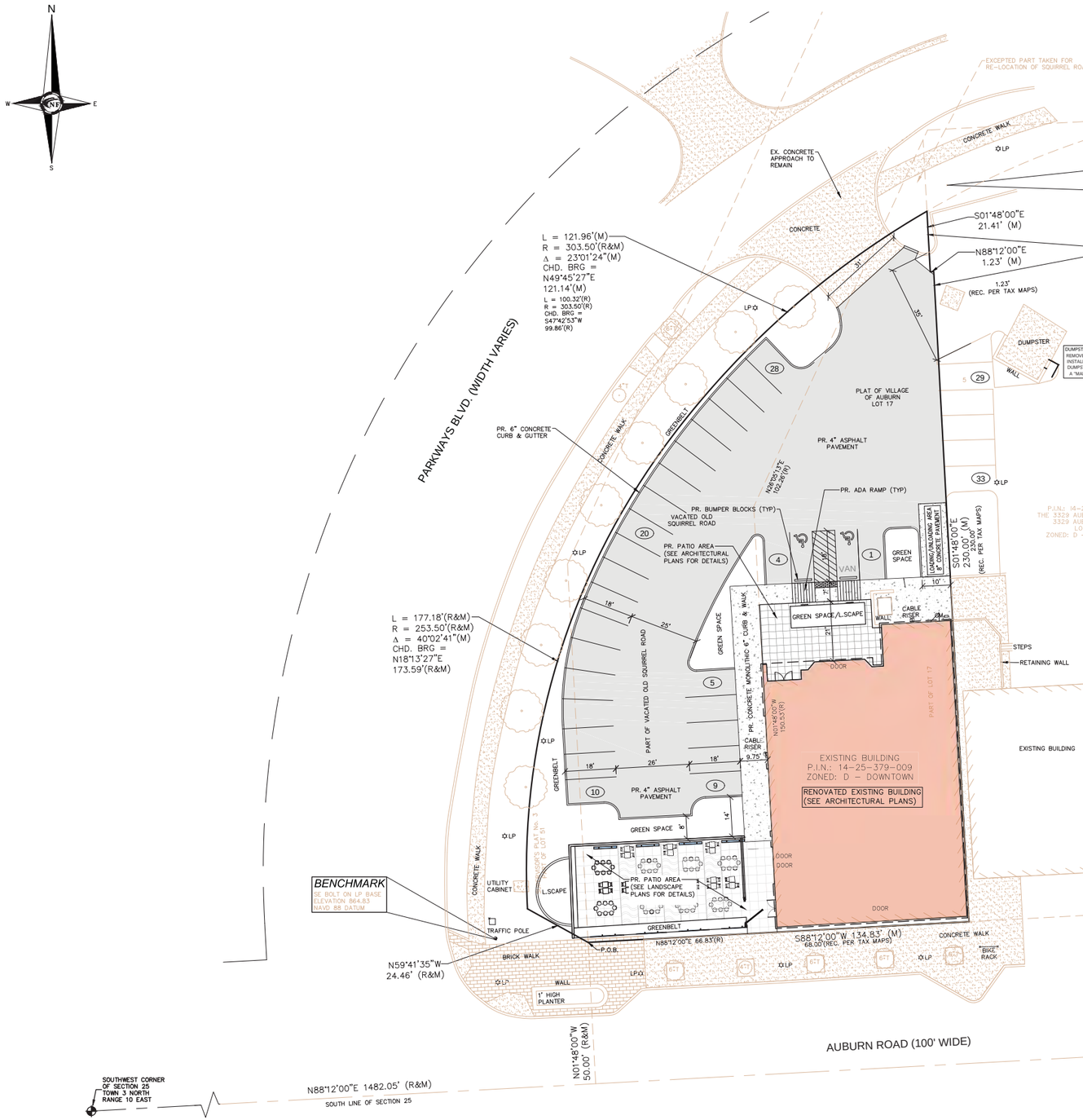
811 Know what's below Call before you dig.

DATE	ISSUED / REVISED
12/18/2024	ISSUED FOR SPA
02/07/2025	REVISED PER CITY
02/21/2025	REVISED PER CITY

DRAWN BY: J. Klinkenberger
DESIGNED BY: J. Klinkenberger
APPROVED BY: C. Findley
DATE: 12/18/2024
SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO. O275
SHEET NO. C2



SITE DATA

SITE AREA
GROSS/NET: 28,327 SFT. OR 0.650 ACRES

ZONING
EXISTING: D (DOWNTOWN)

SITE AREA	28,327.0	SFT.	100.0%
BUILDING FOOTPRINT	6,370.7	SFT.	22.5%
PARKING & DRIVES	19,714.3	SFT.	69.6%
OPEN SPACE	2,242.0	SFT.	47.90%
TOTAL IMPERVIOUS AREA	26,085	SFT.	92.1%

SETBACKS TABLE	REQUIRED	EXISTING/PROVIDED
FRONT:	0	AUBURN RD.: 1.8'
SIDES:	0	EAST SIDE: 0.6'
REAR:	25'	PARKWAYS BLVD.:68'

SIGN DATA

- ONLY WALL MOUNTED SIGNS PERMITTED WITHIN DT DISTRICTS.
- ONE PER FRONTAGE - 2 PERMITTED ON SITE.
- 8 SF / 10 LF FRONTAGE, OR

N.T.E 150 SF PER SIGN

ALLOWED:
AUBURN FRONTAGE = 135'
SIGN AREA ALLOWED = 135'/10' x 8 SF = 108 SF

PARKWAYS FRONTAGE = 299 SF
SIGN AREA ALLOWED = 299'/10' x 8 SF = 239 SF
(150 SF MAXIMUM ALLOWED)

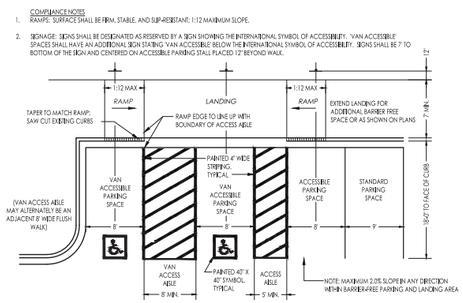
SEE ARCHITECTURAL PLANS FOR PROPOSED SIGN DETAILS

PARKING DATA

TOTAL EXISTING PARKING: 40 SPACES
TOTAL PROPOSED PARKING: 33 SPACES
INCLUDING 2 BARRIER FREE SPACES (MEETS ADA REQUIREMENTS)

GENERAL NOTES

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
2. SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
3. NO OUTSIDE STORAGE WILL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
4. GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
5. PARKING SPACES SHALL BE DOUBLE STRIPED PER ZONING ORDINANCE NO. 372.
6. AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED FOR THIS SITE.
7. A LAND DIVISION OR COMBINATION IS NOT REQUIRED FOR THIS SITE.
8. A SPECIAL LAND USE PERMIT IS REQUIRED FOR A RESTAURANT USE WITH OUTDOOR SEATING.
9. NO ALTERATIONS, AMENDMENTS, MODIFICATIONS, OR REVISIONS SHALL BE MADE TO THE APPROVED SITE PLAN DURING ENGINEERING AND BUILDING PLAN SUBMITTAL AND REVIEW OR DURING CONSTRUCTION WITHOUT PRIOR APPROVAL FROM COMMUNITY DEVELOPMENT.
10. THE DEVELOPER SHALL UTILIZE AN UNDERGROUND GREASE CONTAINMENT/TRAP AND INTERNAL OIL/GREASE MANAGEMENT SYSTEM (CLOSED LOOP). ABOVE GROUND GREASE CONTAINMENT SYSTEMS ARE PROHIBITED.
11. NO AMPLIFIED OUTDOOR ENTERTAINMENT OR LARGE TELEVISIONS WITHOUT EXPRESS WRITTEN PERMISSION FROM THE CITY OF AUBURN HILLS



TYPICAL PARKING SPACE LAYOUT
N.T.S.

NOT FOR CONSTRUCTION

SIDWELL#14-25-379-009

LEGAL DESCRIPTION

LOT 17, PLAT OF VILLAGE OF AUBURN ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 3, PAGE 11 OF PLATS, OAKLAND COUNTY RECORDS, EXCEPT THAT PART TAKEN FOR RE-LOCATION OF SQUIRREL ROAD, ALSO THAT PART OF VACATED OLD SQUIRREL ROAD ADJACENT TO SAID LOT 17 AND PART OF LOTS 51 AND 42 OF SUPERVISOR'S PLAY No. 8, AS RECORDED IN LIBER 52, PAGE 33 OF PLATS, OAKLAND COUNTY RECORDS, DESCRIBED AS BEGINNING AT A POINT DISTANT NORTH 88 DEGREES 12 MINUTES 00 SECONDS EAST 1482.05 FEET AND NORTH 01 DEGREES 48 MINUTES 00 SECONDS WEST 50 FEET FROM THE SOUTHWEST SECTION CORNER, THENCE NORTH 59 DEGREES 41 MINUTES 35 SECONDS WEST 24.46 FEET; THENCE ALONG A CURVE TO THE RIGHT, RADIUS 253.50 FEET, CHORD BEARS NORTH 18 DEGREES 13 MINUTES 27 SECONDS EAST 173.59 FEET, A DISTANCE OF 177.18 FEET; THENCE ALONG A CURVE TO THE RIGHT, RADIUS 030.50 FEET, CHORD BEARS NORTH 47 DEGREES 42 MINUTES 53 SECONDS EAST 99.86 FEET, DISTANCE OF 100.32 FEET; THENCE SOUTH 26 DEGREES 05 MINUTES 13 SECONDS WEST 102.26 FEET; THENCE SOUTH 01 DEGREES 48 MINUTES 00 SECONDS EAST 150.53 FEET; THENCE SOUTH 88 DEGREES 12 MINUTES 00 SECONDS WEST 66.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 28,327.2 SQUARE FEET OR 0.650 ACRES

3315 AUBURN RD
P.I.N.: 14-25-379-009

BASIS OF BEARING NOTE

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE RECORD DESCRIPTION AS SHOWN.

FLOOD HAZARD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 26125C0338F DATED: 09-29-2006

DETENTION NOTE

NO CALCULATED NET INCREASE IN SURFACE RUNOFF THEREFORE DETENTION VOLUME IS NOT BEING PROPOSED AS A PART OF THESE IMPROVEMENTS – SEE HYDROLOGY CALCULATIONS SHEET C5

PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

LEGEND

- MANHOLE
- HYDRANT
- GATE VALVE
- MANHOLE CATCH BASIN
- UTILITY POLE
- GUY POLE
- GUY WIRE
- EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- C.O.
- PR. SANITARY SEWER
- PR. WATER MAIN
- INLET
- C.B.
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
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FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL
STATE OF MICHIGAN
CHAD L. FINDLEY
ENGINEER NO. 44360
LICENSED PROFESSIONAL ENGINEER

PROJECT
Alo's Sports Bar
3315 Auburn Rd

CLIENT
Cranbrook Pavement
Nick Talmers
920 East Lincoln
Birmingham, MI 48009
ntalmers@msn.com
248-789-5847

PROJECT LOCATION
Part of the SE ¼
of Section 25
T. 3N, R.10E
City of Auburn Hills,
Oakland County, Michigan

SHEET
Dimensional Site Plan

Know what's below Call before you dig.

DATE	ISSUED/REVISED
12/18/2024	ISSUED FOR SPA
02/07/2025	REVISED PER CITY
02/21/2025	REVISED PER CITY

DRAWN BY:
J. Klinkenberger

DESIGNED BY:
J. Klinkenberger

APPROVED BY:
C. Findley

DATE:
12/18/2024

SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. O275
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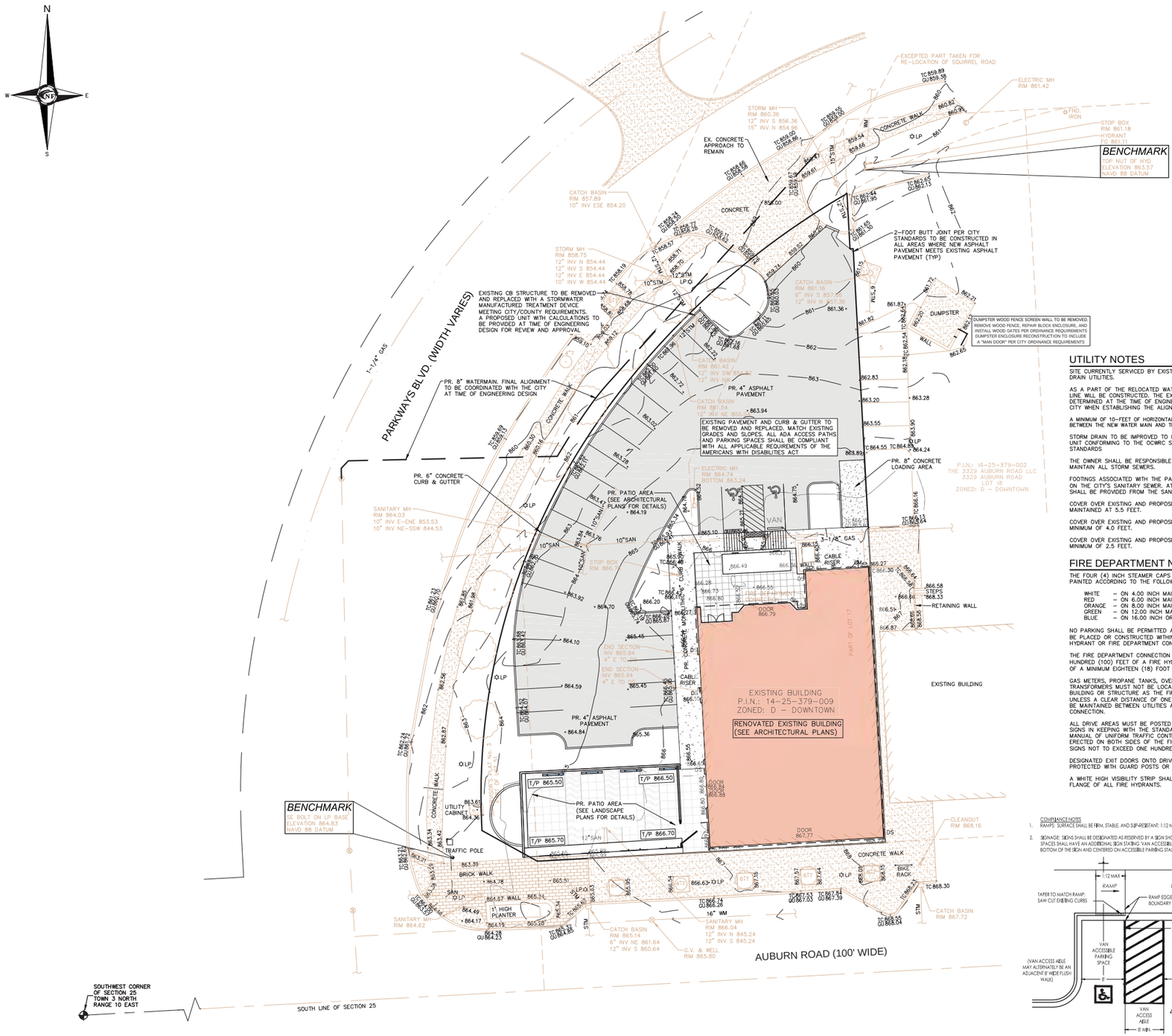


UTILITY NOTES

SITE CURRENTLY SERVICED BY EXISTING SANITARY, WATER AND STORM DRAIN UTILITIES.

AS A PART OF THE RELOCATED WATER MAIN A NEW WATER SERVICE LINE WILL BE CONSTRUCTED. THE EXACT LOCATION SHALL BE DETERMINED AT THE TIME OF ENGINEERING IN COORDINATION WITH THE CITY WHEN ESTABLISHING THE ALIGNMENT OF THE NEW WATER MAIN.

A MINIMUM OF 10-FEET OF HORIZONTAL SEPARATION WILL BE MAINTAINED BETWEEN THE NEW WATER MAIN AND THE EXISTING SANITARY SEWER.

STORM DRAIN TO BE IMPROVED TO INCLUDE A MECHANICAL TREATMENT UNIT CONFORMING TO THE OCWRC STORM WATER ENGINEERING DESIGN STANDARDS

THE OWNER SHALL BE RESPONSIBLE TO REGULARLY CLEAN AND MAINTAIN ALL STORM SEWERS.

FOOTINGS ASSOCIATED WITH THE PATIO AREAS SHALL NOT ENCROACH ON THE CITY'S SANITARY SEWER, AT A MINIMUM, 10' SEPARATION SHALL BE PROVIDED FROM THE SANITARY SEWER.

COVER OVER EXISTING AND PROPOSED WATER MAIN SHALL BE MAINTAINED AT 5.5 FEET.

COVER OVER EXISTING AND PROPOSED SANITARY SEWER MUST BE A MINIMUM OF 4.0 FEET.

COVER OVER EXISTING AND PROPOSED STORM DRAIN MUST BE A MINIMUM OF 2.5 FEET.

FIRE DEPARTMENT NOTES

THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:

WHITE	– ON 4.00 INCH MAINS
RED	– ON 6.00 INCH MAINS
ORANGE	– ON 8.00 INCH MAINS
GREEN	– ON 12.00 INCH MAINS
BLUE	– ON 16.00 INCH OR LARGER MAINS

NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.

THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM EIGHTEEN (18) FOOT WIDE PAVED DRIVEWAY OR STREET.

GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.

ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT TO EXCEED ONE HUNDRED (100) FEET.

DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.

A WHITE HIGH VISIBILITY STRIP SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

STANDARD NOTES

CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS' STANDARDS

NO WORK SHALL BE PERFORMED WITHOUT INSPECTION

A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY R.O.W. NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE R.O.W.

ALL CITY STREETS MUST BE MAINTAINED DURING CONSTRUCTION. STREETS SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.

WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00AM TO 7:00PM; SUNUP TO SUNDOWN; WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.

ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.

UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS DIG 1-800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.

ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.

ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.

FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT." "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.

WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.

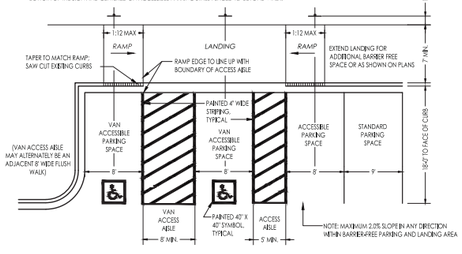
3 WORKING DAYS PRIOR TO STARING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & McCLIMENT, INC. AT (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY R.O.W., ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.

PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

DETENTION NOTE

NO CALCULATED NET INCREASE IN SURFACE RUNOFF THEREFORE DETENTION VOLUME IS NOT BEING PROPOSED AS A PART OF THESE IMPROVEMENTS – SEE HYDROLOGY CALCULATIONS SHEET C5

COMPLIANCE NOTES
1. RAMPS: SURFACE SHALL BE FIRM, STABLE, AND SLIP-RESISTANT; 1:12 MAXIMUM SLOPE.
2. SIGNAGE: SIGNS SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN STATING VAN ACCESSIBLE BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE 7' TO BOTTOM OF THE SIGN AND CENTERED ON ACCESSIBLE PARKING STALL PLACED 12' BEYOND WALK.



TYPICAL PARKING SPACE LAYOUT
N.T.S.

NOT FOR CONSTRUCTION

SIDWELL #14-25-379-009

PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

LEGEND

- MANHOLE
- HYDRANT
- GATE VALVE
- MANHOLE CATCH BASIN
- UTILITY POLE
- GUY POLE
- GUY WIRE
- C.O. CLEAN OUT
- INLET
- C.B. CATCH BASIN
- EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- PR. SANITARY SEWER
- PR. WATER MAIN
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL

STATE OF MICHIGAN
CHAD L. FINDLEY
ENGINEER NO. 44360
LICENSED PROFESSIONAL ENGINEER

PROJECT
Alo's Sports Bar
3315 Auburn Rd

CLIENT
Cranbrook Pavement
Nick Talmers
920 East Lincoln
Birmingham, MI 48009
ntalmers@msn.com
248-789-5847

PROJECT LOCATION
Part of the SE ¼
of Section 25
T. 3N, R.10E
City of Auburn Hills,
Oakland County, Michigan

SHEET
Engineered Site Plan

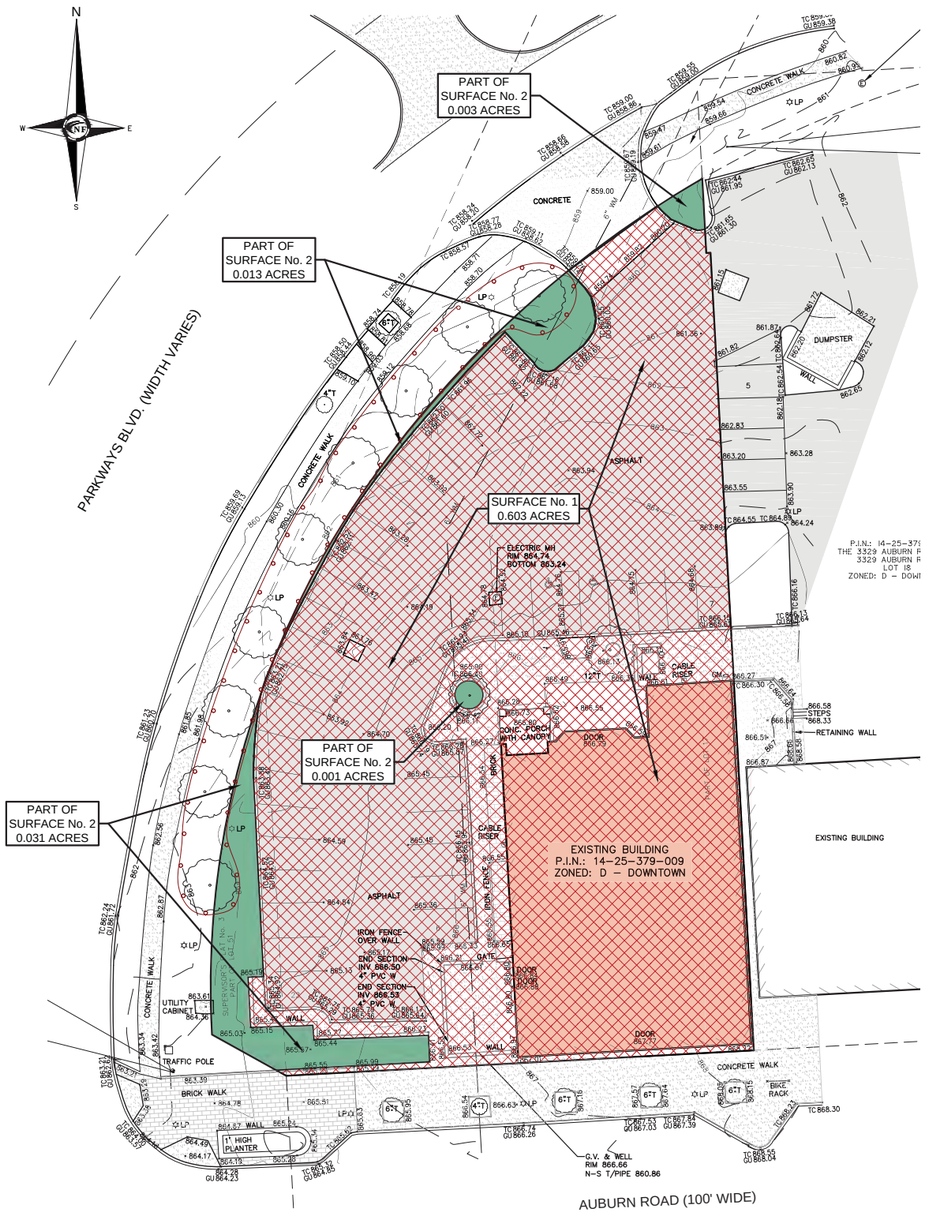
Know what's below Call before you dig.

DATE	ISSUED/REVISED
12/18/2024	ISSUED FOR SPA
02/07/2025	REVISED PER CITY
02/21/2025	REVISED PER CITY

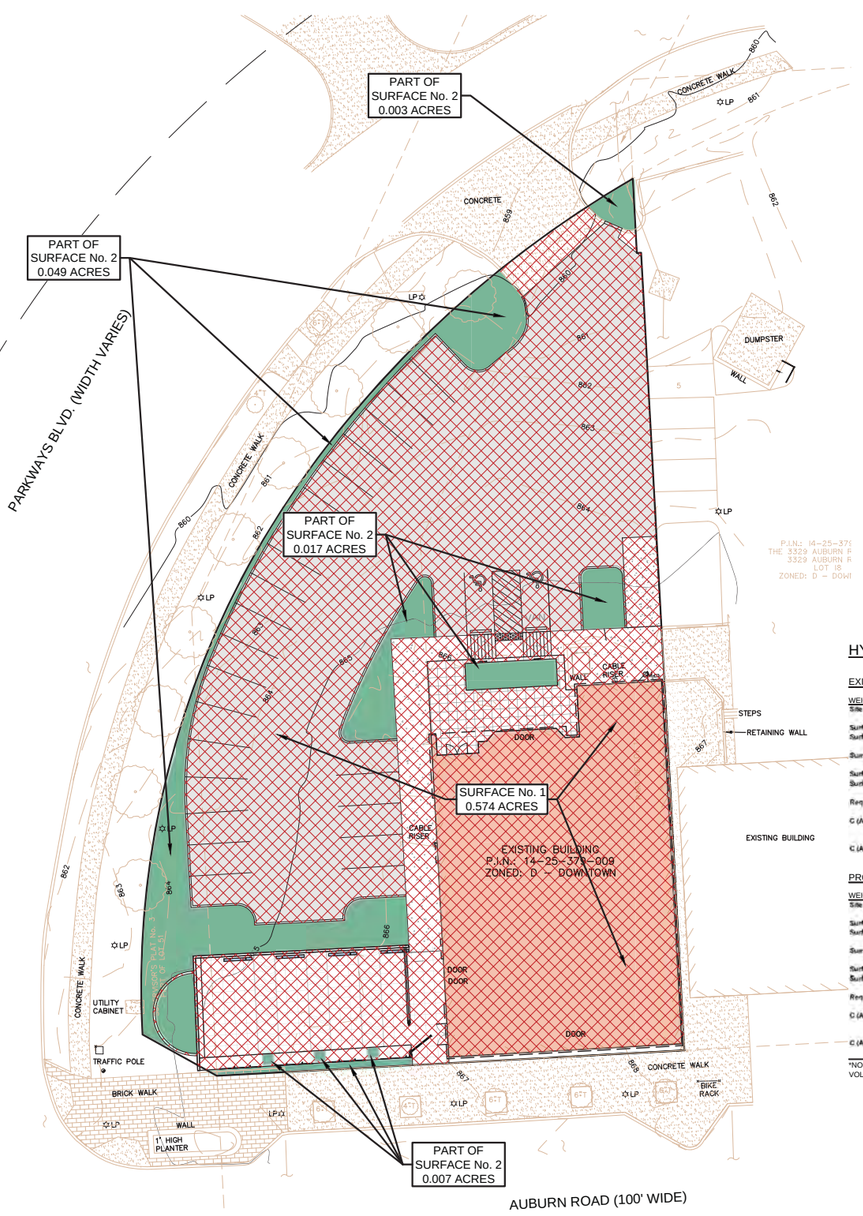
DRAWN BY: J. Klinkenberger
DESIGNED BY: J. Klinkenberger
APPROVED BY: C. Findley
DATE: 12/18/2024
SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO. O275
SHEET NO. C4



EXISTING CONDITIONS



PROPOSED CONDITIONS

HYDROLOGY CALCULATIONS

EXISTING CONDITIONS

WEIGHTED RUNOFF COEFFICIENT CALCULATION

Site Area:	28,327 S.F.	or	0.650	Acres.	
Surface No. 1 - Roof & Pave.:	26,250 S.F.	or	0.603	Acres	92.7%
Surface No. 2 - LScape/Lawn:	2,077 S.F.	or	0.048	Acres	7.3%
Sum of Individual Areas.	28,327 S.F.	or	0.650	Acres	100.0%
Surface No. 1 - Coefficient:	0.85				
Surface No. 2 - Coefficient:	0.25				

Required Formula:

C (Average) = $\frac{\text{Area 1} * C1 + \text{Area 2} * C2 + \text{Area 3} * C3 + \text{Area 4} * C4}{\text{Area 1} + \text{Area 2} + \text{Area 3} + \text{Area 4}}$

C (Average) = 0.90

PROPOSED CONDITIONS

WEIGHTED RUNOFF COEFFICIENT CALCULATION

Site Area:	28,327 S.F.	or	0.650	Acres.	
Surface No. 1 - Roof & Pave.:	25,022 S.F.	or	0.574	Acres	88.3%
Surface No. 2 - LScape/Lawn:	3,305 S.F.	or	0.076	Acres	11.7%
Sum of Individual Areas.	28,327 S.F.	or	0.650	Acres	100.0%
Surface No. 1 - Coefficient:	0.85				
Surface No. 2 - Coefficient:	0.25				

Required Formula:

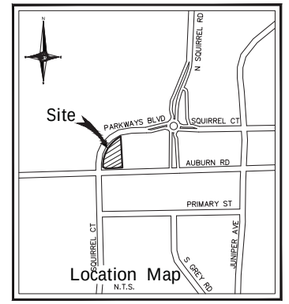
C (Average) = $\frac{\text{Area 1} * C1 + \text{Area 2} * C2 + \text{Area 3} * C3 + \text{Area 4} * C4}{\text{Area 1} + \text{Area 2} + \text{Area 3} + \text{Area 4}}$

C (Average) = 0.87

*NO CALCULATED NET INCREASE IN SURFACE RUNOFF THEREFORE DETENTION VOLUME IS NOT BEING PROPOSED AS A PART OF THESE IMPROVEMENTS

SIDWELL #14-25-379-009

NOT FOR CONSTRUCTION



SURFACE LEGEND

- ON-SITE PERVIOUS SURFACE AREA
- ON-SITE IMPERVIOUS SURFACE AREA

LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- HYDRANT, GATE VALVE — SAN. CLEAN OUT
- MANHOLE, CATCH BASIN — EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- UTILITY POLE, GUY POLE, GUY WIRE — OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- C.O., MANHOLE, HYDRANT, GATE VALVE — PR. SANITARY SEWER
- PR. WATER MAIN
- INLET, C.B., MANHOLE — PR. STORM SEWER
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SHEET
Site Plan
Hydrology Calculations

811 Know what's below Call before you dig.

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SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO. O275
SHEET NO. C5

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR–ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE – MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE – MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85–100, BOND COAT – MDOT SS–1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB–BASE SHALL BE PROOF–ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS–S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

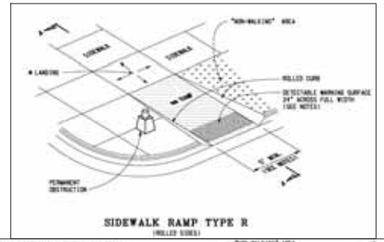
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

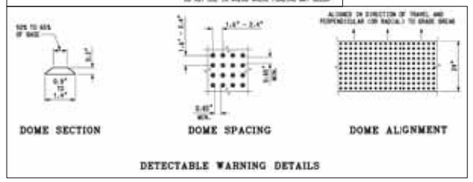
ALL PAVEMENT AREAS SHALL BE PROOF–ROLLED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

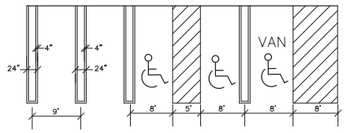


SIDEWALK RAMP TYPE R
(ROLLED SIDES)

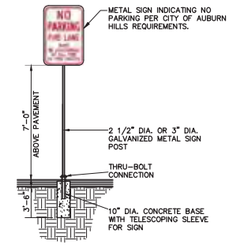
SIDEWALK RAMP TYPE P
(PARALLEL RAMP)
DO NOT USE IN AREAS WHERE PONDING MAY OCCUR



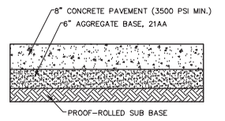
DETECTABLE WARNING DETAILS



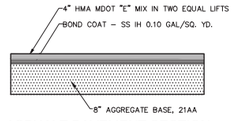
STANDARD PARKING STRIPE DETAIL
N.T.S.



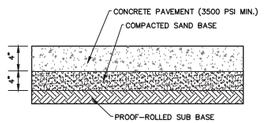
NO PARKING SIGN DETAIL



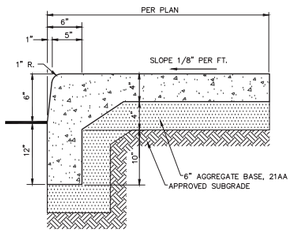
CONCRETE PAVEMENT SECTION
N.T.S.



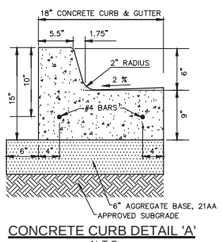
ASPHALT PAVEMENT SECTION
(DRIVE AND PARKING)



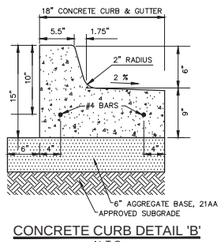
4" CONCRETE SECTION
N.T.S.



6" MONOLITHIC CURB AND WALK
N.T.S.

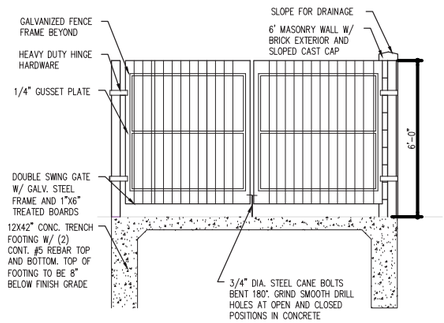


CONCRETE CURB DETAIL 'A'
N.T.S.



CONCRETE CURB DETAIL 'B'
N.T.S.

DUMPSTER ENCLOSURE DETAIL



BIKE RACK

PATIO GATE

UTILITIES

AT LEAST 72 HOURS (3 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY MISS DIG AND THE LOCAL COMMUNITY (WHERE APPLICABLE) TO STAKE LOCATIONS OF EXISTING UTILITIES.

THE CONTRACTOR SHALL EXPOSE AND VERIFY EXISTING UTILITIES FOR LOCATION, SIZE, DEPTH, MATERIAL, AND CONFIGURATION PRIOR TO CONSTRUCTION. COSTS FOR EXPLORATORY EXCAVATION IS AN INCIDENTAL COST AND SHALL NOT BE CONSIDERED AN EXTRA TO THE CONTRACT.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING UTILITIES WHICH DO NOT MATCH THE PLANS AND SPECIFICATIONS PRIOR TO COMMENCING WORK. ANY FIELD CHANGES OF THE PROPOSED UTILITIES SHALL BE APPROVED BY THE OWNER AND ENGINEER BEFORE THE WORK IS DONE.

THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE. ANY SERVICE OR UTILITY DAMAGED OR REMOVED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR, IN CONFORMANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY PROVIDER.

DAMAGE TO PRIVATE PROPERTY

ALL SIDEWALKS, DRIVEWAYS, LAWNS, FENCING, TREES, SHRUBS, SPRINKLERS, LANDSCAPING, ETC., THAT ARE DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED, IN KIND OR BETTER, BY THE CONTRACTOR. ALL STREET SIGNS, MAIL BOXES, ETC., REMOVED SHALL BE REPLACED IN KIND OR BETTER, BY THE CONTRACTOR. ALL THE REPAIRS OR REPLACEMENTS DUE TO THE CONTRACTOR'S WORK ARE TO BE INCLUDED IN THE CONTRACT PRICE(S) AND SHALL NOT BE AN EXTRA TO THE CONTRACT.

THE CONTRACTOR SHALL SECURE PERMISSION IN WRITING FROM ADJACENT PROPERTY OWNERS PRIOR TO ENTERING UPON ANY ADJOINING PROPERTIES, UNLESS OFFSITE PERMITS HAVE ALREADY BEEN OBTAINED BY THE OWNER AND ARE PART OF THE CONTRACT DOCUMENTS.

DEWATERING OF TRENCH AND EXCAVATIONS

IF NOT SPECIFICALLY PROVIDED FOR IN THE CONSTRUCTION DESIGN DOCUMENTS, THE DESIGN OR QUALITATIVE ANALYSIS OF GROUND WATER DEWATERING SYSTEMS IS BEYOND THE SCOPE OF DESIGN FOR THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING AND PROVIDING APPROPRIATE EXCAVATION DEWATERING SYSTEMS FOR USE DURING CONSTRUCTION.

THE DEWATERING METHOD SELECTED BY THE CONTRACTOR WILL NOT ADVERSELY AFFECT ADJACENT PAVEMENTS OR STRUCTURES PRIOR TO BEGINNING DEWATERING CONDITIONS. MEANS AND METHODS OF DEWATERING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF DEWATERING WILL BE CONSIDERED INCLUDED IN THE WORK OF CONSTRUCTING THE UNDERGROUND UTILITIES UNLESS SPECIFICALLY INDICATED OTHERWISE.

BY-PASS PUMPING

FROM TIME TO TIME IT MAY BE NECESSARY FOR THE CONTRACTOR TO BY–PASS PUMP TO COMPLETE THE WORK INDICATED ON THE PLANS. THE COST OF BY–PASS PUMPING, THE METHODS, EQUIPMENT AND MEANS OF PROVIDING THAT WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSIDERED PART OF THE WORK WHETHER SPECIFICALLY CALLED OUT ON THE PLANS OR NOT.

MEANS AND METHODS FOR PIPE CONSTRUCTION

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEANS AND METHODS FOR CONSTRUCTING THE UNDERGROUND PIPE SYSTEMS PROPOSED ON THE PLANS, INCLUDING BUT NOT LIMITED TO THE NEED FOR SHORING/BRACING OF TRENCHES, DEWATERING OF TRENCHES, SCHEDULING THE WORK AT OFF PEAK HOURS, AND/OR MAINTAINING EXISTING FLOWS THAT MAY BE ENCOUNTERED VIA PUMPING, BY–PASS PIPING OR OTHER MEANS. THE CONTRACTOR SHALL NOT BE PAID ANY ADDITIONAL COMPENSATION TO IMPLEMENT ANY MEANS AND METHODS TO SATISFACTORILY COMPLETE THE CONSTRUCTION.

PAVEMENT REMOVAL

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE THICKNESS OF THE PAVEMENT REMOVAL. PAVEMENT CORE SAMPLES ARE FOR INFORMATIONAL PURPOSES ONLY AS TO THE THICKNESS OF THE PAVEMENT AT THE LOCATION OF THE SAMPLE. THE OWNER AND ENGINEER MAKE NO REPRESENTATION, WARRANTY OR GUARANTY THAT THE SAMPLES ACCURATELY REFLECT THE PAVEMENT THICKNESS ON THE PROJECT.

MAINTENANCE OF TRAFFIC

DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL ACCOMMODATE BOTH VEHICULAR AND PEDESTRIAN TRAFFIC IN THE ROAD RIGHTS OF WAY. THE CONTRACTOR'S EQUIPMENT AND OPERATIONS ON PUBLIC STREETS SHALL BE GOVERNED BY ALL APPLICABLE LOCAL, COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS. THE CONTRACTOR SHALL OBTAIN AND SATISFY ANY AND ALL PERMIT REQUIREMENTS BY THE LOCAL, COUNTY AND STATE GOVERNMENTAL AGENCIES.

IN ADDITION, WHERE THE WORK REQUIRES THE CLOSURE OF ONE OR MORE LANES OR IS WITHIN THE INFLUENCE OF THE ROAD OR PEDESTRIAN RIGHT OF WAY, THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLAG PERSONS AND OTHER TRAFFIC CONTROL MEASURES AS REQUIRED BY MDOT, THE COUNTY, OR THE COMMUNITY HAVING JURISDICTION OF THE ROAD AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

COMPENSATION FOR TRAFFIC CONTROL SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE(S) UNLESS SPECIFIC TRAFFIC CONTROL ITEMS ARE INCLUDED IN THE ACCEPTED BID PROPOSAL.

IRRIGATION

THE CONTRACTOR SHALL MAINTAIN OR REPAIR ANY EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT AREA UNLESS THE DRAWINGS CALL FOR THE IRRIGATION SYSTEM TO BE REMOVED. THE OWNER AND NFE MAKE NO REPRESENTATIONS, WARRANTY OR GUARANTY AS TO THE LOCATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT THE IRRIGATION SYSTEM DURING CONSTRUCTION ACTIVITIES. COMPENSATION FOR MAINTAINING OR REPAIRING EXISTING IRRIGATIONS SYSTEMS SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE(S) UNLESS SPECIFIC IRRIGATION SYSTEM REPAIR ITEMS ARE INCLUDED IN THE ACCEPTED BID PROPOSAL.

SUB-SOIL CONDITIONS

ANY SOIL BORING PROVIDED BY THE OWNER AND/OR ENGINEER IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THIS INFORMATION IS NOT OFFERED AS EVIDENCE OF GROUND CONDITIONS THROUGHOUT THE PROJECT AND ONLY REFLECT THE GROUND CONDITIONS AT THE LOCATION OF THE BORING ON THE DATE THEY WERE TAKEN.

THE ACCURACY AND RELIABILITY OF THE SOIL LOGS AND REPORT ARE NOT WARRANTED OR GUARANTEED IN ANY WAY BY THE OWNER OR ENGINEER AS TO THE SUB–SOIL CONDITIONS FOUND ON THE SITE. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION AND SUB–SOIL INVESTIGATION AND SECURE OTHER SUCH INFORMATION AS THE CONTRACTOR CONSIDERS NECESSARY TO DO THE WORK PROPOSED AND IN PREPARATION OF THEIR BID.

SUBGRADE UNDERCUTTING AND PREPARTION

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY AND ALL SOILS WHICH DO NOT CONFORM TO THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A SUBGRADE IN CONFORMANCE WITH THE PROJECT PLANS AND/OR SPECIFICATIONS. THE MEANS AND METHODS USED TO ACHIEVE THE REQUIRED RESULT SHALL REST SOLELY WITH THE CONTRACTOR.

ANY AREAS OF UNDERCUTTING THAT RESULT IN ADDITIONAL OR EXTRA WORK BECAUSE THEY COULD NOT BE IDENTIFIED BY THE CONTRACTOR'S PRE–BID SITE OBSERVATION OR ARE NOT SET FORTH IN THE PLANS AND SPECIFICATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE ANY EXTRA WORK IS PERFORMED. THE CONTRACTOR SHALL MAKE A REQUEST FOR ANY ADDITIONAL COMPENSATION FOR THE UNDERCUTTING IN WRITING AND THE REQUEST SHALL CONFORM TO THE CONTRACT'S CHANGE ORDER PROVISIONS.

STRUCTURE BACKFILL

STRUCTURAL BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PROJECT PLANS, SPECIFICATIONS OR AS REQUIRED BY THE COMMUNITY, GOVERNMENT AGENCY OR UTILITY THAT HAS JURISDICTION OVER THE WORK.

TRENCH BACKFILL

TRENCH BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PLANS AND/OR SPECIFICATIONS. TRENCH BACKFILL SHALL ALSO BE INSTALLED IN CONFORMANCE WITH THE COMMUNITY REQUIREMENTS OR AGENCY/UTILITY GOVERNING SAID TRENCH CONSTRUCTION. IN THE CASE OF CONFLICTING REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.

EARTH BALANCE / GRADING

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHETHER THE SITE EARTHWORK BALANCES OR NOT. ANY EXCESS CUT MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR. IN A LIKE MANNER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT APPROVED FILL MATERIAL AND PLACE IT AS REQUIRED TO ATTAIN THE SITE GRADE AND COMPACTION REQUIREMENTS PER THE ENGINEER'S PLAN AND ALL APPLICABLE GOVERNMENTAL STANDARDS. THE ENGINEER AND OWNER MAKE NO REPRESENTATION AS TO THE QUANTITIES THAT MAY BE NEEDED TO CREATE A BALANCED EARTHWORK CONDITION OR THAT THE SITE EARTHWORK IS BALANCED.

SOIL EROSION / SEDIMENTATION CONTROL

THE CONTRACTOR SHALL OBTAIN THE REQUIRED SOIL EROSION PERMIT AND SATISFY ALL REGULATORY REQUIREMENTS FOR CONTROLLING SOIL EROSION AND SEDIMENT TRANSPORT. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR INSPECTION OR APPROVAL OF THE CONTRACTOR'S WORK IN CONNECTION WITH SATISFYING THE SOIL EROSION PERMIT REQUIREMENTS UNLESS SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS.

NOT FOR CONSTRUCTION

SIDWELL#14-25-379-009

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL

STATE OF MICHIGAN
CHAD L. FINDLEY
ENGINEER NO. 44360
LICENSED PROFESSIONAL ENGINEER

PROJECT
Alo's Sports Bar
3315 Auburn Rd

CLIENT
Cranbrook Pavement
Nick Talmers
920 East Lincoln
Birmingham, MI 48009
ntalmers@msn.com
248-789-5847

PROJECT LOCATION
Part of the SE ¼
of Section 25
T. 3N, R.10E
City of Auburn Hills,
Oakland County, Michigan

SHEET
Site Plan
Project Notes & Details

Know what's below
Call before you dig.

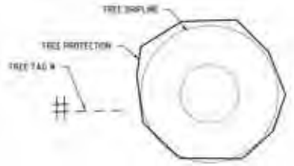
DATE	ISSUED / REVISED
12/18/2024	ISSUED FOR SPA
02/07/2025	REVISED PER CITY
02/21/2025	REVISED PER CITY

DRAWN BY: J. Klinkenberger
DESIGNED BY: J. Klinkenberger
APPROVED BY: C. Findley
DATE: 12/18/2024
SCALE: N.T.S.

NFE JOB NO. O275
SHEET NO. C6

1 Landscape Site Plan

NORTH



SEE EXISTING TREE SCHEDULE

ZONING SCHEDULE (D-REGULATIONS)

Regulation	Required (D-Downtown)	Provided
Setbacks	Front - 0 Sides - 0 Rear - 35'	Front - Auburn Rd. - 18' Squirrel Ct. - 26' East Side - 1'-6"
Building Height	2 Stories (30')	1 Stories - 30'
Coverage	n/a	85.14%
Pavement (Impervious Surfaces)	n/a	36.25% (Plaza)
Open Space	n/a	7.19% (Lawn)
Net Landscape Area	0.64 ac x .20=0.128 ac or 5,575 SF	2,138 SF
Site Area Landscaping	5,575 SF / 1,000=6 Trees	2,138 SF / 1,000=3 Trees
Frontage Landscaping	Squirrel Rd. - 324 ft./30=11 Trees Auburn Rd. - 134 ft./30=5 Trees	Squirrel Rd. - 12 Trees Auburn Rd. - 7 Trees
Parking Interior Landscaping	40 Parking Spaces = 2 Trees	40 Parking Spaces = 2 Trees
Total Landscaping Trees	24 Trees	28 Trees

LANDSCAPE/TREE REPLACEMENT NOTES

1. All installed trees are to have a straight trunk.
2. All installed trees are to be northern grown
3. All installed trees are to be state department of agriculture nursery grade no. 1 or better
4. All replacement trees are considered protected regardless of size
5. All trees shall be guaranteed for a minimum of two years
6. All landscaped areas shall be irrigated with an underground sprinkler system

EXISTING TREES

#	BOTANICAL NAME	COMMON NAME	SIZE	REGULATED	COND.	DISPOSITION
100	ACER platanoides	NORWAY MAPLE	5"	N	GOOD	TO REMAIN
101	ACER platanoides	NORWAY MAPLE	6"	N	GOOD	TO REMAIN
102	ACER platanoides	NORWAY MAPLE	6"	N	GOOD	TO REMAIN
103	ACER platanoides	NORWAY MAPLE	6"	N	GOOD	TO REMAIN
104	ACER platanoides	NORWAY MAPLE	6"	N	GOOD	TO REMAIN
105	ACER platanoides	NORWAY MAPLE	8"	N	GOOD	TO REMAIN
106	ACER platanoides	NORWAY MAPLE	5"	N	GOOD	TO REMAIN
107	ACER platanoides	NORWAY MAPLE	6"	N	GOOD	TO REMAIN
108	ACER platanoides	NORWAY MAPLE	7"	N	GOOD	TO REMAIN
109	ACER platanoides	NORWAY MAPLE	6"	N	GOOD	TO REMAIN
110	PYRUS calleryana	PEAR	4"	N	GOOD	TO REMAIN
111	PYRUS calleryana	PEAR	5"	N	GOOD	TO REMAIN
113	AMELANCHIER l.	SERVICEBERRY	10"	N	GOOD	TO REMAIN
113	AMELANCHIER l.	SERVICEBERRY	10"	N	GOOD	TO REMAIN
114	GLEDITSIA t.	HONEY-LOCUST	7"	N	GOOD	TO REMAIN
115	GLEDITSIA t.	HONEY-LOCUST	4"	N	GOOD	TO REMAIN
116	GLEDITSIA t.	HONEY-LOCUST	7"	N	GOOD	TO REMAIN
117	GLEDITSIA t.	HONEY-LOCUST	7"	N	GOOD	TO REMAIN
118	GLEDITSIA t.	HONEY-LOCUST	7"	N	GOOD	TO REMAIN
119	ULMUS	ELM	10"	N	POOR	TO BE REMOVED
120	MALUS	CRABAPPLE	5"	N	GOOD	TO REMAIN

PLANT SCHEDULE

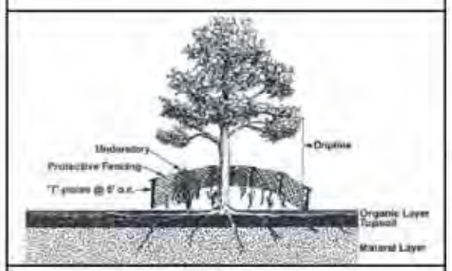
QTY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT	NOTES
3	ACER RUBRA	RED MAPLE	3" B&B	
6	AMELANCHIER x GRANDIFLORA	SERVICE BERRY	3" B&B	SINGLE STEM
1	QUERCUS coccinea	SCARLET OAK	3" B&B	
25	SPIRAEA x. coccinea	DWARF RED SPIREA	24" CONT	
17	EUONYMUS a COMPACTA	DWARF BURNING BUSH	24" CONT	
48	SYRINGA p MISS KIM	MISS KIM LILAC	24" CONT	
5	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	24" CONT	
14	TAXUS x densiformis	DENSE YEW	24" CONT	
18	HOSTA	ROYAL STANDARD	#2 CONT	
17	HOSTA	ALBO-MARGINATA	#2 CONT	
6	PACHYSANDRA	PACHYSANDRA	FLAT	
20	HEMEROCALLIS	DAY LILY	#2 CONT	

TREE PROTECTION

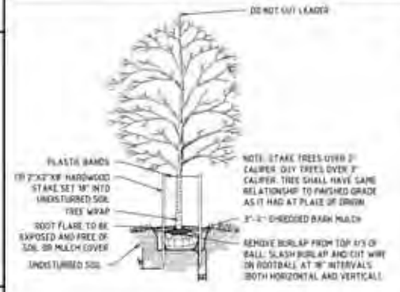
NOTES

1. Identify on site all trees or areas of trees which are being proposed to be preserved with fluorescent orange spray paint (chalk base) or by red flagging tape.
2. Erect barriers of four (4) foot high fencing staked with metal "T-posts" five (5) feet on center or all such trees or groups of trees proposed to remain.
3. Protective barriers are to be erected prior to any clearing or grubbing on the site, and barriers are to remain in tact until approved by the City to be removed, or when a Certificate of Occupancy is issued.
4. Keep clear all debris or fill, equipment, and material from within the required protective barrier.
5. During construction, the owner, developer, or agent shall not cause or permit any activity within the fence line of any protected tree or group of trees including, but not limited to, the storage of equipment, dumpsters, boulders, dirt, and excavated material, building or waste material, or any other material harmful to the life of a tree.
6. No damaging attachment, wires (other than cable wires for trees), signs or permits may be fastened to any tree protected by this Ordinance.

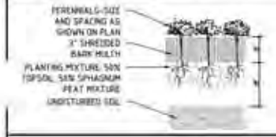
TREE PROTECTION DETAIL



DECIDUOUS TREES



PERENNIALS



SHRUBS

DESIGNHAUS ARCHITECTURE EST 1998
3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5884
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

ISSUANCE	DATE
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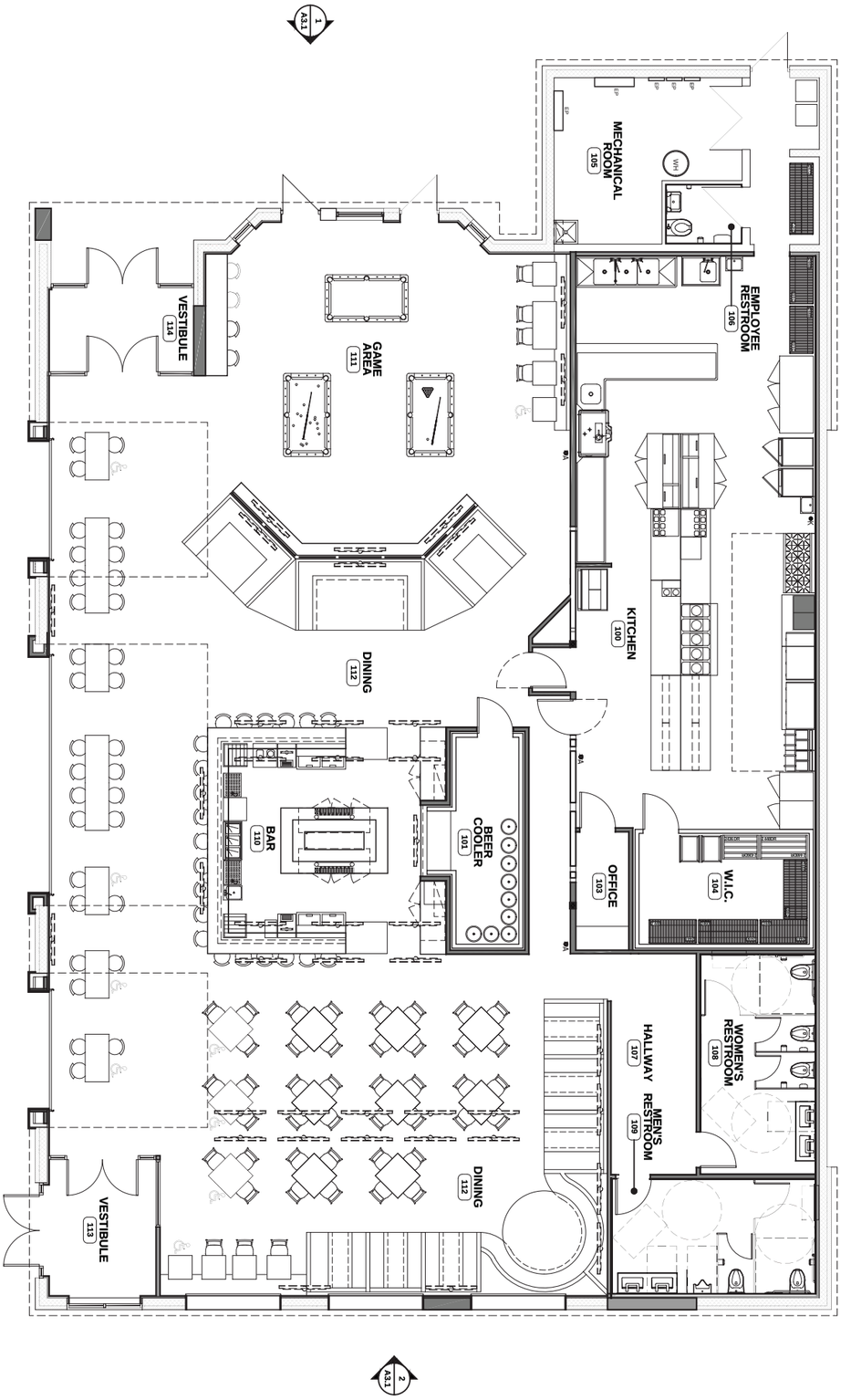
SPA REV #3	02.21.25
SPA REV #3	02.11.25
SPA REV #1	02.07.25
SPA	12.18.24

ALO'S SPORTS BAR
3315 Auburn Rd.
Auburn Hills, MI 48326

Landscape Plan

24092

LS.1.1



1 FIRST FLOOR PLAN - COMPOSITE

SCALE: 3/16" = 1'-0"

NORTH

A1.0	24092	ALO'S SPORTS BAR 3315 Auburn Rd. Auburn Hills, MI 48326 First Floor Plan - Composite	

ISSUANCE	DATE
SPA	12.18.24
SPA REV #1	02.07.25
SPA REV #2	02.11.25
SPA REV #3	02.21.25

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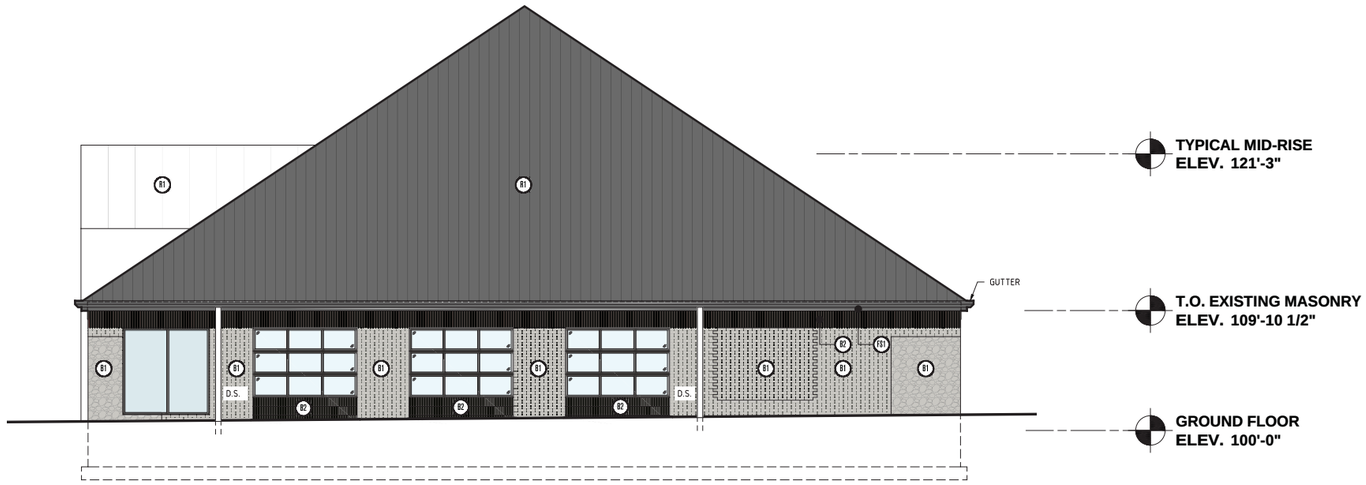

1 SOUTH ELEVATION

SCALE: 3/16" = 1'

2 NORTH ELEVATION

SCALE: 3/16" = 1'

EXTERIOR FINISH LEGEND

ROOF FINISH	
R1	STANDING SEAM METAL ROOF
BRICK FINISH	
B1	STAINED BRICK - SILVER GRAY
B2	STAINED BRICK - BLACK
FIBER CEMENT	
C1	NICHIHA - FIBER CEMENT BD - SPRUCE
C2	NICHIHA - FIBER CEMENT BD - BARK
FASCIA / SOFFIT FINISH	
S1	METAL FASCIA - BLACK

KEY NOTES

1	OVER HEAD DOOR - FULL LITE
2	DOOR - 3/4" LITE
3	NEW GUARD RAIL
4	GLAZING
5	DOOR - FULL LITE

DOWNSPOUTS

IT IS THE INTENT TO INSTALL DOWNSPOUTS WHERE THE OLD LOCATIONS ARE. G.C. TO VERIFY AND INSTALL ACCORDINGLY. ALL DOWNSPOUT DRAINAGE TO BE TIED INTO THE DRAIN SYSTEM

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ISSUANCE	DATE
SPA	12.18.24
SPA REV #1	02.07.25
SPA REV #2	02.11.25
SPA REV #3	02.21.25
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ALO'S SPORTS BAR
3315 Auburn Rd.
Auburn Hills, MI 48326

Building Elevations

24092

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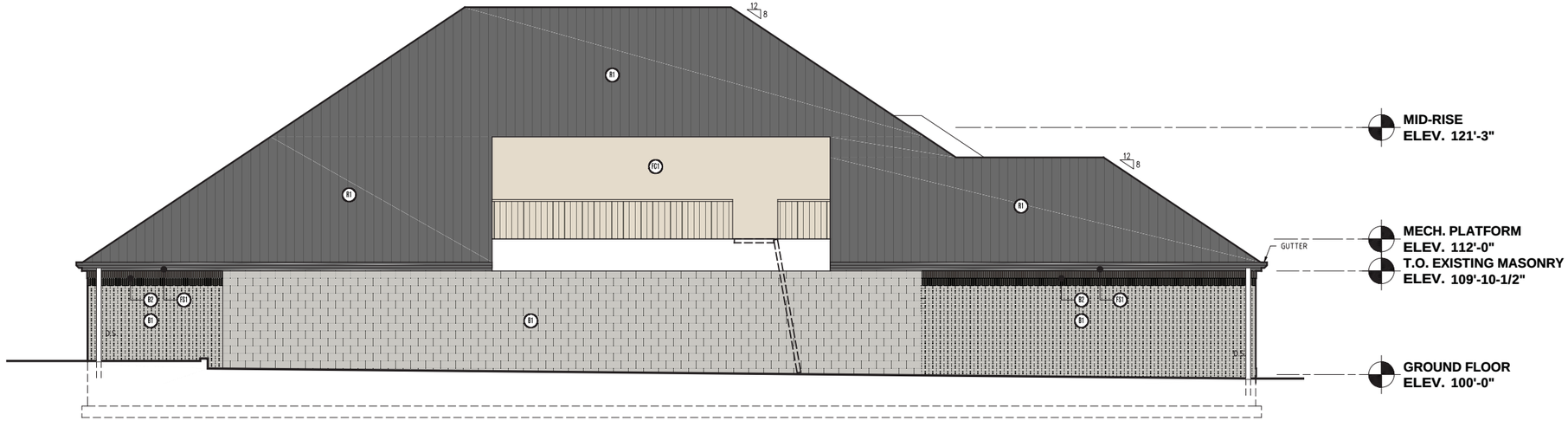
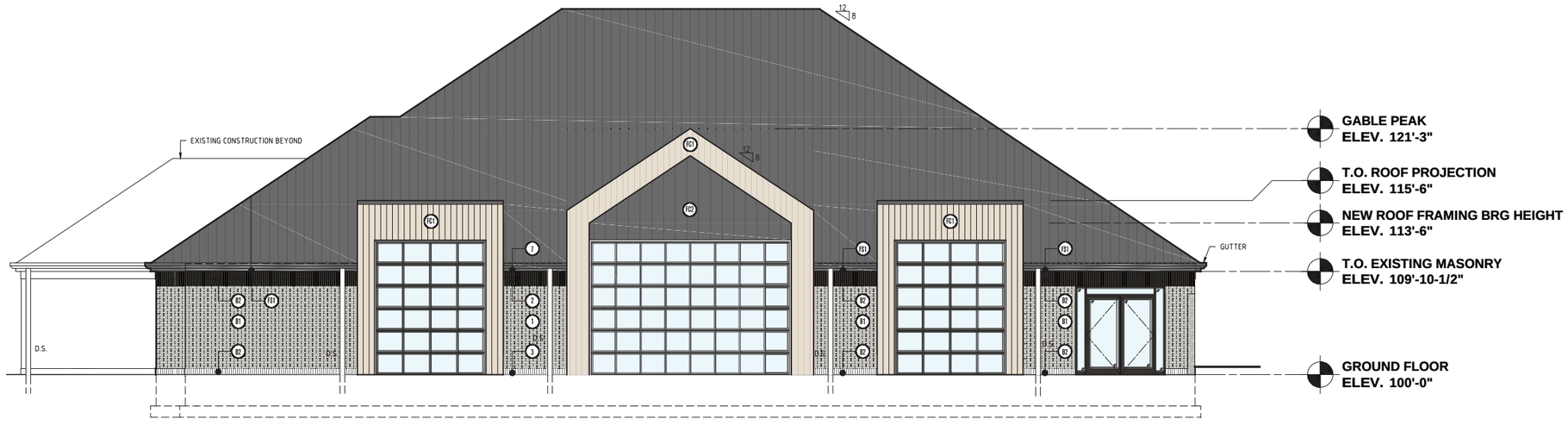
2/21/2025
DESIGNHAUS



2 EAST ELEVATION

SCALE: 3/16" = 1'



1 WEST ELEVATION

SCALE: 3/16" = 1'

EXTERIOR FINISH LEGEND

ROOF FINISH	
R1	STANDING SEAM METAL ROOF
BRICK FINISH	
B1	STAINED BRICK - SILVER GRAY
B2	STAINED BRICK - BLACK
FIBER CEMENT	
FC1	NICHIHA - FIBER CEMENT BD - SPRUCE
FC2	NICHIHA - FIBER CEMENT BD - BARK
FASCIA / SOFFIT FINISH	
FS1	METAL FASCIA - BLACK

KEY NOTES

1	OVER HEAD DOOR - FULL LITE
2	DOOR - 3/4" LITE
3	NEW GUARD RAIL
4	GLAZING
5	DOOR - FULL LITE

DOWNSPOUTS

IT IS THE INTENT TO INSTALL DOWNSPOUTS WHERE THE OLD LOCATIONS ARE. G.C. TO VERIFY AND INSTALL ACCORDINGLY. ALL DOWNSPOUT DRAINAGE TO BE TIED INTO THE DRAIN SYSTEM

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SPA REV #3	02.21.25
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ALO'S SPORTS BAR
3315 Auburn Rd.
Auburn Hills, MI 48326

Building Elevations

24092

A3.2

4 RENDER #4 - NORTH ENTRANCE

3 RENDER #3 - VIEW FROM PARKING LOT

2 RENDER #2 - AUBURN ENTRANCE

1 RENDER #1 - VIEW FROM PARKING LOT

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ALO'S SPORTS BAR
3315 Auburn Rd.
Auburn Hills, MI 48326

Graphic Illustrations

24092

A10.0

A10.0 Graphic Illustrations.dwg
2/21/2025
DESIGNHAUS

4 RENDER #8 - VESTIBULE PERSPECTIVE

3 RENDER #7 - BAR (NIGHT)

2 RENDER #6 - PATIO

1 RENDER #5 - ISO VIEW (SITE)

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ALO'S SPORTS BAR
3315 Auburn Rd.
Auburn Hills, MI 48326

Graphic Illustrations

24092

A10.1

4 RENDER #11 - INTERIOR PERSPECTIVE

3 RENDER #11 - DINING AREA

2 RENDER #10 - GAME AREA

1 RENDER #9 - BAR PERSPECTIVE (DINING)

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ALO'S SPORTS BAR
3315 Auburn Rd.
Auburn Hills, MI 48326

Graphic Illustrations

24092

A10.2

CHECKLIST

PROJECT NAME

ALO'S SPORTS BAR – 3315 AUBURN ROAD

(Check all that apply)

- ✓ SITE PLAN
- ✓ SPECIAL LAND USE
- TREE REMOVAL PERMIT
- REZONING
- PUD

The following items have not been included in your packet of information since they are either common, non-controversial items or the recommendations have been noted in the project's cover letter.

Public Notice
Police Department Approval Letter
Fire Department Approval Letter
Citizen's Participation Letter and Report

However, if you wish to see a copy of the above documents, they are on file in the Community Development Department.

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 | **AGENDA ITEM NO 9E**

COMMUNITY DEVELOPMENT

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development

Submitted: March 10, 2025

Subject: 975 South Opdyke Self Storage Redevelopment

Motion – Approval of combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit

INTRODUCTION AND HISTORY

This is a request from Etkin Real Estate Solutions (Etkin) for Planned Unit Development Option (PUD) approval to construct a 45,032-square-foot addition to the existing building located at the northeast corner of S. Opdyke Road and South Boulevard. The size of the expanded building will be 149,865 square feet. The 13.37-acre site is zoned T&R, Technology and Research District. **The new addition and part of the existing building totaling 107,613 square feet will be developed as a 702-unit, indoor, climate-controlled self-storage facility.** The north 42,252 square feet of the building will continue to house automotive supplier Pierburg US LLC, which has been a tenant since 2008.

Bird's eye view rendering of the building addition

The overall investment in the project is estimated at $8.5 million. Etkin has advised staff that they may phase the project's construction depending on the time of year they are permitted to start work (e.g., weather dependency). Phasing may include working on the inside of the existing building first, later this year, following up with starting exterior sitework, and the building addition once the weather permits next year. If the start occurs where they could run all construction phases simultaneously, they will do that. As such, Etkin has committed to starting construction within one year of PUD approval by the City Council and completing the entire development within 18 months from the commencement of construction per the Zoning Ordinance.

PUD OPTION USED TO IMPLEMENT THE PROPOSED PROJECT

Staff recommends the PUD Option as the best mechanism for implementing the proposed project. Deviations requested via the PUD Option allow: 1) the self-storage facility land use in the T&R District; and 2) the Auburn Hills gateway sign to be larger than 150 square feet at approximately 364 square feet. For the development to become eligible for the PUD Option, it must provide a recognizable net public benefit to the City's residents' health, safety, and welfare.

Staff finds the project would offer numerous net public benefits and meet several of the criteria for PUD qualification, such as:

1. **Redevelopment of sites where an orderly change of use is desirable.** *Etkin has found that the currently vacant 62,581 square feet of space in the south end of the 975 S. Opdyke building has been very difficult to lease. Most of the space, more recently used as a call center, has been vacant since 2018. The building was initially constructed as a single-story Kmart retail store when it opened in November 1971. That store closed in November 1992. The building had been converted into office space in the mid-1990s for GM University, EDS, and later a Comerica Bank call center. Etkin has explained to staff that leasing pure office space is a huge challenge today. The widespread adoption of working from home significantly reduces the need for physical office space, resulting in less demand for older buildings like this one. Most prospective R&D tenants, allowed within the T&R zoning district, are looking for space today and desire high ceilings for lifts, cranes, racks, etc. The requirements companies often ask for are ceilings that are over 30 feet tall (clear to the underside of the structure). By comparison, the building is only 16-18 feet clear, making it undesirable for most R&D/testing operations. In addition, many of these types of businesses require several truck wells and docks perpendicular to the building. The building only has one truck well parallel to the building. Etkin has informed staff that they have made significant efforts to obtain new leases by soliciting nontraditional and traditional tenants. The low ceiling height would allow office space, which previously occupied the space, but the widespread adoption of remote work reduces the need for physical office space, resulting in less demand. Thus, this self-storage proposal provides a good solution for addressing reinvestment and utilization of the building and property, including reducing the sea of parking surrounding it.*

Illustrated Site Plan

2. **<u>Architectural design quality and innovation</u>**. *Etkin designed the self-storage building addition's façade to resemble a two-story technology building using high-end materials such as masonry, glass, and metal panels. The existing building will be painted to match the new addition.*

Rendering of the building addition viewed from South Boulevard

Bird's eye view rendering of the expanded building looking south from the north parking lot

3. **Extent and type of landscaping.** *The project has been designed with a high-quality landscape plan that includes additional greenspace and trees that exceed ordinance requirements.*

4. **Provision of open space or public plazas or features.** *The project has been designed to beautify the City's entrance at S. Opdyke Road and South Boulevard by removing excess parking lots and adding new trees, open space, and an updated prominent Auburn Hills gateway sign. The old gateway sign will be removed.*

Current vs. proposed condition

Rendering of the proposed Auburn Hills gateway sign to be installed by Etkin

5. **Install plug-in electric vehicle charging stations** for use by employees and visitors per Section 1834 and/or the installation of other infrastructure for alternative fuel vehicles. *Two electric vehicle charging station spaces will be installed near the northeast corner of the building adjacent to Pierburg US LLC tenant space.*

SELF STORAGE FACILITY - OPERATIONAL DETAILS

The total number of self-storage units to be constructed in the existing building and the proposed addition is 702. The unit mix will include a range of sizes, with the smallest being 5 feet x 5 feet and the largest being 10 feet x 30 feet, with various other sizes available. Both storage in the existing building and the addition will be single-story and climate controlled.

As outlined previously, the addition has been designed to appear like a two-story tech building using high-end materials such as masonry, glass, and metal panels. A centralized climate-controlled drive-through bay will sit between the existing building and addition for loading and unloading. This will be fully automated with gate arms, garage doors, and punch pad access. The management office will be directly adjacent to the drive-through where future patrons can access staff or purchase storage supplies (e.g., boxes, bubble wrap, locks, etc.).

The building will be staffed and managed by a professional third-party management company with significant self-storage facility experience. Typical hours for staff vary depending on the company, but it is standard to have staff on site Monday through Friday during normal business hours and often on Saturdays. The building will be fully automated with state-of-the-art access control for 24/7 access, which includes code access, multiple cameras, and internal LED lighting on occupancy sensors. Etkin operates a similar facility at 1405 Crooks Road in Troy, which CubeSmart manages. Staff toured that facility and found it to be clean and well-run.

Photo taken inside Etkin's Troy Facility

STAFF RECOMMENDATION

The City's Administrative Site Plan Review Team has reviewed this project and recommended approval.

We recommend Approval of the PUD Step One – Concept Plan and offer the following discretionary findings of fact:

1. The project is eligible for the PUD option because it provides a recognizable net public benefit to the health, safety, and welfare of the residents of the City of Auburn Hills and accomplishes the following:
   a) Permits flexibility in the regulation of land development.
   b) Encourages innovation in land use and variety in design, layout, and type of structures constructed.
   c) Achieves economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities.
   d) Encourages useful open space.
   e) Provides better employment opportunities that are particularly suited to the needs of the residents of the City of Auburn Hills.
2. The concept plan contains sufficient basic information required for a recommendation.
3. The PUD Concept Plan promotes the land use goals and objectives of the City of Auburn Hills.
4. There is an adequate means of disposing of sanitary sewage and supplying the development with water.
5. The road system and stormwater drainage system are adequate.

STAFF RECOMMENDATION (cont.)

We recommend Conditional Approval of the PUD Step Two - Site Plan and offer the following discretionary findings of fact:

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
   a) All requirements and standards of the Zoning Ordinance and other City Ordinances can be met.
   b) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to S. Opdyke Road and South Boulevard via existing driveways.
   c) Traffic circulation features within the site and the location of parking areas avoid common traffic problems and can promote safety.
   d) A satisfactory and harmonious relationship will exist between the proposed development and the surrounding area.
   e) The proposed use will not have an unreasonable, detrimental, or injurious effect upon the natural characteristics of the subject parcel or the adjacent area.
3. Based on the project's land use, 177 parking spaces are required, and 436 parking spaces are depicted. *Note: The number of parking spaces on site has been reduced from 853 to 436.*
4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (9 are required, and 10 are provided). Three spaces will be van accessible.
5. Building and parking setback requirements will be met.
6. Greenbelts will be provided.
7. Landscape requirements will be met and calculations have been submitted.
8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. Light poles shall not be taller than the proposed height of 20 feet from grade.
9. A note indicates that signs shall meet the requirements of the Zoning Ordinance, except for the proposed Auburn Hills gateway sign at the northeast corner of S. Opdyke Road and South Boulevard, identified as a deviation in this report. *Note: A new monument sign along South Boulevard for the self-storage facility is proposed and shall be similar in height and design to the sign shown on the renderings provided by Etkin.*
10. A note indicates that parking spaces shall be double-striped.
11. A note indicates that ground-mounted mechanical equipment will be screened.
12. A note indicates that there will be no outdoor pallet storage and overnight vehicles.
13. Eight-foot pathways exist along S. Opdyke Road and South Boulevard. Complete Streets considerations were reviewed, and it was determined that, due to existing conditions, no feasible connection could be made between the north R&D portion of the building and the pathways.
14. During construction, two electric vehicle charging station spaces will be installed on the north side of the building. Etkin shall obtain appropriate permits from the City and comply with City electric vehicle station signage and pavement marking standards.
15. A Tree Removal Permit is required - 50 replacement trees are required, and 93 replacement trees are proposed.

Conditions:

1. Etkin agrees to enter into a Development Agreement with the City outlining the conditions of approval.
2. Etkin shall comply with the requirements of Section 2007. Performance Guarantees of the Zoning Ordinance.
3. Etkin has committed to starting the project within one year of approval (no later than March 17, 2026) and completing the development within 18 months of the commencement of construction (no later than September 17, 2027) per the requirements of the Zoning Ordinance.

STAFF RECOMMENDATION (cont.)

Conditions (cont.):

4. Etkin shall install and maintain the new Auburn Hills gateway sign, associated landscaping, and open space. Etkin and its respective heirs, successors, assigns, and transferees shall maintain these amenities in perpetuity in a high-quality fashion per the approved site plan.
5. Etkin shall not permit the outside storage of vehicles and materials on the property. The Development Agreement will include a provision allowing Etkin to seek approval from the City Council for the screened overnight storage of test vehicles, if ever desired, provided said vehicles are accessory to the principal use of the building for the R&D tenant on the north end of the building. The approval of such a request shall be at the sole discretion of the City Council.
6. PUD approval shall be based on Etkin's representations, as documented in this report, submittal materials, and the public meeting minutes.

PLANNING COMMISSION RECOMMENDATION

Recommended Approval on March 5, 2025 (8-0 vote)

MOTION

Move 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 975 South Opdyke Self Storage Redevelopment subject to the conditions of the City's Administrative Review Team.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED - EXCERPT

March 5, 2025

CALL TO ORDER: Vice Chairperson Beidoun called the meeting to order at 7:01 p.m.

ROLL CALL: Present: **Carolyn Shearer, Darlene MacMillan, Jack Ferguson, Cynthia Pavlich, Raymond Saelens, Sam Beidoun, Dominick Tringali, Greg Ouellette (arrived at 7:07 p.m.)**
Absent: None.
Also Present: Director of Community Development Steve Cohen, and Assistant Director of Community Development Devin Lang
Guests: 12

LOCATION: Council Chambers, 1827 N. Squirrel Road, Auburn Hills, MI 48326

5c. 975 South Opdyke Self-Storage Redevelopment (7:29 p.m.)
Public Hearing/Motion – Recommendation to City Council for combined PUD Step One – Qualification/Step Two – Site Plan and Tree Removal Permit approval to construct a self-storage building addition and facility.

Mr. Cohen explained that this is a request from Etkin Real Estate Solutions for Planned Unit Development (PUD) Option approval to construct a 45,032-square-foot addition to the existing building located at the northeast corner of S. Opdyke Road and South Boulevard. The expanded building will be 149,865 square feet. The 13.37-acre site is zoned T&R, Technology and Research District. The new addition and part of the existing building totaling 107,613 square feet will be developed as a 702-unit, indoor, climate-controlled self-storage facility. The north 42,252 square feet of the building will continue to house automotive supplier Pierburg US LLC, which has been a tenant since 2008.

The building was initially constructed as a single-story Kmart retail store when it opened in November 1971. That store closed in November 1992. The building was converted into office space in the mid-1990s for GM University, EDS, and later a call center. The applicant has indicated that leasing office space is a challenge, with the widespread adoption of working from home significantly reducing the need for physical office space. Most R&D tenants looking for space today need high ceilings for lifts, cranes, racks, etc. Staff feel that this self-storage proposal provides a satisfactory solution for addressing reinvestment and utilization of the building and property, including the reduction of the parking lot surrounding the building.

The façade of the building will resemble a two-story technology building using high-end materials. The existing building will be painted to match the new addition. The applicant will add high-quality landscaping with additional green space and trees that exceed ordinance requirements.

This project will beautify the City's entrance at S. Opdyke Road and South Boulevard by removing excess parking lots and adding new trees, open space, and an updated prominent "Auburn Hills" gateway sign.

Josh Suardini, Etkin Management LLC, 150 W. 2nd Street, Suite 200, Royal Oak, MI 48067, was available to answer any questions the Commission had.

The Commission asked about the following:

1. Whether there will be a one-story or two-story addition;
2. Rental cost for storage units;
3. The possibility of adding a second story of storage units;
4. Signage;
5. Units with drive-in access;
6. Time of access;

Mr. Suardini explained that the building is two stories high and looks like a two-story building from the exterior, but it is only one story. The facility is completely climate-controlled, has card access only, and is equipped with security cameras. There is also a covered drop-off area between the two buildings.

Mr. Suardini stated that the size of the units ranges from 5'x5' to 10'x30' and rent for between $80 and $350/month. This facility will have 702 units, which the market will typically bear. The market would not bear adding more units beyond 702, so they have chosen not to add a second story of units.

Mr. Cohen explained that the building signage does not affect the entry signage that Etkin has agreed to install. Mr. Suardini stated that until a third-party manager is chosen for the facility, the signage's exact content is unknown. Mr. Cohen noted that the "Auburn Hills" entry signage on Opdyke Road will only have the City's logo and no additional facility signage. The applicant has agreed to install the entry signage as a net benefit to the City.

Mr. Suardini stated that nine units will have drive-in access for potential indoor vehicle storage. Access to the facility is typically limited to Monday-Friday, 9:00 a.m. to 6:00 p.m., Saturday 8:00 a.m. to 5:00 p.m., and closed on Sunday. The drive-in units would continue to have access during hours when the office is closed.

Mr. Beidoun opened the public hearing at 7:45 p.m.

Edward Magaña, 733 Provincetown Road, Auburn Hills, stated that he lives behind the subject property. His only concern is the parking lot lighting, and he requested that downward shielding be used. Mr. Suardini stated that no lighting will be on the east side, and shielding will be installed on the west side. Mr. Cohen also stated that all missing trees will be planted, and missing light poles will be reinstalled per Ordinance requirements.

There being no further public comment, Mr. Beidoun closed the public hearing at 7:48 p.m.

Moved by Saelens to recommend to City Council approval of the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for 975 South Opdyke Self Storage Redevelopment subject to the conditions of the City's Administrative Review Team.
Second by Ouellette.
VOTE: Yes: Beidoun, Saelens, Pavlich, Shearer, MacMillan, Ferguson, Tringali, Ouellette
No: None **Motion Carried (8-0)**

AUBURN HILLS
JAN 29 2025
COMMUNITY DEVELOPMENT

AUBURN HILLS

Development Application

City Use Only

Address: 975 Opdyke

Date Received: 1/29/25

Fees Paid: $8,464

SP #:

SLU #(s):

LD/LE/SUB #:

RZ #:

PUD #: 250001

ZBA #:

PTR 250001

Project Name: 975 Opdyke Storage Redevelopment

General Project Location: NE Corner of South & Opdyke

Parcel Size: 13.37 Acres **Zoning:** T&R

Sidwell Number(s): 14-35-352-044

Project Description: Sitework and building addition for a new climate controlled storage facility.

Building Size (sq. ft.): Existing: 104,500 S.F. (Includes one (1) existing Tenant to remain)
Proposed: 149,500 S.F.
*Existing & Expansion (45,000 S.F.)

Check requested review(s)

- ☒ Site Plan
- ☒ Tree Removal Permit
- ☐ Special Land Use Permit(s) _____
- ☐ Land Division
- ☐ Land Exchange
- ☐ Subdivision
- ☒ Planned Unit Development - Step 1/Step 2/Combined
- ☐ Rezoning _____ to _____
- ☐ ZBA Variance or Interpretation (see supplemental application)
- ☐ Other _____

Applicant

Name: Josh Suardini Signature:

Business Name and Address: Etkin Management, L.L.C., 150 W. 2nd Street, Suite 200

City: Royal Oak State: MI Zip Code: 48067 Phone Number: 248-358-0800

Fax Number: 248-358-2180 Alt. Phone Number(s):

Property Owner(s)

Name: 975 Opdyke, L.L.C. Signature:
Etkin Management, L.L.C., Agent for Owner

Business Name and Address: 150 W 2nd Street, Suite 200

City: Royal Oak State: MI Zip Code: 48067 Phone Number: 248-358-0800

(Provide additional sheet if necessary for multiple property owners)

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities®

February 26, 2025

Mr. Steven Cohen, AICP
Director of Community Development
CITY OF AUBURN HILLS
1827 North Squirrel Road
Auburn Hills, Michigan 48326

RE: South Opdyke Self-Storage (975 S. Opdyke Road)
Site Plan 1st Review

Dear Mr. Cohen:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on February 25, 2025 was prepared by PEA Group. The review comments are noted below.

PERMITS:
Various permits will be required for this site, including but not limited to the following:

- Soil erosion permit from O.C.W.R.C.
- Water main extension permit from E.G.L.E.

GENERAL:
The site is located at the northeast corner of South Opdyke Road and South Boulevard at 975 South Opdyke Road in Section 35 of the City of Auburn Hills. The site consists of an existing multi-tenant building and an associated parking lot. The applicant is proposing to construct a new 45,032 sq. ft. building addition for a climate controlled self-storage facility, including 6,248 sq. ft. of drive-through space and 38,784 sq. ft. of storage space. 62,581 sq. ft. of the existing building will be renovated to become part of the self-storage facility and separated from the remaining 42,252 sq. ft. of tenant space on the north end of the building. The plans indicate that the proposed self-storage facility will be re-addressed to 2055 South Boulevard while the existing tenant retains the address of 975 South Opdyke Road. The site is currently in the Technology and Research (T&R) zoning district. Adjacent properties to the northwest and southeast are zoned General Business (B-2), adjacent properties to the northeast are zoned One Family Residential (R-1), and the adjacent property to the east is zoned Multiple Family (Low Rise) (RM-2). The applicant is proposing to install a new City of Auburn Hills sign on the northeast corner of South Opdyke Road and South Boulevard as part of the site improvements. A complete legal description of the parcel is shown on the plan. The City of Auburn Hills Standard Notes and Fire Department Notes are included on the plans. A landscape plan was included in the plan set. Trees shall be located outside of the water main easement if feasible. The City of Auburn Hills Standard Details were not included in the plan set and will need to be in the engineering review submittal. Furthermore, a soil erosion and sedimentation control and a demolition plan is needed for engineering review. A soil erosion permit from O.C.W.R.C. will be required for this site.

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2365 PONTIAC RD, SUITE 201
AUBURN HILLS, MICHIGAN 48326
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F 248.287.4201
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MUNICIPAL UTILITIES:

An existing 12-inch water main extends along the north side of South Boulevard to the southeast corner of the site, then transitions to an 8-inch water main running north-south behind the building along the east side of the site. Additional 8-inch water main extends from the main on the east side of the site across the northern portion of the site to serve the neighboring properties along Opdyke northwest of the site. The applicant is proposing to tap the existing 8-inch water main on the southeast side of the site and extend new 8-inch water main west along the south side of the building before turning north and connecting to the existing water main at the northwest end of the site for a looped watermain around the building. Three (3) fire hydrant assemblies are proposed to provide adequate coverage for the site. A fire suppression line is proposed to extend from the new 8-inch water main located on the south side of the site, north to the south side of the proposed building addition. A new fire department connection may be required near the proposed fire suppression line per the direction of the Fire Department. The new water main will be located within a 12-foot-wide easement. The applicant is not proposing any changes to the existing domestic service lines or fire department connection on the east side of the building as part of this project. Additional details, such as material and profiles, shall be provided for engineering review.

There is an existing 8-inch sanitary sewer that extends along the east side of the site. An existing 8-inch sanitary sewer extends from the east side of the site towards the west to the adjacent property. The applicant is not proposing any changes to the existing sanitary sewer as part of this project.

STORM SEWER AND DETENTION:

The site is located in the Levinson Drainage District, which is under the jurisdiction of the Oakland County Water Resources Commission (OCWRC). The Levinson Drain extends along the northeast side of the site as well as the north side of the site. Storm water runoff for the site is currently collected via a series of catch basins and routed to the Levinson Drain northeast of the site. There is an existing detention basin in the northeast corner of the site which collects storm water runoff from the northern portion of the parking lot and adjacent property to the northeast located at 915 South Opdyke Road, which ultimately outlets to the Levinson Drain. The applicant is proposing to reroute a portion of the storm sewer around the building addition. Roof leads are proposed around the building addition off the new storm sewer. The proposed site improvements result in a reduction in impervious area due to removal of existing parking area to accommodate the building addition and site work. Therefore, no additional storm water detention is required for the site. The plans note that the impervious area was reduced, but should be updated to include impervious area/storm runoff calculations for both the existing and proposed site condition. This can be addressed during the engineering review. In addition, the existing detention basin on the site will be required to be restored to its original approved design condition (storage volume and outlet controls) as part of the project. This can also be addressed during the engineering review. A water quality unit has been provided on the plans as part of the new storm sewer around the building addition to treat a portion of the storm water leaving the site. Additional water quality structure(s) should be added to the storm system for treatment of the remaining site runoff prior to discharge from the site in accordance with City and OCWRC requirements. This can be addressed during the engineering review. No calculations or additional details, including storm sewer calculations, were included in the plan set.

PAVING/TRAFFIC:

Access to the site is via two (2) existing driveways located off South Boulevard and one (1) existing driveway located off South Opdyke Road. Access to the site also includes a shared access drive with the parcel to the northwest located off South Opdyke Road. A portion of the existing sidewalk extending along the west side of the building will be removed for the building addition. A 5-foot-wide concrete sidewalk is proposed from the southwest corner of the existing building to the parking spaces. The plans indicate new curb and gutter with standard duty asphalt pavement around the building addition. Existing asphalt will be seal coated and re-striped. The plans also indicate curb and gutter repairs along the existing drives and new parking islands northwest of the building. Pavement cross-sections have been provided on the plans. Standard duty asphalt sections shall be 4 inches asphalt on 8 inches of aggregate base while drive aisles and truck routes shall be 6 inches of asphalt on 8

inches of aggregate base. Loading zones and dumpster pads shall be 8 inches of concrete on an approved base. A truck maneuvering plan was not included in the plan set.

The existing tenant office space calculation requires 169 parking spaces, and the proposed self-storage parking calculation requires eight (8) parking spaces. The applicant is proposing 436 parking spaces including 10 barrier free accessible parking spaces and one (1) electric vehicle space. The applicant is not proposing any changes to the asphalt pathway along South Boulevard and South Opdyke Road.

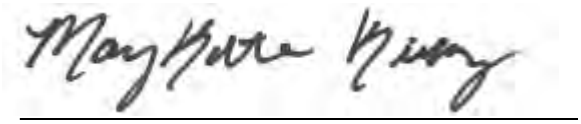
GRADING:
Existing and proposed grades are shown with contours and spot elevations. The site is sloped towards the north side of the site. Perimeter site slopes appear to meet the requirement of 1:4 max and match into existing contours prior to all abutting property lines. Pavement slopes are consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk grades shall meet ADA requirements. There are no retaining walls proposed as part of this project.

RECOMMENDATIONS:
The site plan is in substantial compliance with City of Auburn Hills requirements and has been stamped "Approved" by our office. We ask that the site plan approval acknowledge the following:

1. The site improvement plan, designed in accordance with Ordinance No. 806, shall be submitted to the City for review and approval prior to construction. A detailed cost estimate for the improvements shall be submitted with the plans signed and sealed by the design engineer.
2. The developer must post a performance guarantee, in accordance with the City's requirements as set forth in the City of Auburn Hills Ordinance No. 372, Section 2007, Performance Guarantees. The estimate of the guarantee shall be submitted with the site improvement plan and must reflect all costs for site improvements, including but not limited to mass grading, roadways, lighting, utilities, pathways, sidewalks, screening, landscaping, driveways, training walls, parking lots, drainage, stormwater retention basins, and other similar features.

If you have any questions or are in need of any further information, please feel free to contact our office.

Sincerely,
OHM Advisors



MaryKate Kirksey for Timothy J. Juidici, P.E.

Transmitted via e-mail to Steven Cohen: February 26, 2025
cc: File

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February 27, 2025

Steve Cohen, Director Com. Dev.
City of Auburn Hills, Community Development Department
1827 North Squirrel Road
Auburn Hills, MI 48326

Subject: Woodlands Ordinance Review for South Opdyke Self Storage, 975 Opdyke Road Auburn Hills, MI

Dear Mr. Cohen,

The submittals regarding the above-mentioned project were reviewed and a site visit made to correlate information. This site was previously developed and landscaped in a previous development project. See the tree detail chart below regarding this proposed project.

TREE REQUIREMENT TABLE

DESCRIPTION	TOTAL TREES	Required/REPLACEMENT TREES
Regulated Trees Removed	50	50
Non-regulated Trees Removed	0	0
Removed Landmark Trees	0	0
TOTAL Required Replacement Trees	50	50

Applicant is providing 93 trees in the associated landscape plan. This more than satisfies the 50 replacement trees required. The planting of 93 trees satisfies the Woodlands Ordinance.

This project is approved based on the landscape strategy stated above, and by providing necessary soil remediation to parking lot medians receiving new trees, and using appropriate soil for the berm to support the tree species designed in the area. These criteria are specified on the set of accompanying plans.

Best regards,

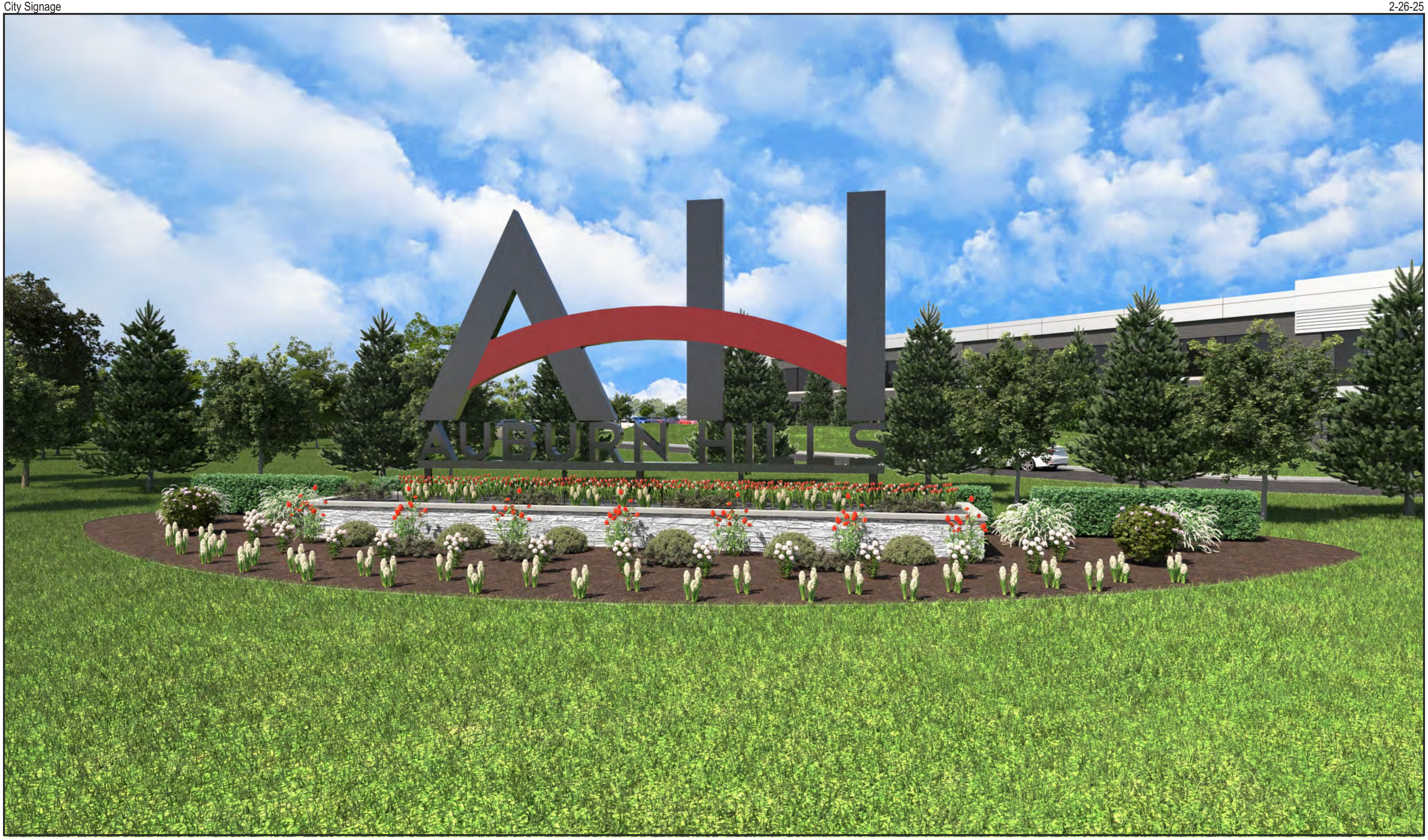
Julie Stachecki
City of Auburn Hills Woodland Consultant

Proposed Site Rendering for:

975 Opdyke Building Addition

ETKiN REAL ESTATE/SOLUTIONS

F.A.studio design to inspire



Proposed Exterior Renderings for:

975 Opdyke Building Addition

ETKiN REAL ESTATE/SOLUTIONS

F.A.studio design to inspire

Proposed Exterior Renderings for:

975 Opdyke Building Addition

ETKiN REAL ESTATE/SOLUTIONS

F.A.studio design to inspire

Proposed Exterior Renderings for:

975 Opdyke Building Addition

ETKiN REAL ESTATE/SOLUTIONS

F.A.studio design to inspire

Proposed Exterior Renderings for:

975 Opdyke Building Addition

ETKiN REAL ESTATE/SOLUTIONS

F.A.studio design to inspire

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975 OPDYKE
PUD250001
PTR250001

SOUTH OPDYKE SELF-STORAGE

975 S. OPDYKE ROAD, CITY OF AUBURN HILLS, MI

PROJECT DESCRIPTION:
975 S. OPDYKE IS AN EXISTING MULTI-TENANT BUILDING. ETKIN MANAGEMENT, LLC. IS LOOKING TO REPURPOSE APPROXIMATELY 62,581 S.F. OF EXISTING TENANT SPACE AND BUILD AN APPROXIMATELY 45,032 S.F. ADDITION FOR A PROPOSED NEW CLIMATE CONTROLLED SELF-STORAGE FACILITY. THE SITE AND EXISTING PARKING LOT WILL BE REDEVELOPED TO INCLUDE NEW GREEN SPACE AND LANDSCAPING.

SITE LOCATION MAP — NORTH
SCALE: N.T.S.

DEVELOPER:
ETKIN
150 WEST SECOND STREET, SUITE 200, ROYAL OAK, MICHIGAN 48067
PHONE: 248-358-0800, FAX: 248-358-2180, WEB: www.etkinllc.com
CONTACT: JOSH SUARDINI - jsuardini@etkinllc.com

CIVIL ENGINEER:
PEA GROUP
1849 POND RUN, AUBURN HILLS, MICHIGAN 48326
PHONE: 248-689-9090, FAX: 248-689-1044, WEB: www.peagroup.com
CONTACT: STEVE SORENSEN - ssorensen@peagroup.com

ARCHITECT:
F.A. STUDIO, LLC.
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PHONE: 248-619-2354, WEB: www.fa.studio
CONTACT: BRIAN LIMING - bliming@fa.studio

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GROUNDWORK
351 WEST DUNDEE ROAD, SUITE A, BUFFALO GROVE, ILLINOIS 60089
PHONE: 847-541-4151, WEB: www.GroundworkLtd.com
CONTACT: DAVID WYTMAR - david@groundworkltd.com

FA PROJECT #: 24084

DRAWING INDEX

2-21-25 REV. PER CITY REVIEW COMMENTS	1-29-25 PUD SUBMISSION	SHEET NO.	SHEET TITLE
			GENERAL
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			CIVIL
●	●	C-1.0	OVERALL TOPOGRAPHIC SURVEY
●	●	C-1.1	TOPOGRAPHIC SURVEY - SOUTH
●	●	C-1.2	TOPOGRAPHIC SURVEY - NORTH
●	●	C-1.3	EXISTING TREE SURVEY
●	●	C-2.0	OVERALL SITE PLAN
●	●	C-2.1	DIMENSIONAL SITE PLAN - SOUTH
●	●	C-2.2	DIMENSIONAL SITE PLAN - NORTH
●	●	C-3.0	ENGINEERING SITE PLAN
●	●	C-4.1	PRELIMINARY GRADING PLAN - SOUTH
●	●	C-4.2	PRELIMINARY GRADING PLAN - NORTH
●	●	C-5.0	NOTES AND DETAILS
●	●	L-1.0	OVERALL LANDSCAPE PLAN
●	●	L-1.1	PRELIMINARY LANDSCAPE PLAN - SOUTH
●	●	L-1.2	PRELIMINARY LANDSCAPE PLAN - NORTH
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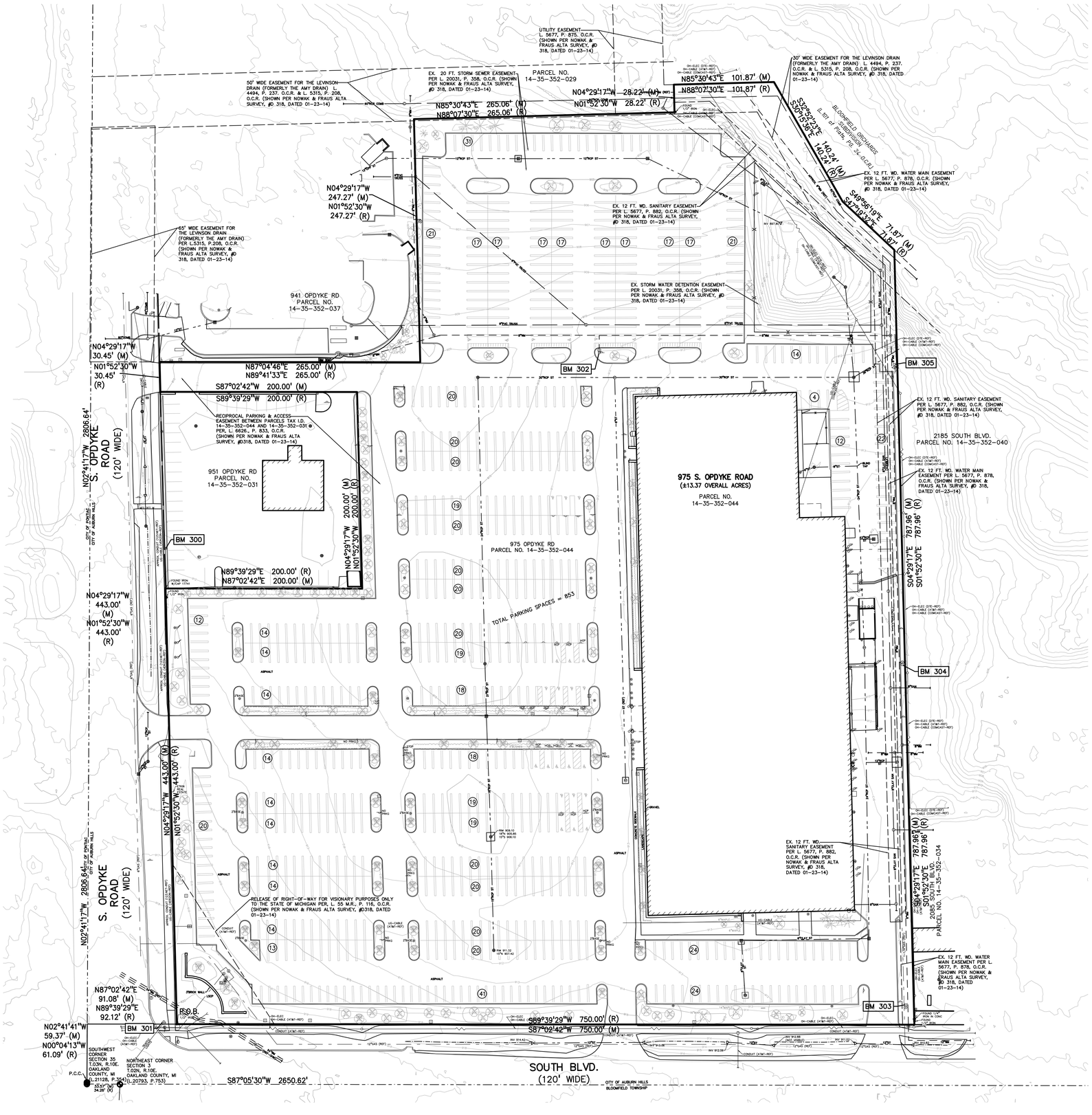
●	●	PFP-1	PRELIMINARY FLOOR PLAN
●	●	TI-1	STORAGE LAYOUT PLAN
●	●	PE-1	PRELIMINARY EXTERIOR ELEVATIONS
●	●	PE-2	PRELIMINARY EXTERIOR ELEVATIONS

STATE OF MICHIGAN
BRIAN L. LIMING
ARCHITECT
No. 1301054677
LICENSED ARCHITECT

ISSUED FOR:	DATE:
PUD SUBMISSION	1-29-25
REV. PER CITY REVIEW COMM.	2-21-25

DRAWING DATE: 2-21-25
PROJECT NUMBER: 24084
SHEET NUMBER: PT-1



LEGAL DESCRIPTION:
(Per Nowak & Fraus ALTA/ASTM LAND TITLE SURVEY, JOB NO. D318. DATED 03/04/2015)

THE FOLLOWING IS THE DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE PROPERTY CONTROLLING CORNER AND SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS PREVIOUSLY ESTABLISHED, SAID POINT BEING DISTANT 1.81 FEET NORTH AND 0.26 FEET WEST MEASURED AT RIGHT ANGLES FROM THE SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS REMONUMENTED AND RECORDED IN LIBER 19629, PAGE 340; THENCE N.00°04'13"W. ALONG THE WESTERLY LINE OF SAID SECTION 35, 61.09 FEET, THENCE N.89°39'29"E., 92.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF EASTERLY LINE OF OPDYKE ROAD (120.00 FEET WIDE) WITH NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 443.00 FEET; THENCE N.89°39'29"E., 200.00 FEET; THENCE N.01°52'30"W., 200.00 FEET; THENCE S.89°39'29"W., 200.00 FEET TO A POINT ON SAID EASTERLY LINE OF OPDYKE ROAD; THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 30.45 FEET (RECORDED AS 30.00 FEET), THENCE N.89°41'33"E., 265.00 FEET; THENCE N.01°52'30"W., 247.27 FEET; THENCE N.88°07'30"E., 265.06 FEET TO A POINT, SAID POINT LYING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 158 OF "BLOOMFIELD ORCHARDS NO. 3 SUB." AS RECORDED IN LIBER 102 OF PLATS, PAGE 20 OAKLAND COUNTY RECORDS; THENCE N.01°52'30"W. ALONG SAID SOUTHERLY EXTENSION LINE, 28.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 158; THENCE N.88°07'30"E. ALONG THE SOUTHERLY LINE OF LOTS 158 AND 157 OF SAID "BLOOMFIELD ORCHARDS NO. 3 SUB.", 101.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 157, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LOT 34 OF "BLOOMFIELD ORCHARDS SUB." AS RECORDED IN LIBER 101 OF PLATS, PAGE 24 OAKLAND COUNTY RECORDS; THENCE S.30°15'36"E. ALONG THE SOUTHWESTERLY LINE OF LOTS 34 AND 35 OF SAID "BLOOMFIELD ORCHARDS SUB.", 140.24 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 35; THENCE S.47° 19'32"E. ALONG THE SOUTHWESTERLY LINE OF LOT 36 OF SAID "BLOOMFIELD ORCHARDS SUB.", 71.87 FEET THE MOST SOUTHERLY CORNER OF SAID LOT 36; THENCE S.01°52'30"E., 787.96 FEET TO A POINT ON THE NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE S.89°39'29"W. ALONG SAID NORTHERLY LINE OF SOUTH BOULEVARD, 750.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 582,329 SQ.FT. OR 13.368 ACRES AND IS A SUBJECT TO ANY AND OIL EASEMENTS, RIGHTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0526F, DATED 09/29/2006.

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
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ELEV. - 913.44

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BM #304
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ELEV. - 915.58

BM #305
TOP OF FLANGE BOLT OF A HYDRANT LOCATED APPROX. 103' NORTHEAST FROM THE NORTHEAST BUILDING CORNER OF 975 OPDYKE RD.
ELEV. - 914.67

LEGEND:

EX. OH, ELEC, POLE & GUY WIRE	
EX. U.G. CABLE TV & PEDESTAL	
EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE	
EX. U.G. ELEC.MANHOLE & METER	
EX. GAS LINE	
EX. GAS VALVE & GAS LINE MARKER	
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NAIL FOUND / NAIL & CAP SET	
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MONUMENT FOUND / SET	
SECTION CORNER FOUND	
(R) (M) (C)	RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS:
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GAS	CONSUMERS MAP 0360353, DATED 07/25/2024
STORM SEWER	UTILITY MAP, OHM EMAIL DATED 10/14/2024
SANITARY SEWER	UTILITY MAP, OHM EMAIL DATED 10/14/2024
WATER MAIN	UTILITY MAP, OHM EMAIL DATED 10/14/2024 WATER TRANSMISSION MAINS, CONTRACT NO. WS-126A, SHEET 18, DATED JULY 1962, GLWA EMAIL DATED 10/21/2024

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN DOUGLASS KENNEDY License No. 6201053010 LICENSED PROFESSIONAL ENGINEER

NORTH

0 25 50 100
SCALE: 1" = 50'

811 Know what's below. Call before you dig.

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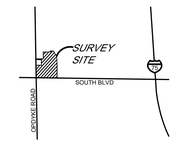

CLIENT
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE
OVERALL TOPOGRAPHIC SURVEY

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:
C-1.0

S:\PROJECTS\2020\20-0375 ETKIN OPDYKE-SAS\DWG\2_SITE PLAN\C-1.0OVERALL TOPO-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

LEGAL DESCRIPTION:
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STORM SEWER	UTILITY MAP, OHM EMAIL DATED 10/14/2024
SANITARY SEWER	UTILITY MAP, OHM EMAIL DATED 10/14/2024
WATER MAIN	UTILITY MAP, OHM EMAIL DATED 10/14/2024 WATER TRANSMISSION MAINS, CONTRACT NO. WS-126A, SHEET 18, DATED JULY 1962, GLWA EMAIL DATED 10/21/2024

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- EX. OH, ELEC, POLE & GUY WIRE
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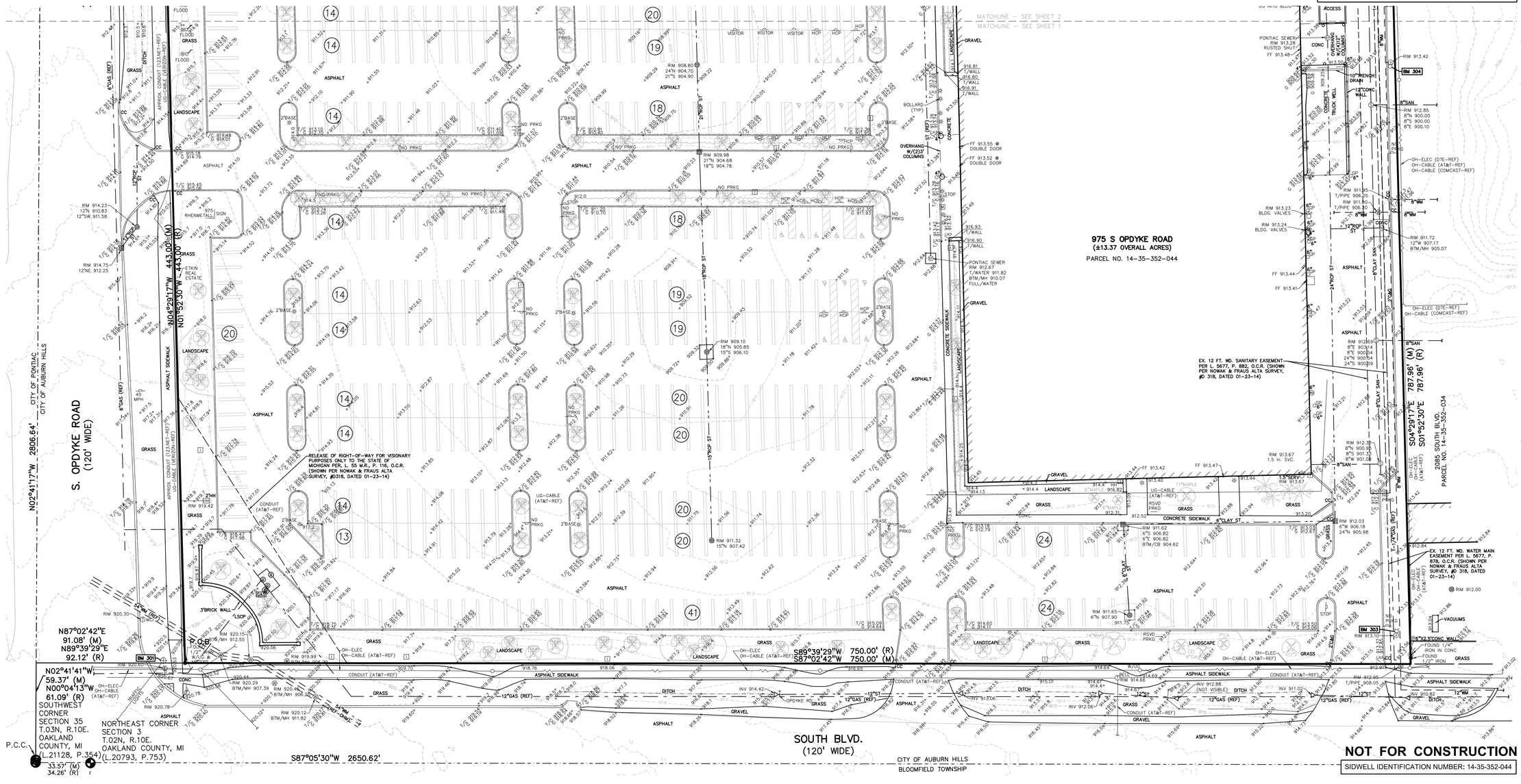

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STATE OF MICHIGAN
DOUGLASS STUART KENNEDY
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LICENSED PROFESSIONAL ENGINEER

NORTH

0 15 30 60
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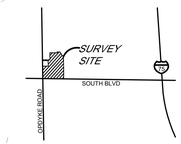

CLIENT
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE
TOPOGRAPHIC SURVEY - SOUTH

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:
C-1.1

NOT FOR CONSTRUCTION
SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\DWG\X_SITE_PLAN\C-1.1(TOPO-20-0375).dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

FLOODPLAIN NOTE:
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-OH-ELEC-W-O-O-	EX. OH, ELEC, POLE & GUY WIRE		EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
-UG-CATV-	EX. U.G. CABLE TV & PEDESTAL		EX. YARD DRAIN, ROOF DRAIN & DOWNSPOUT
-UG-COMM-	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE		EX. UNIDENTIFIED STRUCTURE
-UG-ELEC-	EX. U.G. ELEC,MANHOLE & METER		EX. MAILBOX, SIGN & GUARD POST
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	EX. COMBINED SEWER MANHOLE		IRON FOUND / SET
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LEGAL DESCRIPTION:
(Per Nowak & Fraus ALTA/ASTM LAND TITLE SURVEY, JOB NO. D318. DATED 03/04/2015)

THE FOLLOWING IS THE DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST; CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE PROPERTY CONTROLLING CORNER AND SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS PREVIOUSLY ESTABLISHED, SAID POINT BEING DISTANT 1.81 FEET NORTH AND 0.26 FEET WEST MEASURED AT RIGHT ANGLES FROM THE SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS RENOMUMENTED AND RECORDED IN LIBER 19629, PAGE 340; THENCE N.00°04'13"W. ALONG THE WESTERLY LINE OF SAID SECTION 35, 61.09 FEET, THENCE N.89°39'29"E., 92.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF EASTERLY LINE OF OPDYKE ROAD (120.00 FEET WIDE) WITH NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 443.00 FEET; THENCE N.89°39'29"E., 200.00 FEET; THENCE N.01°52'30"W., 200.00 FEET; THENCE S.89°39'29"W., 200.00 FEET TO A POINT ON SAID EASTERLY LINE OF OPDYKE ROAD; THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 30.45 FEET (RECORDED AS 30.00 FEET), THENCE N.89°41'33"E., 265.00 FEET; THENCE N.01°52'30"W., 247.27 FEET; THENCE N.88°07'30"E., 265.06 FEET TO A POINT, SAID POINT LYING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 158 OF "BLOOMFIELD ORCHARDS NO. 3 SUB." AS RECORDED IN LIBER 102 OF PLATS, PAGE 20 OAKLAND COUNTY RECORDS; THENCE N.01°52'30"W. ALONG SAID SOUTHERLY EXTENSION LINE, 28.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 158; THENCE N.88°07'30"E. ALONG THE SOUTHERLY LINE OF LOTS 158 AND 157 OF SAID "BLOOMFIELD ORCHARDS NO. 3 SUB.", 101.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 157, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LOT 34 OF "BLOOMFIELD ORCHARDS SUB." AS RECORDED IN LIBER 101 OF PLATS, PAGE 24 OAKLAND COUNTY RECORDS; THENCE S.30°15'36"E. ALONG THE SOUTHWESTERLY LINE OF LOTS 34 AND 35 OF SAID "BLOOMFIELD ORCHARDS SUB.", 140.24 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 35; THENCE S.47° 19'32"E. ALONG THE SOUTHWESTERLY LINE OF LOT 36 OF SAID "BLOOMFIELD ORCHARDS SUB.", 71.87 FEET THE MOST SOUTHERLY CORNER OF SAID LOT 36; THENCE S.01°52'30"E., 787.96 FEET TO A POINT ON THE NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE S.89°39'29"W. ALONG SAID NORTHERLY LINE OF SOUTH BOULEVARD, 750.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 582,329 SQ.FT. OR 13.368 ACRES AND IS A SUBJECT TO ANY AND OIL EASEMENTS, RIGHTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

WEST 1/4 CORNER
SECTION 35
T.03N, R.10E.
OAKLAND COUNTY, MI
(L.20101, P.705)

PARCEL NO. 14-35-352-029

50' WIDE EASEMENT FOR THE LEVINSON DRAIN (FORMERLY THE AMY DRAIN) L. 4494, P. 237, O.C.R. & L. 5315, P. 208, O.C.R. (SHOWN PER NOWAK & FRAUS ALTA SURVEY, #D 318, DATED 01-23-14)

EX. 20 FT. STORM SEWER EASEMENT PER L. 20031, P. 358, O.C.R. (SHOWN PER NOWAK & FRAUS ALTA SURVEY, #D 318, DATED 01-23-14)

N85°30'43"E 265.06' (M)
N88°07'30"E 265.06' (R)

PER REF N85°30'43"E 101.87' (M)
N88°07'30"E 101.87' (R)
N04°29'17"W 28.22' (M)
N01°52'30"W 28.22' (R)

30' WIDE EASEMENT FOR THE LEVINSON DRAIN (FORMERLY THE AMY DRAIN) L. 4494, P. 237, O.C.R. & L. 5315, P. 208, O.C.R. (SHOWN PER NOWAK & FRAUS ALTA SURVEY, #D 318, DATED 01-23-14)

BLOOMFIELD ORCHARDS SUBDIVISION
L. 101 of Plats, Pg. 24, O.C.R.

S32°52'23"E 140.24' (M)
S30°15'36"E 140.24' (R)

LEVINSON DRAIN

EX. 12 FT. WD. WATER MAIN EASEMENT PER L. 5677, P. 878, O.C.R. (SHOWN PER NOWAK & FRAUS ALTA SURVEY, #D 318, DATED 01-23-14)

S49°56'10"E 71.87' (M)
S47°19'32"E 71.87' (R)

EX. 12 FT. WD. SANITARY EASEMENT PER L. 5677, P. 882, O.C.R. (SHOWN PER NOWAK & FRAUS ALTA SURVEY, #D 318, DATED 01-23-14)

EX. STORM WATER DETENTION EASEMENT PER L. 20031, P. 358, O.C.R. (SHOWN PER NOWAK & FRAUS ALTA SURVEY, #D 318, DATED 01-23-14)

65' WIDE EASEMENT FOR THE LEVINSON DRAIN (FORMERLY THE AMY DRAIN) PER L.5315, P.208, O.C.R. (SHOWN PER NOWAK & FRAUS ALTA SURVEY, #D 318, DATED 01-23-14)

N04°29'17"W 247.27' (M)
N01°52'30"W 247.27' (R)

941 OPDYKE RD
PARCEL NO. 14-35-352-037

951 OPDYKE RD
PARCEL NO. 14-35-352-031

975 OPDYKE RD
PARCEL NO. 14-35-352-044

975 S OPDYKE ROAD
(±13.37 OVERALL ACRES)
PARCEL NO. 14-35-352-044

2185 SOUTH BLVD.
PARCEL NO. 14-35-352-040

S. OPDYKE ROAD
(120' WIDE)

CITY OF PONTIAC
CITY OF AUBURN HILLS

N02°41'17"W 2806.64'

RECIPROCAL PARKING & ACCESS EASEMENT BETWEEN PARCELS 14-35-352-044 AND 14-35-352-031 PER L. 6626, P. 833, O.C.R. (SHOWN PER NOWAK & FRAUS ALTA SURVEY, #D318, DATED 01-23-14)

N89°39'29"W 200.00' (R)
S87°02'42"W 200.00' (M)

N87°02'42"E 200.00' (M)
N89°39'29"E 200.00' (R)

N04°29'17"W 200.00' (M)
N01°52'30"W 200.00' (R)

N04°29'17"W 30.45' (M)
N01°52'30"W 30.45' (R)

N87°04'46"E 265.00' (M)
N89°41'33"E 265.00' (R)

N04°29'17"W 443.00' (M)
N01°52'30"W 443.00' (R)

S04°29'17"E 787.96' (M)
S01°52'30"E 787.96' (R)

MATCHLINE – REFER TO SHEET 1.1 FOR CONTINUATION

MATCHLINE – SEE SHEET 2
MATCHLINE – SEE SHEET 1

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
DOUGLAS STUART KENNEDY
License No. 6201055910
LICENSED PROFESSIONAL ENGINEER

NORTH

0 15 30 60
SCALE: 1" = 30'

811 Know what's below. Call before you dig.

CAUTION!!
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SURVEY SITE
SOUTH BLVD
OPDYKE ROAD

CLIENT
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE
TOPOGRAPHIC SURVEY - NORTH

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:
C-1.2

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\DWG\2_SITE_PLAN\(C-1.1)TOPO-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglas Kennedy

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS
101	LL	11	Tilia Cordata	Littleleaf Linden	Good	
102	LL	9	Tilia Cordata	Littleleaf Linden	Fair	
103	WS	8	Picea glauca	White Spruce	Fair	
104	WS	6	Picea glauca	White Spruce	Fair	
105	WS	6	Picea glauca	White Spruce	Very Poor	
106	WS	6	Picea glauca	White Spruce	Fair	
107	WS	7	Picea glauca	White Spruce	Fair	
108	WS	7	Picea glauca	White Spruce	Very Poor	sparce branching
109	WS	8	Picea glauca	White Spruce	Fair	
110	WS	8	Picea glauca	White Spruce	Fair	
111	WS	8	Picea glauca	White Spruce	Fair	
112	WS	9	Picea glauca	White Spruce	Fair	
113	WS	8	Picea glauca	White Spruce	Fair	
114	WS	8	Picea glauca	White Spruce	Fair	
115	WS	9	Picea glauca	White Spruce	Fair	
116	NM	7	Acer platanoides	Norway Maple	Good	
117	CA	4	Malus caronaria	Crab Apple	poor	trunk and limbs
118	CA	4	Malus caronaria	Crab Apple	Fair	
119	CA	3	Malus caronaria	Crab Apple	fair	
120	CA	4	Malus caronaria	Crab Apple	Fair	
121	CA	4	Malus caronaria	Crab Apple	Fair	
122	CA	3	Malus caronaria	Crab Apple	Fair	
123	CA	3	Malus caronaria	Crab Apple	Fair	
124	CA	5	Malus caronaria	Crab Apple	Fair	
125	CA	3	Malus caronaria	Crab Apple	Fair	
126	CA	7	Malus caronaria	Crab Apple	Fair	
127	CA	9	Malus caronaria	Crab Apple	Fair	
128	RM	5	Acer rubrum	Red Maple	Fair	
129	CA	5	Malus caronaria	Crab Apple	Good	
130	CA	5	Malus caronaria	Crab Apple	Good	
131	CA	5	Malus caronaria	Crab Apple	Good	
131A	HL	5	Gleditsia triacanthos	Honeylocust	Good	
132	RM	5	Acer rubrum	Red Maple	Fair	
133	CA	6	Malus caronaria	Crab Apple	Good	
134	CA	4	Malus caronaria	Crab Apple	Good	
135	CA	4	Malus caronaria	Crab Apple	Fair	
136	CA	8	Malus caronaria	Crab Apple	Good	
137	RM	5	Acer rubrum	Red Maple	Good	
138	BP	12	Pyrus calleryanna	Bradford Pear	Poor	
139	BP	12	Pyrus calleryanna	Bradford Pear	Fair	
140	BP	12	Pyrus calleryanna	Bradford Pear	Fair	
141	CA	8	Malus caronaria	Crab Apple	Good	
142	CA	4	Malus caronaria	Crab Apple	Dead	trunk and limbs dead
143	CA	8	Malus caronaria	Crab Apple	Good	
144	CA	8	Malus caronaria	Crab Apple	Good	
145	CA	6	Malus caronaria	Crab Apple	Good	
146	RM	8	Acer rubrum	Red Maple	Good	
147	RM	9	Acer rubrum	Red Maple	Good	
148	CA	7	Malus caronaria	Crab Apple	Good	
149	CA	7	Malus caronaria	Crab Apple	Good	
150	CA	7	Malus caronaria	Crab Apple	Fair	
151	SG	13	Liquidambar styraciflua	Sweetgum	Good	
152	SG	13	Liquidambar styraciflua	Sweetgum	Good	
153	HL	15	Gleditsia triacanthos	Honeylocust	Fair	
154	HL	11	Gleditsia triacanthos	Honeylocust	Good	
155	CA	3	Malus caronaria	Crab Apple	Fair	
156	CA	5	Malus caronaria	Crab Apple	Good	
157	CA	4	Malus caronaria	Crab Apple	Fair	
158	HL	6	Gleditsia triacanthos	Honeylocust	Good	
159	NM	2	Acer platanoides	Norway Maple	Fair	
160	NM	2	Acer platanoides	Norway Maple	Good	
161	NM	2	Acer platanoides	Norway Maple	Good	
162	NM	2	Acer platanoides	Norway Maple	Good	
163	NM	2	Acer platanoides	Norway Maple	Good	
164	NM	2	Acer platanoides	Norway Maple	Good	
165	NM	2	Acer platanoides	Norway Maple	Good	
166	NM	2	Acer platanoides	Norway Maple	Fair	
167	NM	1	Acer platanoides	Norway Maple	Fair	
168	NM	1	Acer platanoides	Norway Maple	Good	
169	NM	1	Acer platanoides	Norway Maple	Good	
170	HL	7	Gleditsia triacanthos	Honeylocust	Fair	
171	HL	7	Gleditsia triacanthos	Honeylocust	Fair	
172	HL	7	Gleditsia triacanthos	Honeylocust	Fair	
173	HL	8	Gleditsia triacanthos	Honeylocust	Fair	
174	HL	8	Gleditsia triacanthos	Honeylocust	Good	
175	HL	8	Gleditsia triacanthos	Honeylocust	Fair	
176	HL	8	Gleditsia triacanthos	Honeylocust	Fair	
177	HL	8	Gleditsia triacanthos	Honeylocust	Fair	
178	HL	8	Gleditsia triacanthos	Honeylocust	Fair	
179	HL	8	Gleditsia triacanthos	Honeylocust	Poor	
180	HL	6	Gleditsia triacanthos	Honeylocust	Very Poor	
181	HL	6	Gleditsia triacanthos	Honeylocust	Fair	
182	HL	6	Gleditsia triacanthos	Honeylocust	Fair	
183	HL	8	Gleditsia triacanthos	Honeylocust	Poor	
184	HL	8	Gleditsia triacanthos	Honeylocust	Poor	
185	HL	8	Gleditsia triacanthos	Honeylocust	Poor	
186	NM	8	Acer platanoides	Norway Maple	Very Poor	
187	NM	7	Acer platanoides	Norway Maple	Very Poor	
188	NM	8	Acer platanoides	Norway Maple	Fair	
189	NM	8	Acer platanoides	Norway Maple	Good	
190	NM	8	Acer platanoides	Norway Maple	Fair	
191	NM	9	Acer platanoides	Norway Maple	Fair	
192	NM	8	Acer platanoides	Norway Maple	Very Poor	dead leader, branches
193	NM	8	Acer platanoides	Norway Maple	Good	
194	NM	8	Acer platanoides	Norway Maple	Very Poor	dead leader, branches
195	NM	7	Acer platanoides	Norway Maple	Fair	
196	NM	8	Acer platanoides	Norway Maple	Very Poor	
197	HL	7	Gleditsia triacanthos	Honeylocust	Very Poor	
198	HL	7	Gleditsia triacanthos	Honeylocust	Poor	
199	HL	8	Gleditsia triacanthos	Honeylocust	Fair	
200	HL	6	Gleditsia triacanthos	Honeylocust	Very Poor	
201	HL	8	Gleditsia triacanthos	Honeylocust	Poor	
202	HL	8	Gleditsia triacanthos	Honeylocust	Fair	
203	NM	7	Acer platanoides	Norway Maple	Very Poor	dead leader, branches
204	NM	8	Acer platanoides	Norway Maple	Fair	
205	NM	10	Acer platanoides	Norway Maple	Fair	
206	NM	10	Acer platanoides	Norway Maple	Fair	
207	NM	10	Acer platanoides	Norway Maple	Fair	
208	NM	10	Acer platanoides	Norway Maple	Fair	
209	NM	10	Acer platanoides	Norway Maple	Fair	
210	NM	10	Acer platanoides	Norway Maple	Poor	
211	HL	10	Gleditsia triacanthos	Honeylocust	Very Poor	
211A	HL	10	Gleditsia triacanthos	Honeylocust	Poor	
212	HL	7	Gleditsia triacanthos	Honeylocust	Fair	
213	HL	7	Gleditsia triacanthos	Honeylocust	Fair	
214	HL	4	Gleditsia triacanthos	Honeylocust	Poor	
215	HL	4	Gleditsia triacanthos	Honeylocust	Poor	
216	NM	7	Acer platanoides	Norway Maple	Poor	
217	NM	8	Acer platanoides	Norway Maple	Poor	
218	NM	8	Acer platanoides	Norway Maple	Poor	
219	NM	8	Acer platanoides	Norway Maple	Poor	
220	NM	8	Acer platanoides	Norway Maple	Poor	
221	NM	10	Acer platanoides	Norway Maple	Poor	
222	NM	10	Acer platanoides	Norway Maple	Fair	
223	NM	10	Acer platanoides	Norway Maple	Fair	
224	NM	10	Acer platanoides	Norway Maple	Good	
225	NM	10	Acer platanoides	Norway Maple	Good	
226	NM	10	Acer platanoides	Norway Maple	Very Poor	trunk and mainleader
227	NM	10	Acer platanoides	Norway Maple	Good	
228	HL	8	Gleditsia triacanthos	Honeylocust	fair	
229	HL	8	Gleditsia triacanthos	Honeylocust	Good	
230	HL	7	Gleditsia triacanthos	Honeylocust	Fair	
231	HL	7	Gleditsia triacanthos	Honeylocust	Good	
232	HL	7	Gleditsia triacanthos	Honeylocust	Fair	
233	HL	7	Gleditsia triacanthos	Honeylocust	Good	
234	HL	7	Gleditsia triacanthos	Honeylocust	Fair	
235	HL	7	Gleditsia triacanthos	Honeylocust	Good	
236	HL	7	Gleditsia triacanthos	Honeylocust	Good	
237	HL	7	Gleditsia triacanthos	Honeylocust	Good	
238	HL	8	Gleditsia triacanthos	Honeylocust	Good	
239	HL	8	Gleditsia triacanthos	Honeylocust	Good	
240	HL	8	Gleditsia triacanthos	Honeylocust	Fair	
241	HL	8	Gleditsia triacanthos	Honeylocust	Fair	

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DOUGLASS STUART KENNEDY
License No. 6201055910
LICENSED PROFESSIONAL ENGINEER

NORTH

0 15 30 60
SCALE: 1" = 30'

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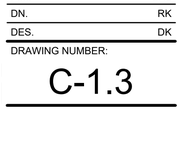

CLIENT
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS
REVISIONS PER CITY REVIEW COMMENTS 02/21/25
REVISIONS PER CITY REVIEW COMMENTS 02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE
EXISTING TREE SURVEY

PEA JOB NO. 20-0375
P.M. SAS
DN. RK
DES. DK

DRAWING NUMBER:
C-1.3

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\DWG\2_SITE_PLAN\[C-1.1]TOPO-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

LEGAL DESCRIPTION:
(Per Nowak & Fraus ALTA/ASTM LAND TITLE SURVEY, JOB NO. D318. DATED 03/04/2015)

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COMMENCING AT THE PROPERTY CONTROLLING CORNER AND SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS PREVIOUSLY ESTABLISHED, SAID POINT BEING DISTANT 1.81 FEET NORTH AND 0.26 FEET WEST MEASURED AT RIGHT ANGLES FROM THE SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS REMONUMENTED AND RECORDED IN LIBER 19629, PAGE 340; THENCE N.00°04'13"W. ALONG THE WESTERLY LINE OF SAID SECTION 35, 61.09 FEET, THENCE N.89°39'29"E., 92.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF EASTERLY LINE OF OPDYKE ROAD (120.00 FEET WIDE) WITH NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 443.00 FEET; THENCE N.89°39'29"E., 200.00 FEET; THENCE N.01°52'30"W., 200.00 FEET; THENCE S.89°39'29"W., 200.00 FEET TO A POINT ON SAID EASTERLY LINE OF OPDYKE ROAD; THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 30.45 FEET (RECORDED AS 30.00 FEET), THENCE N.89°41'33"E., 265.00 FEET; THENCE N.01°52'30"W., 247.27 FEET; THENCE N.88°07'30"E., 265.06 FEET TO A POINT, SAID POINT LYING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 158 OF "BLOOMFIELD ORCHARDS NO. 3 SUB." AS RECORDED IN LIBER 102 OF PLATS, PAGE 20 OAKLAND COUNTY RECORDS, THENCE N.01°52'30"W. ALONG SAID SOUTHERLY EXTENSION LINE, 28.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 158; THENCE N.88°07'30"E. ALONG THE SOUTHERLY LINE OF LOTS 158 AND 157 OF SAID "BLOOMFIELD ORCHARDS NO. 3 SUB.", 101.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 157, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LOT 34 OF "BLOOMFIELD ORCHARDS SUB." AS RECORDED IN LIBER 101 OF PLATS, PAGE 24 OAKLAND COUNTY RECORDS; THENCE S.30°15'36"E. ALONG THE SOUTHWESTERLY LINE OF LOTS 34 AND 35 OF SAID "BLOOMFIELD ORCHARDS SUB.", 140.24 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 35; THENCE S.47° 19'32"E. ALONG THE SOUTHWESTERLY LINE OF LOT 36 OF SAID "BLOOMFIELD ORCHARDS SUB.", 71.87 FEET THE MOST SOUTHERLY CORNER OF SAID LOT 36; THENCE S.01°52'30"E., 787.96 FEET TO A POINT ON THE NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE S.89°39'29"W. ALONG SAID NORTHERLY LINE OF SOUTH BOULEVARD, 750.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 582,329 SQ.FT. OR 13.368 ACRES AND IS A SUBJECT TO ANY AND OIL EASEMENTS, RIGHTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

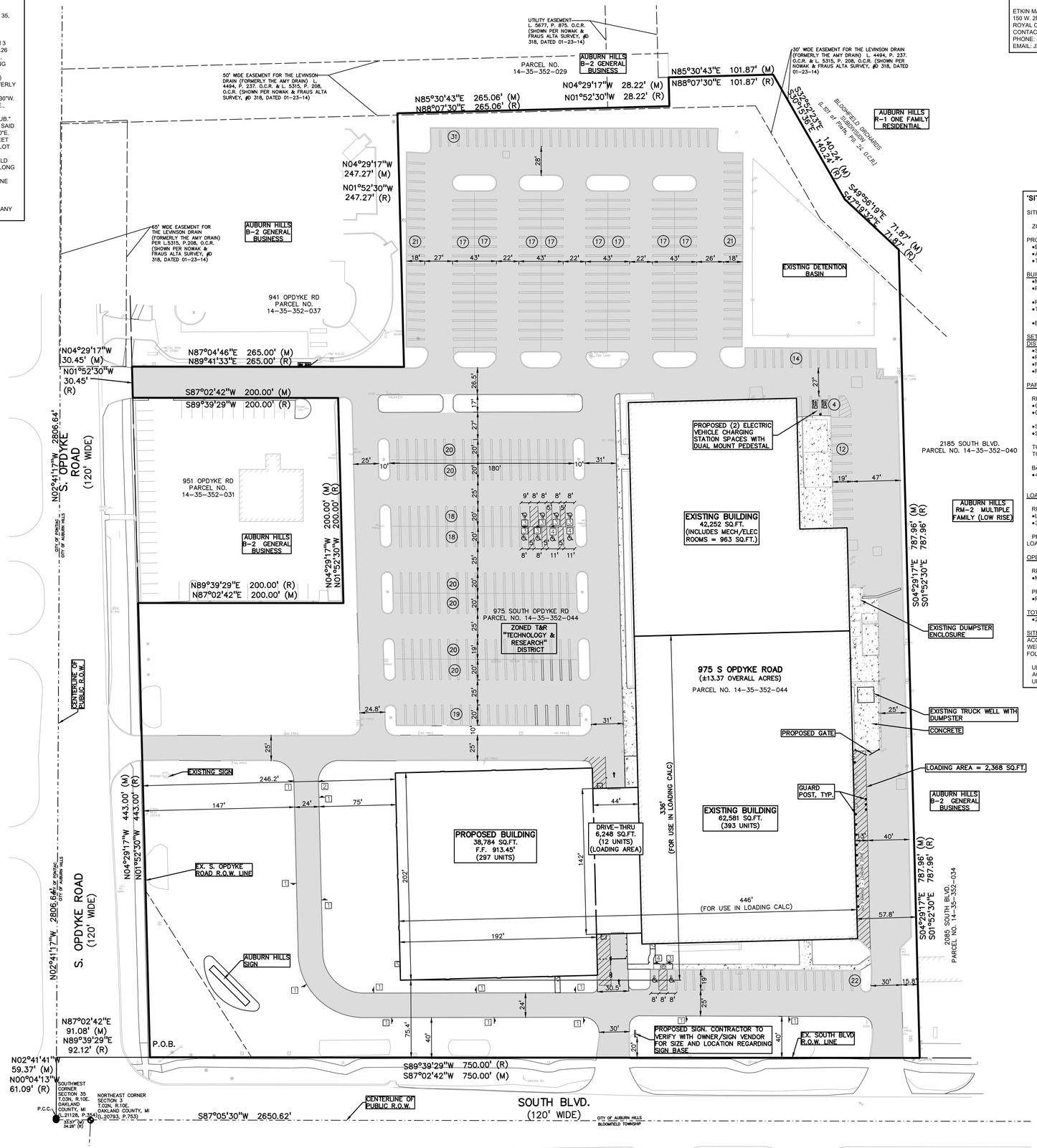
GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
2. SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
3. NO OUTSIDE STORAGE SHALL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
4. GROUND-MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
5. PARKING SPACES SHALL BE DOUBLE-STRIPPED PER ZONING ORDINANCE NO. 372.
6. AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED.
7. A LAND DIVISION OR COMBINATION IS NOT REQUIRED.
8. A SPECIAL LAND USE PERMIT APPLICATION IS NOT REQUIRED.
9. NO ALTERATIONS, AMENDMENTS, MODIFICATIONS, OR REVISIONS SHALL BE MADE TO THE APPROVED SITE PLAN DURING ENGINEERING AND BUILDING PLAN SUBMITTAL AND REVIEW OR DURING CONSTRUCTION WITHOUT PRIOR APPROVAL FROM THE COMMUNITY DEVELOPMENT.
10. THE DEVELOPER HAS AGREED TO PREP THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE CHARGING STATION LOCATIONS ADJACENT TO THE BARRIER-FREE PARKING SPACES AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATION. THE SPACES ARE DESIGNATED WITH EV ON THE PLAN AND WILL BE POSTED IF AND WHEN CHARGING STATION ARE INSTALLED.

NOTE:

SELF STORAGE FACILITY WILL BE RE-ADDRESSED TO 2055 SOUTH BLVD. EXISTING TENANT WILL RETAIN EXISTING ADDRESS.



OWNER/APPLICANT:

ETKIN MANAGEMENT, LLC
150 W. 2ND STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067
CONTACT: JOSH SUARDINI
PHONE: 313.549.8509
EMAIL: JSUARDINI@ETKINLLC.COM

LEGEND:

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

***SITE DATA TABLE:**

SITE AREA: 13.37 ACRES (582,319 SF.) NET AND GROSS

ZONING: T&R - TECHNOLOGY & RESEARCH

PROPOSED USE: SELF-STORAGE
- •EXISTING BUILDING = 104,833 SF
- •ADDITION = 45,032 SF
- •TOTAL SIZE = 149,865 SF

BUILDING INFORMATION:
- •MAXIMUM ALLOWABLE BUILDING HEIGHT = 4 STORIES
- •PROPOSED BUILDING HEIGHT = 1 STORY
- •PROPOSED BUILDING FOOTPRINT ADDITION = 45,032 SF.
- •TOTAL BUILDING FOOTPRINT AREA = 149,865 SF.
- •BUILDING LOT COVERAGE = 25.7%

SETBACK REQUIREMENTS (FROM T&R DISTRICT REQUIREMENTS):

	REQUIRED:	PROPOSED:
•SIDE (NORTH)	20'	642.8'
•REAR (EAST)	15'	57.8'
•FRONT (WEST)	50'	246.2'
•FRONT(SOUTH)	50'	76.3'

PARKING CALCULATIONS:

REQUIRED (EXISTING TENANT)
- •OFFICE = 1 SPACE PER 200 SF
- •OFFICE PARKING REQUIRED = (42,252 SF * 0.80)/200 = 169 SPACES
- •SELF STORAGE = 1 SPACE PER 100 UNITS, NOT LESS THAN 5 SPACES
- •SELF STORAGE PARKING REQUIRED = (393 + 297 + 12 UNITS)/100 = 8 SPACES

TOTAL REQUIRED PARKING = 177 SPACES
TOTAL PARKING PROVIDED = 436 SPACES (10 BARRIER FREE)

BARRIER FREE REQUIREMENTS
- •401 TO 500 SPACES REQUIRE 9 SPACES TO BE BARRIER FREE

LOADING CALCULATIONS:

REQUIRED
- •LOADING REQUIRED = 10 SF. PER L.F. OF BUILDING FRONTAGE
- •336' + 446' = 782' x 10' = 7,820 SF

PROPOSED
LOADING PROVIDED = 6,248 SF (LOADING PROVIDED INTERNALLY) + 2,368 SF = 8,616 SF

OPEN SPACE:

REQUIRED
- •MINIMUM OPEN SPACE REQUIRED = 20%

PROPOSED
- •PROVIDED OPEN SPACE = 21.8%

TOTAL PROPOSED IMPERVIOUS AREA
- •234,100 SF

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

UDORTHENTS, LOAMY, NEARLY LEVEL
AQUENTS, SANDY, LOAMY, UNDULATING
URBAN LAND

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN DOUGLASS KENNEDY LICENSED PROFESSIONAL ENGINEER License No. 6201052010

NORTH

0 25 50 100
SCALE: 1" = 50'

811 Know what's below. Call before you dig.

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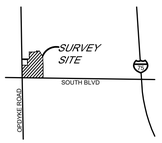

CLIENT

ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE

SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE

OVERALL SITE PLAN

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:

C-2.0

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\DWGS_SITE_PLAN\(C-2.0) OVERALL DIM-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

LEGAL DESCRIPTION:
(Per Nowak & Fraus ALTA/ASTM LAND TITLE SURVEY, JOB NO. D318. DATED 03/04/2015)

THE FOLLOWING IS THE DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST; CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE PROPERTY CONTROLLING CORNER AND SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS PREVIOUSLY ESTABLISHED, SAID POINT BEING DISTANT 1.81 FEET NORTH AND 0.26 FEET WEST MEASURED AT RIGHT ANGLES FROM THE SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS RENOMUMENTED AND RECORDED IN LIBER 19629, PAGE 340; THENCE N.00°04'13"W. ALONG THE WESTERLY LINE OF SAID SECTION 35, 61.09 FEET, THENCE N.89°39'29"E., 92.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF EASTERLY LINE OF OPDYKE ROAD (120.00 FEET WIDE) WITH NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 443.00 FEET; THENCE N.89°39'29"E., 200.00 FEET; THENCE N.01°52'30"W., 200.00 FEET; THENCE S.89°39'29"W., 200.00 FEET TO A POINT ON SAID EASTERLY LINE OF OPDYKE ROAD; THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 30.45 FEET (RECORDED AS 30.00 FEET), THENCE N.89°41'33"E., 265.00 FEET; THENCE N.01°52'30"W., 247.27 FEET; THENCE N.88°07'30"E., 265.06 FEET TO A POINT, SAID POINT LYING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 158 OF "BLOOMFIELD ORCHARDS NO. 3 SUB." AS RECORDED IN LIBER 102 OF PLATS, PAGE 20 OAKLAND COUNTY RECORDS; THENCE N.01°52'30"W. ALONG SAID SOUTHERLY EXTENSION LINE, 28.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 158; THENCE N.88°07'30"E. ALONG THE SOUTHERLY LINE OF LOTS 158 AND 157 OF SAID "BLOOMFIELD ORCHARDS NO. 3 SUB.", 101.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 157, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LOT 34 OF "BLOOMFIELD ORCHARDS SUB." AS RECORDED IN LIBER 101 OF PLATS, PAGE 24 OAKLAND COUNTY RECORDS; THENCE S.30°15'36"E. ALONG THE SOUTHWESTERLY LINE OF LOTS 34 AND 35 OF SAID "BLOOMFIELD ORCHARDS SUB.", 140.24 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 35; THENCE S.47° 19'32"E. ALONG THE SOUTHWESTERLY LINE OF LOT 36 OF SAID "BLOOMFIELD ORCHARDS SUB.", 71.87 FEET THE MOST SOUTHERLY CORNER OF SAID LOT 36; THENCE S.01°52'30"E., 787.96 FEET TO A POINT ON THE NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE S.89°39'29"W. ALONG SAID NORTHERLY LINE OF SOUTH BOULEVARD, 750.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 582,329 SQ.FT. OR 13.368 ACRES AND IS A SUBJECT TO ANY AND OIL EASEMENTS, RIGHTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

GENERAL NOTES:

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2. SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
3. NO OUTSIDE STORAGE SHALL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
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ADDITIONAL NOTES:

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NOTE:

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- ASPHALT PAVEMENT
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- CONCRETE CURB AND GUTTER
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- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP (R)

SIGN LEGEND:

- 'NO PARKING FIRE LANE' SIGN [1]
- 'STOP' SIGN [2]
- 'BARRIER FREE PARKING' SIGN [3]
- 'VAN ACCESSIBLE' SIGN [4]

REFER TO DETAIL SHEET FOR SIGN DETAILS

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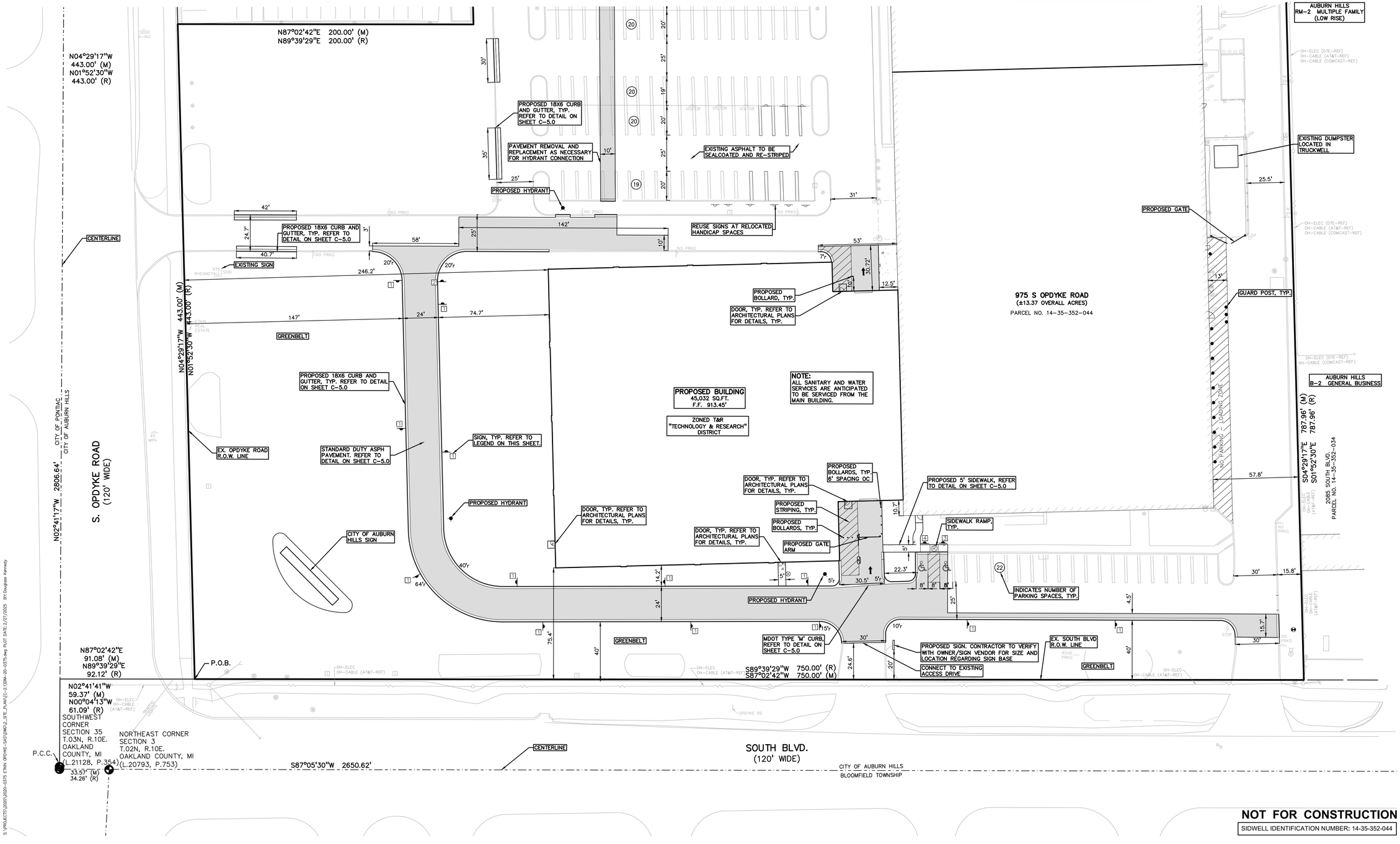

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

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STATE OF MICHIGAN
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LICENSED PROFESSIONAL ENGINEER

NORTH

0 15 30 60
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CLIENT
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE
DIMENSION SITE PLAN - SOUTH

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:
C-2.1

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\DWGS_SITE_PLAN\C-2.1SNA-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

LEGAL DESCRIPTION:
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SIDEWALK RAMP LEGEND:

SIDEWALK RAMP ®

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	[1]
'STOP' SIGN	[2]
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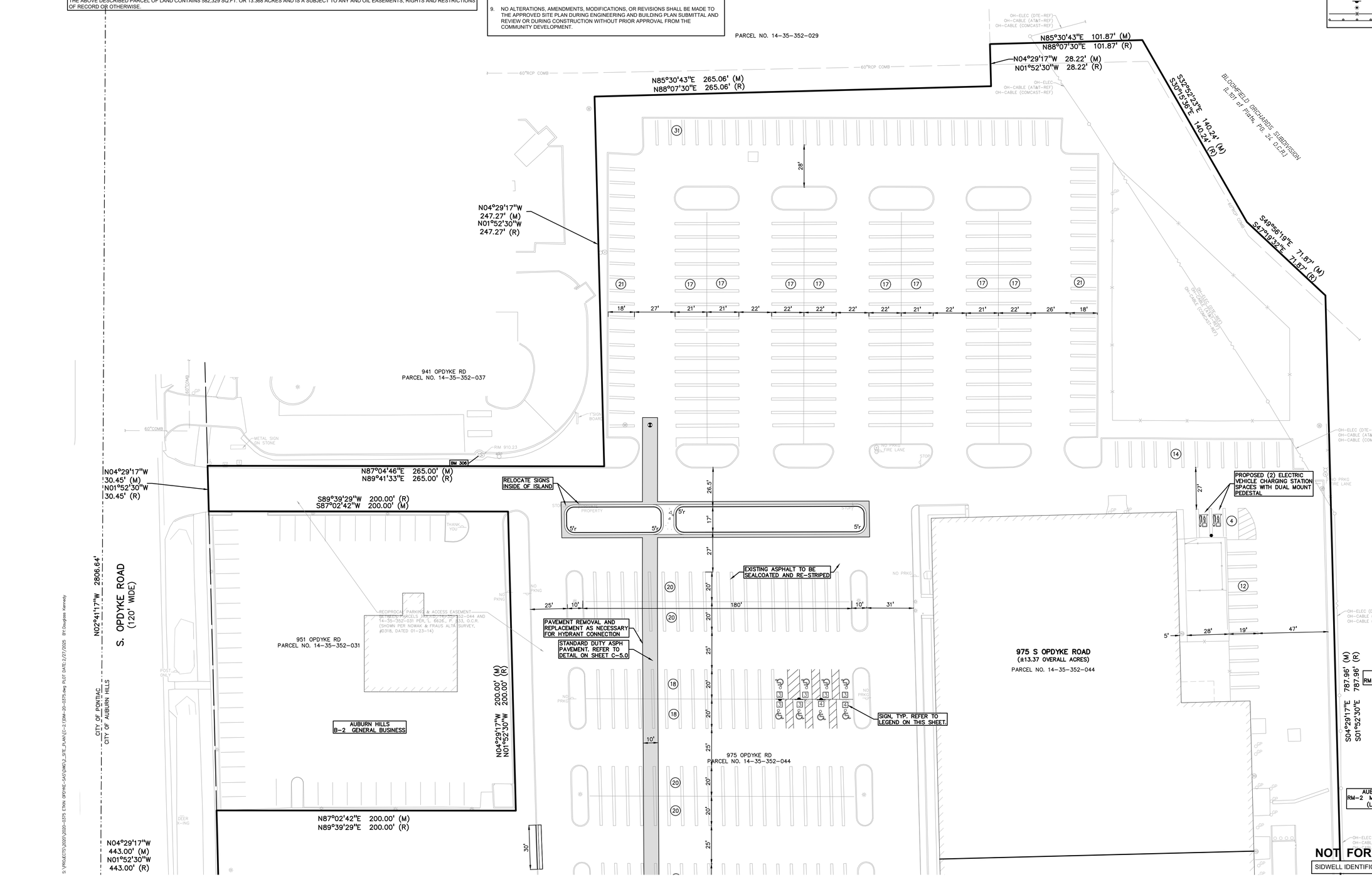

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NORTH

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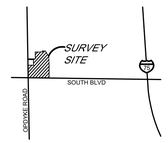

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150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
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REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE: JANUARY 29, 2025

DRAWING TITLE
DIMENSION SITE PLAN - NORTH

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:
C-2.2

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\[MWOJ_SITE_PLAN (C-2.1)NM-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

FIRE DEPARTMENT NOTES:

1. THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS SHALL BE PAINTED ACCORDING TO THE FOLLOWING:

   WHITE ON 4" MAINS
   RED ON 6" MAINS
   ORANGE ON 8" MAINS
   GREEN ON 12" MAINS
   BLUE ON 16" MAINS OR LARGER

2. NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY HYDRANT OR FIRE DEPARTMENT CONNECTION PUBLIC OR PRIVATE.

3. THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM TWENTY (20) FOOT WIDE PAVED DRIVEWAY OR STREET.

4. GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICES, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.

5. ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT EXCEEDING ONE HUNDRED (100) FEET.

6. DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.

7. A WHITE HIGH VISIBILITY STRIPE SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

CITY OF AUBURN HILLS STANDARD NOTES:

1. CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS' STANDARDS.

2. NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.

3. A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW.

4. ALL CITY STREET MUST BE MAINTAINED DURING CONSTRUCTION. STREET SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.

5. WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM; SUNUP TO SUNDOWN; WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.

6. ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.

7. UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.

8. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS DIG 1-800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.

9. THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.

10. ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.

11. ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.

12. FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OFF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.

13. WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.

14. 3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & McCLIMENT, INC. AT (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY R.O.W., ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.

15. PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

STORMWATER DRAINAGE NOTES:

1. THE EXISTING SITE'S STORMWATER RUNOFF IS PROVIDED IN THE DETENTION BASIN WHICH ULTIMATELY DISCHARGES TO THE LEVINSON DRAIN. THE BASIN IS LOCATED NEAR THE NORTHEAST CORNER OF THE SITE. THE REVISED SITE LAYOUT HAS LESS IMPERVIOUS SURFACE THAN THE EXISTING CONDITIONS. THEREFORE, THE EXISTING DETENTION VOLUME EXCEEDS THE PROPOSED REQUIREMENT.

2. A MECHANICAL STORMWATER QUALITY STRUCTURE WILL BE PROVIDED FOR PROPOSED DISTURBED AREAS TO COMPLY WILL CURRENT REQUIREMENTS.

UTILITY NOTES:

1. 12' WIDE PUBLIC EASEMENT SHALL BE PROVIDED FOR THE PUBLIC SECTION OF WATER MAIN ON AND OFF SITE.

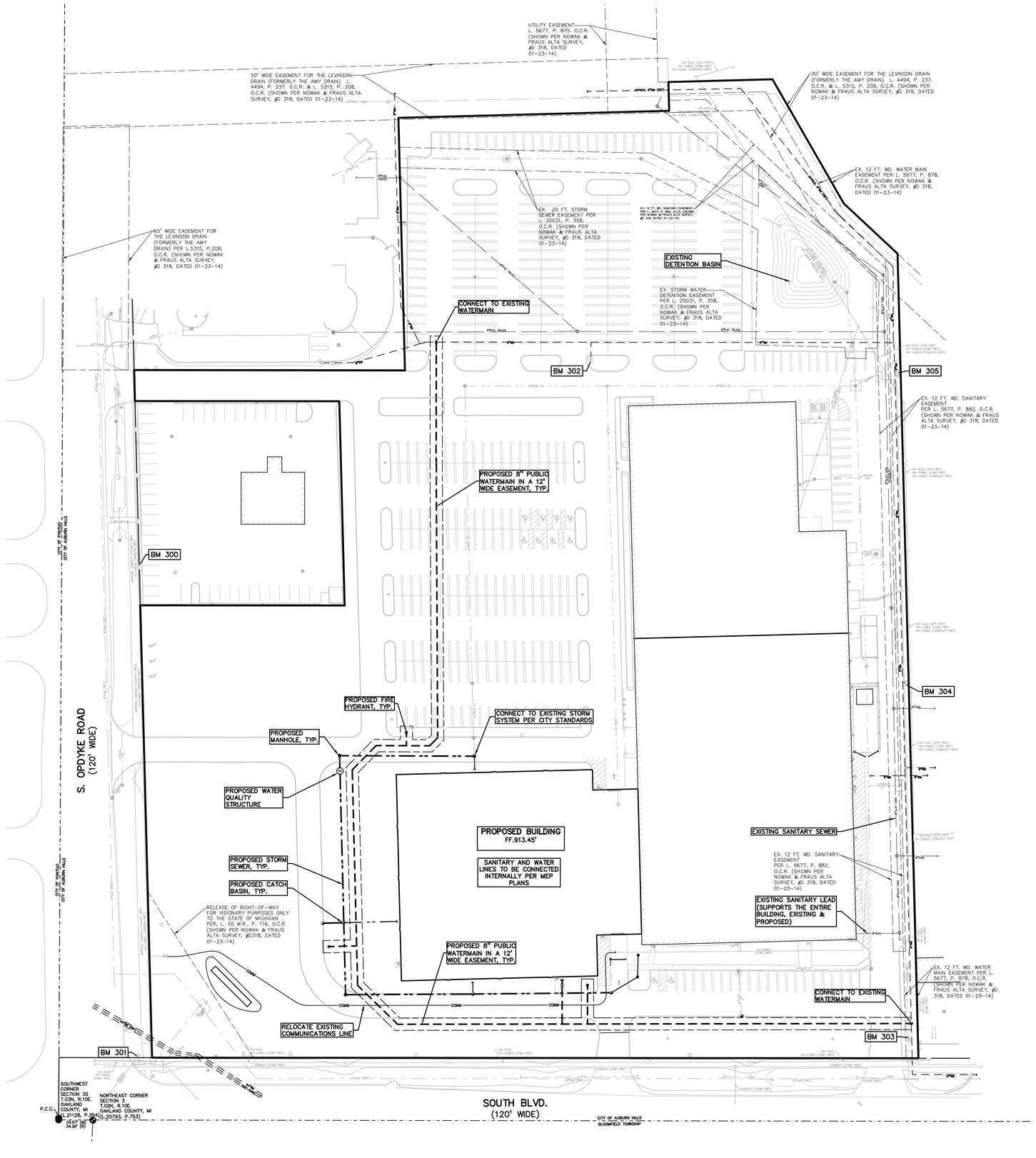
2. ALL PROPOSED GRADE ELEVATIONS INDICATED ARE TOP OF PAVEMENT OR GUTTER UNLESS NOTED OTHERWISE. ADD 0.50' TO ALL PROPOSED ELEVATIONS TO OBTAIN TOP OF CURB GRADES.

3. PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN EASEMENT.

4. 5.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATER MAINS.

5. 2.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL STORM SEWER.

6. 18" (MINIMUM) OF VERTICAL CLEARANCE IS REQUIRED BETWEEN UTILITIES.



UTILITY LEGEND:

- EX. OH. ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED POST INDICATOR VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN

CITY OF AUBURN HILLS STORM SEWER FRAME AND COVER NOTES

CATCH BASIN/INLET - CURB
FRAME: EJ 5105
COVER: TYPE "M1"
WITH TROUT LOGO

CATCH BASIN/INLET - PAVEMENT
FRAME: EJ 1040
COVER: TYPE "M1"

CATCH BASIN/INLET - YARD
FRAME: EJ 1040
COVER: TYPE "02"
COVER: TYPE "N" WITHIN 8' OF ROAD

MANHOLE
FRAME: EJ 1040
COVER: TYPE "C"

2' CLEANOUTS AND STRUCTURES NOT AT STORMWATER COLLECTION POINTS
FRAME: EJ 1040
COVER: TYPE "A"

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
DOUGLASS STUART KENNEDY
License No. 6201055910
LICENSED PROFESSIONAL ENGINEER

NORTH

0 25 50 100

SCALE: 1" = 50'

811 Know what's below. Call before you dig.

CAUTION!!
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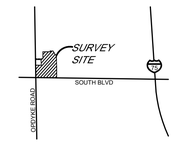

CLIENT

ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE

SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE

ENGINEERING SITE PLAN

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:

C-3.0

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\DWG\2_SITE_PLAN\[C-3.0]OVERALL UTIL-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
LIGHT POLE BASE LOCATED ON THE EAST SIDE OF OPDYKE ROAD, APPROX. 180' NORTH FROM THE NORTH ENTRANCE TO 975 OPDYKE RD.
ELEV. - 913.44

BM #301
PUNCH ON TOP OF A STEEL LIGHT POLE BASE ANCHOR BOLT LOCATED AT THE NORTHEAST CORNER OF OPDYKE ROAD & SOUTH BLVD.
ELEV. - 921.36

BM #302
DIMPLE ON ARROW ON A HYDRANT LOCATED APPROX. 57' NORTHWEST FROM THE NORTHWEST BUILDING CORNER OF 975 OPDYKE RD.
ELEV. - 615.02

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #303
PUNCH IN THE WEST FLANGE BOLT OF A HYDRANT LOCATED AT THE SOUTHEAST PROPERTY CORNER.
ELEV. - 915.46

BM #304
PUNCH ON THE TOP WEST FLANGE BOLT OF A HYDRANT LOCATED ON THE EAST SIDE OF THE BUILDING, OPPOSITE THE TRUCK WELL.
ELEV. - 915.58

BM #305
TOP OF FLANGE BOLT OF A HYDRANT LOCATED APPROX. 103' NORTHEAST FROM THE NORTHEAST BUILDING CORNER OF 975 OPDYKE RD.
ELEV. - 914.67

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	Ⓡ
SIDEWALK RAMP 'TYPE F'	Ⓕ
SIDEWALK RAMP 'TYPE P'	Ⓟ
SIDEWALK RAMP 'TYPE C'	Ⓒ
SIDEWALK RAMP 'TYPE D'	Ⓓ
CURB DROP ONLY	Ⓧ

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

GRADING LEGEND:

- +696.91 / 622.50 — EXISTING SPOT ELEVATION; PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- 670 — EXISTING CONTOUR
- 922 — PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB	F = FLUSH WALK
T/P = TOP OF PAVEMENT	G = GUTTER GRADE
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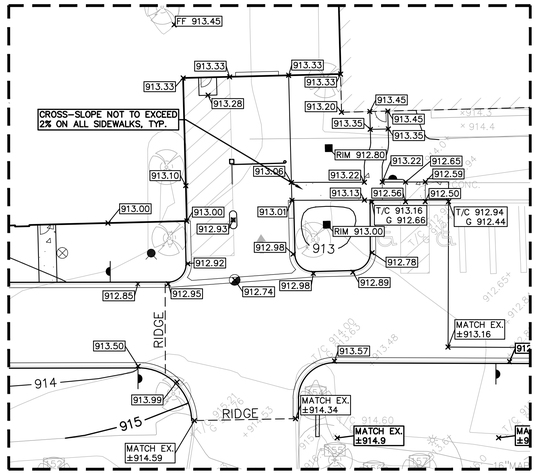
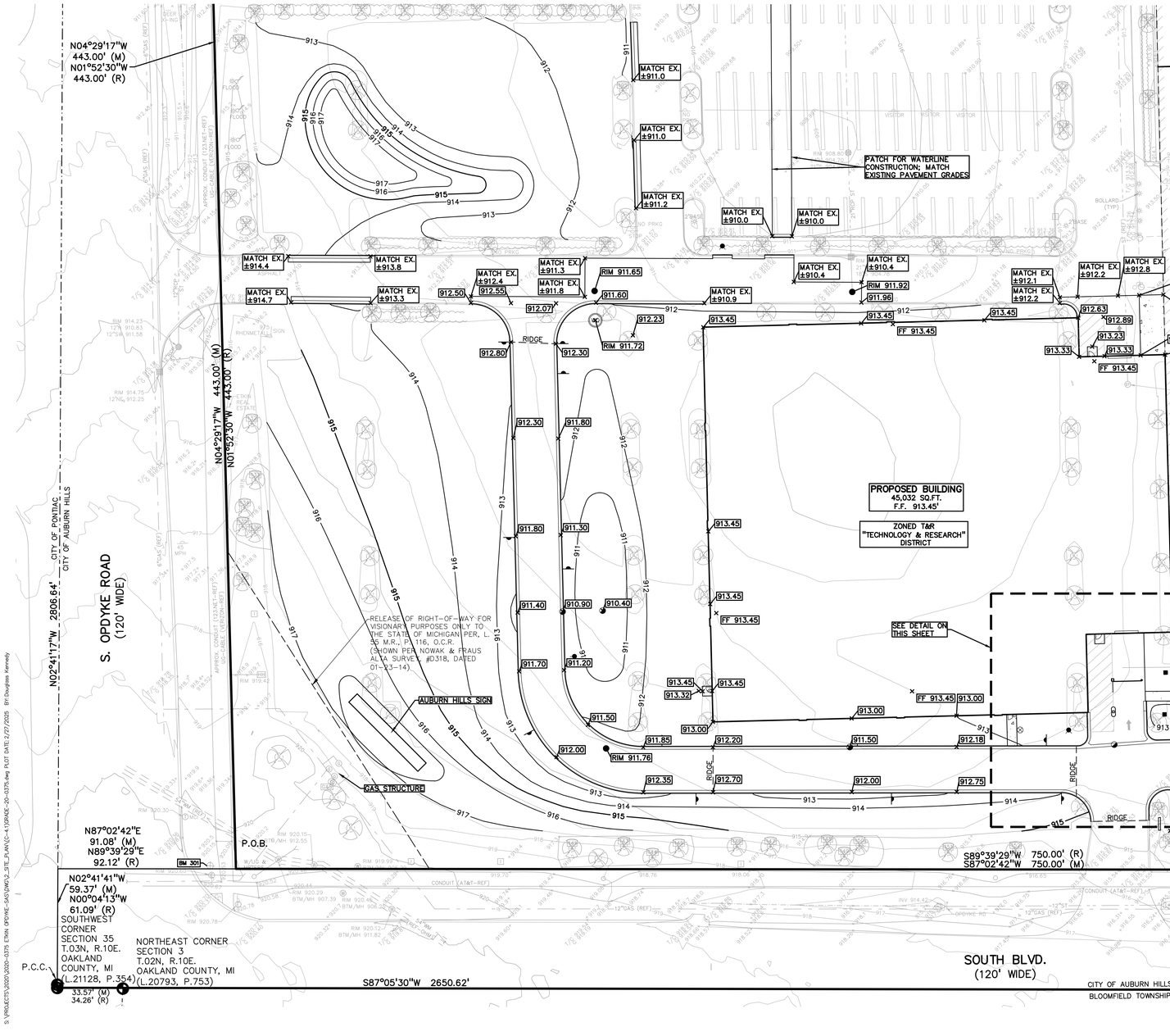
T/W = TOP OF WALL	FG = FINISH GRADE
B/W = BOTTOM OF WALL	RIM = RIM ELEVATION



DETAIL
SCALE 1:20



975 S OPDYKE ROAD
(±13.37 OVERALL ACRES)
PARCEL NO. 14-35-352-044

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
DOUGLASS SYLVAN KENNEDY
LICENSED PROFESSIONAL ENGINEER
License No. 6201053010

NORTH

0 15 30 60
SCALE: 1" = 30'

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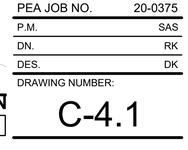

CLIENT
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE
PRELIMINARY GRADING PLAN - SOUTH

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:
C-4.1

S:\PROJECTS\2020\20-0375 ETKIN OPDYKE-SAS\CIVIL\2_SITE_PLAN\C-4.1(PRADE-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

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(GPS DERIVED - NAVD88)

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SIDEWALK RAMP 'TYPE P'	Ⓟ
SIDEWALK RAMP 'TYPE C'	Ⓒ
SIDEWALK RAMP 'TYPE D'	Ⓓ
CURB DROP ONLY	Ⓧ

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

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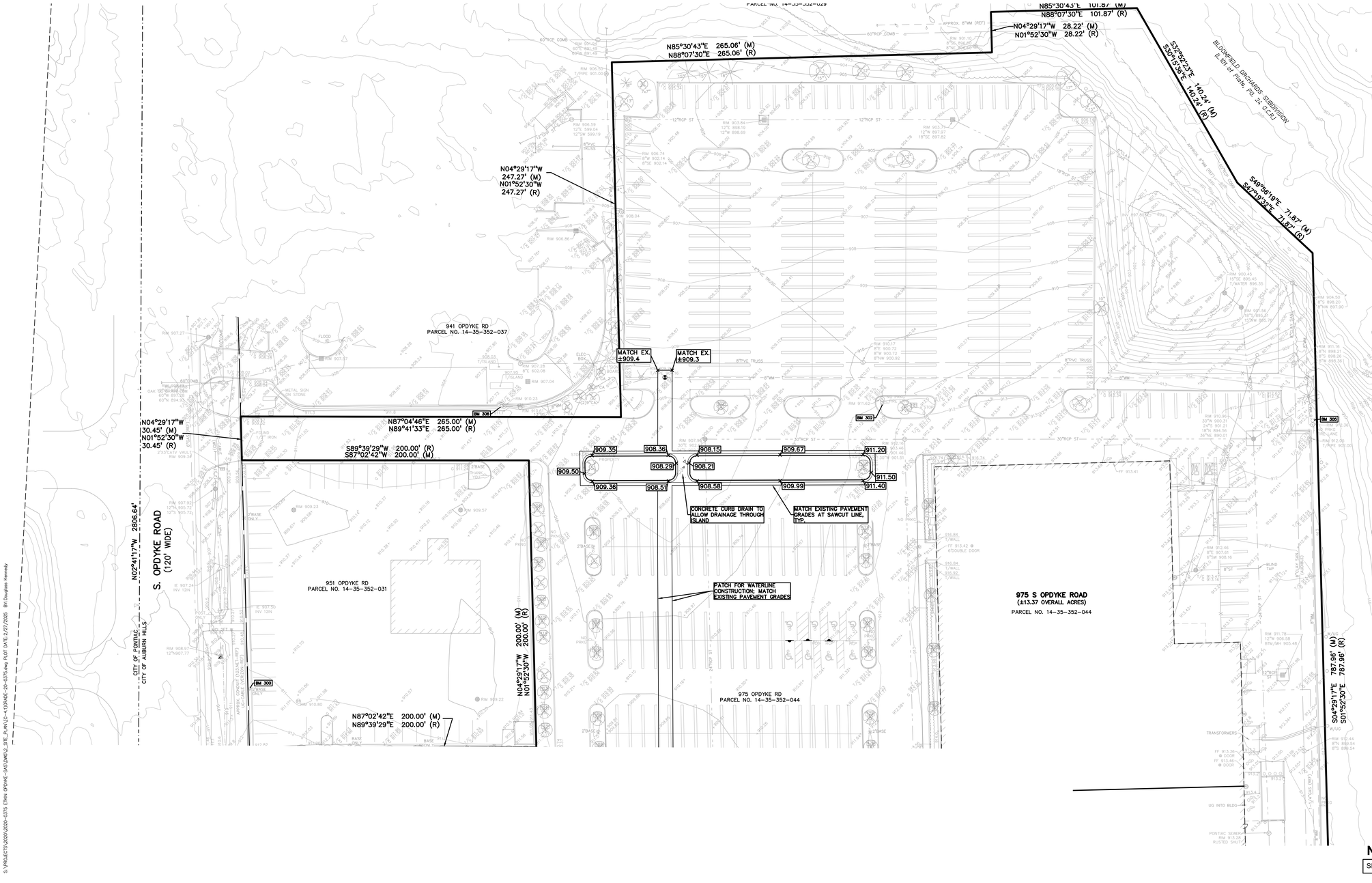

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STATE OF MICHIGAN
DOUGLASS STUART KENNEDY
License No. 6201053010
LICENSED PROFESSIONAL ENGINEER

NORTH

0 15 30 60
SCALE: 1" = 30'

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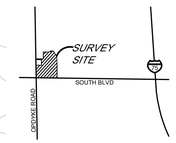


CLIENT
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

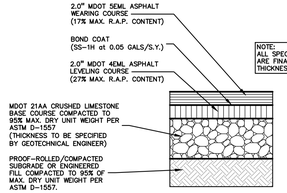
DRAWING TITLE
PRELIMINARY GRADING PLAN - NORTH

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:
C-4.2

NOT FOR CONSTRUCTION
SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\WKP\2_SITE_PLAN\[C-4.1]RADE-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy



STANDARD DUTY ASPHALT DETAIL

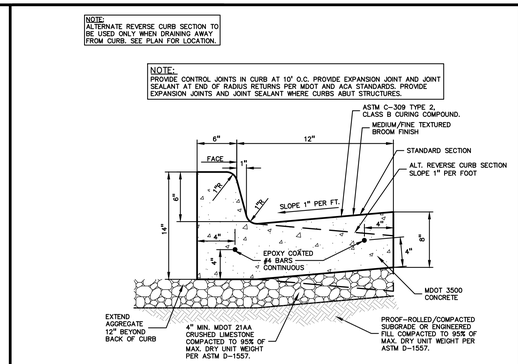
(NOT FOR USE IN THE RIGHT-OF-WAY) NOT TO SCALE

AGGREGATE BASE NOTE:
THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LIMESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION SECTION 902 FOR AGGREGATES. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LIMESTONE MATERIAL, PEA GROUP WILL REQUIRE A MINIMUM 25% INCREASE IN BASE THICKNESS. HOWEVER, IF TESTING DOCUMENTATION IS PROVIDED TO PEA GROUP THAT SHOWS THAT THE CRUSHED CONCRETE MATERIAL MEETS ALL REQUIREMENTS OF MDOT SPECIFICATION SECTION 902, THEN THE 25% INCREASE IN THICKNESS MAY BE REEVALUATED.

ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12SPS01(E). THE BINDER GRADE FOR THIS WORK IS PG64-28. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT "TIER 1 OR "TIER 2" REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL SPECIFIED MIXES SHOULD BE FORWARDED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION

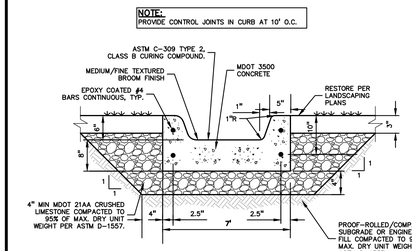
ASPHALT MIX DESIGN CHART

COMMERCIAL ADT 0-300	COMMERCIAL ADT 301-1000	COMMERCIAL ADT 1001-3400	COMMERCIAL ADT 3401-5400	APPLICATION RATE (LB/YD²), MINIMUM - MAXIMUM
4EL	4EML	4EMH	4EMH	220-275
5EL	5EML	5EMH	SMA OR SEMH	165-220
PG 58-28	PG 64-28	PG 64-28	PG 70-28P	



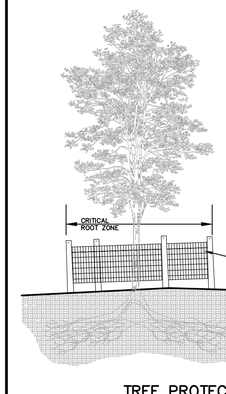
18"x6" STANDARD CONCRETE CURB AND GUTTER

NOT TO SCALE



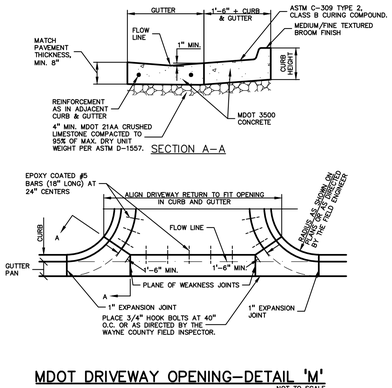
CONCRETE CURB DRAIN

NOT TO SCALE



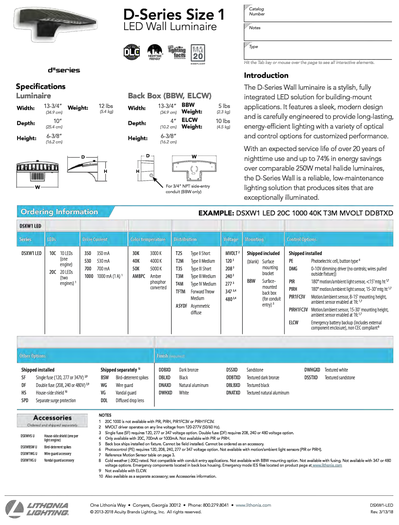
TREE PROTECTION DETAIL

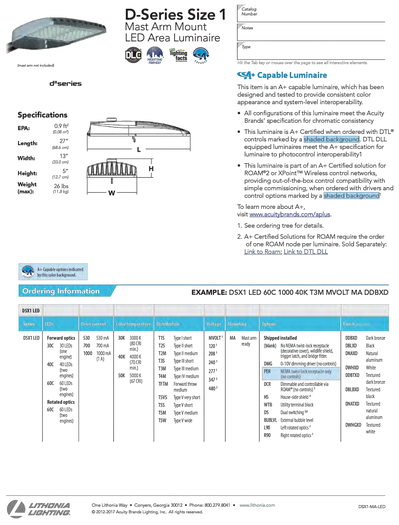
NOT TO SCALE

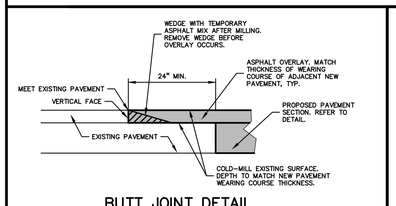


MDOT DRIVEWAY OPENING–DETAIL 'M'

NOT TO SCALE

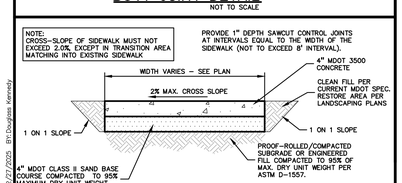






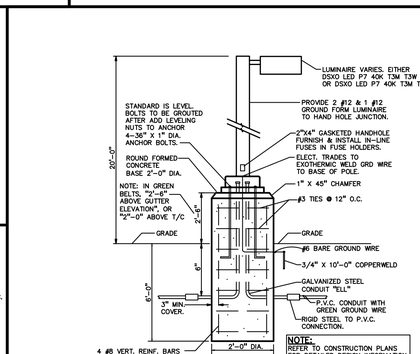
BUTT JOINT DETAIL

NOT TO SCALE



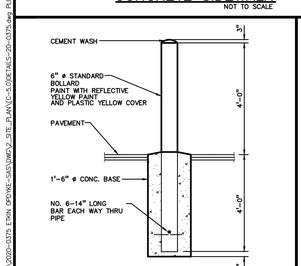
CONCRETE SIDEWALK

NOT TO SCALE



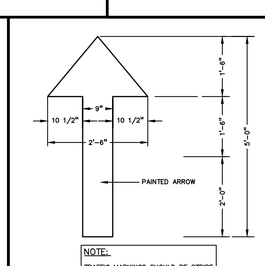
PARKING LOT LIGHT POLE DETAIL

NOT TO SCALE



6" DIA. BOLLARD DETAIL

NOT TO SCALE



PAINTED DIRECTIONAL ARROW

NOT TO SCALE

30" x 30"
WHITE ON RED REFLECTORIZED
7'–0" MOUNTING HEIGHT
(R1–1)

STOP SIGN DETAIL

NOT TO SCALE

12" x 18"
RED ON WHITE REFLECTORIZED
7'–0" MOUNTING HEIGHT
(R7–22)

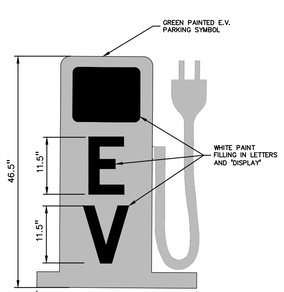
NO PARKING SIGN DETAIL

NOT TO SCALE

12" x 18" (R7–8)
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED

ADA ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE



EV PARKING SYMBOL

NOT TO SCALE

GENERAL UTILITY NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF AUBURN HILLS
2. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY–FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY–FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D–1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
3. WHERE EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
4. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE DESIGN ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. CONTRACTOR SHALL FIELD VERIFY UTILITIES.
5. THE CONTRACTOR SHALL COORDINATE TO ENSURE ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED FOR THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, IRRIGATION, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT AND LANDSCAPING.
6. PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
7. CONTRACTOR SHALL INSPECT ALL EXISTING PUBLIC STORM SEWER, SANITARY SEWER AND WATER MAIN STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION AND WITH THE GOVERNING AGENCY INSPECTOR PRIOR TO ESTABLISHING FINAL GRADE. NOTIFY THE ENGINEER, OWNER/DEVELOPER, AND GOVERNING AGENCY IF STRUCTURE IS DEEMED TO BE STRUCTURALLY UNSOUND AND/OR IN NEED OF REPAIR.

STORM SEWER NOTES:

1. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C–76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C–443).
2. ALL STORM SEWER LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
3. ALL STORM SEWER 10" OR LESS AND/OR LEADS SHALL BE SDR 26.
4. JOINTS FOR P.V.C. PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D–3212.

WATER MAIN NOTES:

1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF X.X' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5°) DEGREE BENDS, PROPERLY ANCHORED.
2. ALL TEES, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
3. PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL REQUIRED TESTING IS SATISFACTORILY COMPLETED.
4. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY/STORM SEWER OR STRUCTURE.
5. NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY OF AUBURN HILLS.
6. ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
7. WATER MAIN SERVICE LEADS SHALL BE TYPE 'K' ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
8. ALL FIRE HYDRANTS SHALL BE EJW #5BR MODEL #250 PER CITY STANDARDS.
9. ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
10. ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY OF AUBURN HILLS.
11. UNLESS NOTED SPECIFICALLY OTHERWISE ON THE PLANS, THE DESIGN INTENT IS TO HAVE THE WATER MAIN CONSTRUCTED WITH THIS PROJECT BE INSTALLED VIA OPEN CUT TRENCH BY THE CONTRACTOR. IF THE CONTRACTOR CHOOSES A DIFFERENT METHOD OF CONSTRUCTION, OTHER THAN WHAT IS SHOWN ON THE APPROVED PLANS UPON WHICH THE PERMIT WAS GRANTED, THE CONTRACTOR WILL BE RESPONSIBLE TO CONTACT THE REGULATORY AGENCIES TO REVISE THE APPROVED PERMIT.
12. THE WATER MAIN CONTRACTOR SHALL NOTIFY THE INSPECTION DEPARTMENT OF THE CITY OF AUBURN HILLS AT (248) 364–6757 AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.

SANITARY SEWER NOTES:

1. DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
2. ALL SANITARY LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
3. ALL SANITARY SEWER 8" OR LARGER SHALL BE P.V.C. TRUSS PIPE (ASTM D2680) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
5. SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.I.W. #1565 BOX OR EQUAL.

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — DOUGLASS KENNEY — LICENSED PROFESSIONAL ENGINEER — License No. 6201055910

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE APPROXIMATE. NO GUARANTEE OR WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:
C-5.0

I:\S PROJECTS\2020\20-0375 ETKIN, OPDYKE-SAS\SHEET_SITE PLAN\C-5.0(DETAILS-20-0375.dwg, PLOT DATE: 2/27/2025 BY: Douglass Kenney

OVERALL PLANT SCHEDULE

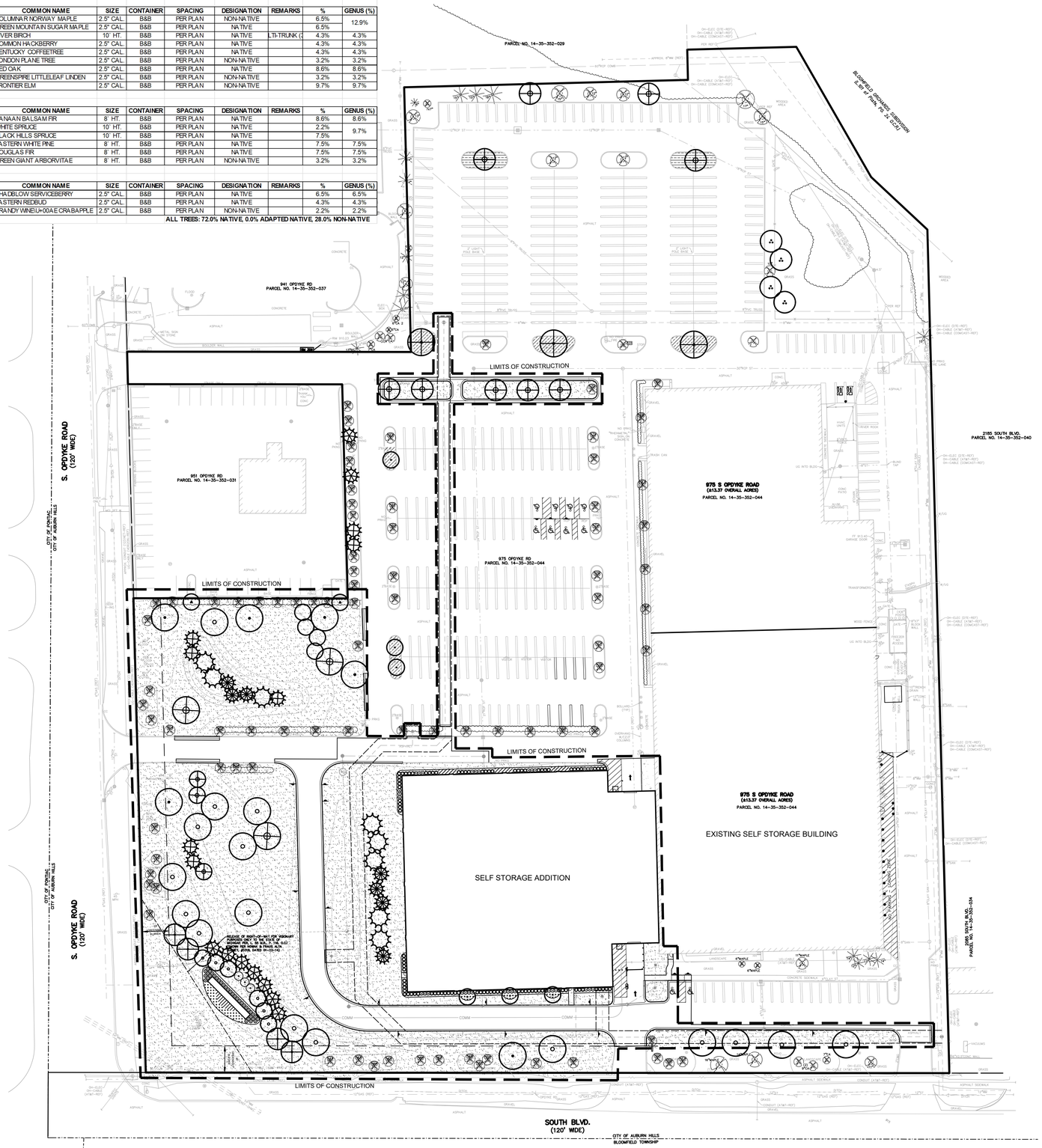
DECIDUOUS TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	%	GENUS (%)
AP2.5	6	ea	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		6.5%	12.9%
AS2.5	6	ea	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL.	B&B	PER PLAN	NATIVE		6.5%	
BN10	4	ea	BETULA NIGRA	RIVER BIRCH	10' HT.	B&B	PER PLAN	NATIVE	LTI-TRUNK (	4.3%	4.3%
CO2.5	4	ea	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.	B&B	PER PLAN	NATIVE		4.3%	4.3%
GD2.5	4	ea	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2.5" CAL.	B&B	PER PLAN	NATIVE		4.3%	4.3%
PA2.5	3	ea	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		3.2%	3.2%
QR2.5	8	ea	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B	PER PLAN	NATIVE		8.6%	8.6%
TG2.5	3	ea	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		3.2%	3.2%
UF2.5	9	ea	ULMUS X 'FRONTIER'	FRONTIER ELM	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		9.7%	9.7%
SUBTOTAL:	**47**										

EVERGREEN TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	%	GENUS (%)
AP8	8	ea	ABIES BALSAMEA PHANEROLEPIS	CANAAN BALSAM FIR	8' HT.	B&B	PER PLAN	NATIVE		8.6%	8.6%
PG10	2	ea	PICEA GLAUCA	WHITE SPRUCE	10' HT.	B&B	PER PLAN	NATIVE		2.2%	9.7%
PGD10	7	ea	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	10' HT.	B&B	PER PLAN	NATIVE		7.5%	
PS8	7	ea	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE		7.5%	7.5%
PM8	7	ea	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8' HT.	B&B	PER PLAN	NATIVE		7.5%	7.5%
TG8	3	ea	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8' HT.	B&B	PER PLAN	NON-NATIVE		3.2%	3.2%
SUBTOTAL:	**34**										

ORNAMENTAL TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	%	GENUS (%)
ACA2.5	6	ea	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	2.5" CAL.	B&B	PER PLAN	NATIVE		6.5%	6.5%
CC2.5	4	ea	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL.	B&B	PER PLAN	NATIVE		4.3%	4.3%
MB2.5	2	ea	MALUS X 'BRANZAM'	BRANDY WINE U-HOA E CRABAPPLE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		2.2%	2.2%
SUBTOTAL:	**12**										

ALL TREES: 72.0% NATIVE, 0.0% ADAPTED NATIVE, 28.0% NON-NATIVE

DIVERSITY REQUIREMENT:
51 TO 100 PROPOSED TREES: COMBINED LANDSCAPE TREES SHALL BE NO MORE THAN 20% SAME SPECIES AND 40% SAME GENUS



KEY:

	=	PROPOSED DECIDUOUS TREES
	=	PROPOSED EVERGREEN TREES
S	=	SITE AREA TREE
F	=	FRONTAGE TREE
R	=	REPLACEMENT TREE
G	=	GENERAL SITE TREE
P	=	PARKING INTERIOR TREE
	=	NON-IRRIGATED SEED LAWN
	=	PROPOSED PERENNIALS
	=	SOIL REMEDIATION
	=	EXISTING TREES TO REMAIN
	=	RELOCATED TREE

GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
17. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
18. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
19. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

PER CITY OF AUBURN HILLS:

- ALL INSTALLED TREES ARE TO HAVE A STRAIGHT TRUNK.
- ALL INSTALLED TREES ARE TO BE NORTHERN GROWN.
- ALL INSTALLED TREES ARE TO BE STATE DEPARTMENT OF AGRICULTURE NURSERY GRADE NO. 1 OR BETTER.
- ALL REPLACEMENT TREES ARE CONSIDERED PROTECTED REGARDLESS OF SIZE.
- ALL TREES SHALL BE GUARANTEED FOR A MINIMUM OF TWO YEARS.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM.
- IF EVERGREEN TREES ARE IN MULCHED BEDS, PROVIDE SEPARATE ZONE FROM LAWN, AVOID OVERHEAD SPRAY.

PER CITY OF AUBURN HILLS: SECTION 138-12.109 MAINTENANCE:

THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING AS FOLLOWS:

A. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.

B. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVED DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

C. ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.

D. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO OR REMOVAL OF PLAN MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 138-12.109 WILL PLACE THE PARCEL IN NON CONFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THIS ORDINANCE.

E. IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

PEA GROUP
t: 844.813.2949
www.peagroup.com

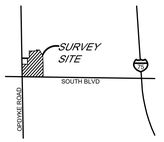
STATE OF MICHIGAN
NOAH A. BIRMELIN
LANDSCAPE ARCHITECT
No. 1375
REGISTERED LANDSCAPE ARCHITECT

NORTH

0 25 50 100
SCALE: 1" = 50'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THEIR ACCURACY OR COMPLETENESS. IT SHALL BE THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE

SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE

OVERALL LANDSCAPE PLAN

PEA JOB NO.	20-0375
P.M.	SAS
DN.	SMS
DES.	SMS

DRAWING NUMBER:
L-1.0

S:\PROJECTS\2020\20200-0375 ETKIN OPDYKE - SAS\LDW\2_SITE_PLAN\(L-1.0)LANDSCAPE-20375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

PLANT SCHEDULE SOUTH

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
AP2.5	5	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
AS2.5	6	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL.	B&B	PER PLAN	NATIVE	
CO2.5	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.	B&B	PER PLAN	NATIVE	
GD2.5	4	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2.5" CAL.	B&B	PER PLAN	NATIVE	
PA2.5	3	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
QR2.5	8	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B	PER PLAN	NATIVE	
	30	SUBTOTAL:						
EVERGREEN TREES								
AP8	8	ABIES BALSAMEA PHANEROLEPIS	CANAAN BALSAM FIR	8' HT.	B&B	PER PLAN	NATIVE	
PGD10	7	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
PS8	7	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE	
PM8	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8' HT.	B&B	PER PLAN	NATIVE	
TG8	3	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8' HT.	B&B	PER PLAN	NON-NATIVE	
	30	SUBTOTAL:						
ORNAMENTAL TREES								
ACA2.5	6	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	2.5" CAL.	B&B	PER PLAN	NATIVE	
CC2.5	4	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL.	B&B	PER PLAN	NATIVE	
MB2.5	2	MALUS X 'BRANZAM'	BRANDYWINE® CRABAPPLE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
	12	SUBTOTAL:						

TREE REPLACEMENT CALCULATIONS

STANDARD TREES		
STANDARD TREES REMOVED:	50	(1:1 REPLACEMENT)
REPLACEMENT TREES REQUIRED:	**50**	(1:1 REPLACEMENT)

LANDMARK TREES		
LANDMARK TREES REMOVED:	0	
LANDMARK TREE DBH REMOVED:	0	(25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED:	0	INCHES
REPLACEMENT TREES REQUIRED:	**0**	(2.5" DIA.)

LANDSCAPE CALCULATIONS PER CITY OF AUBURN HILLS: ZONED TECHNOLOGY & RESEARCH

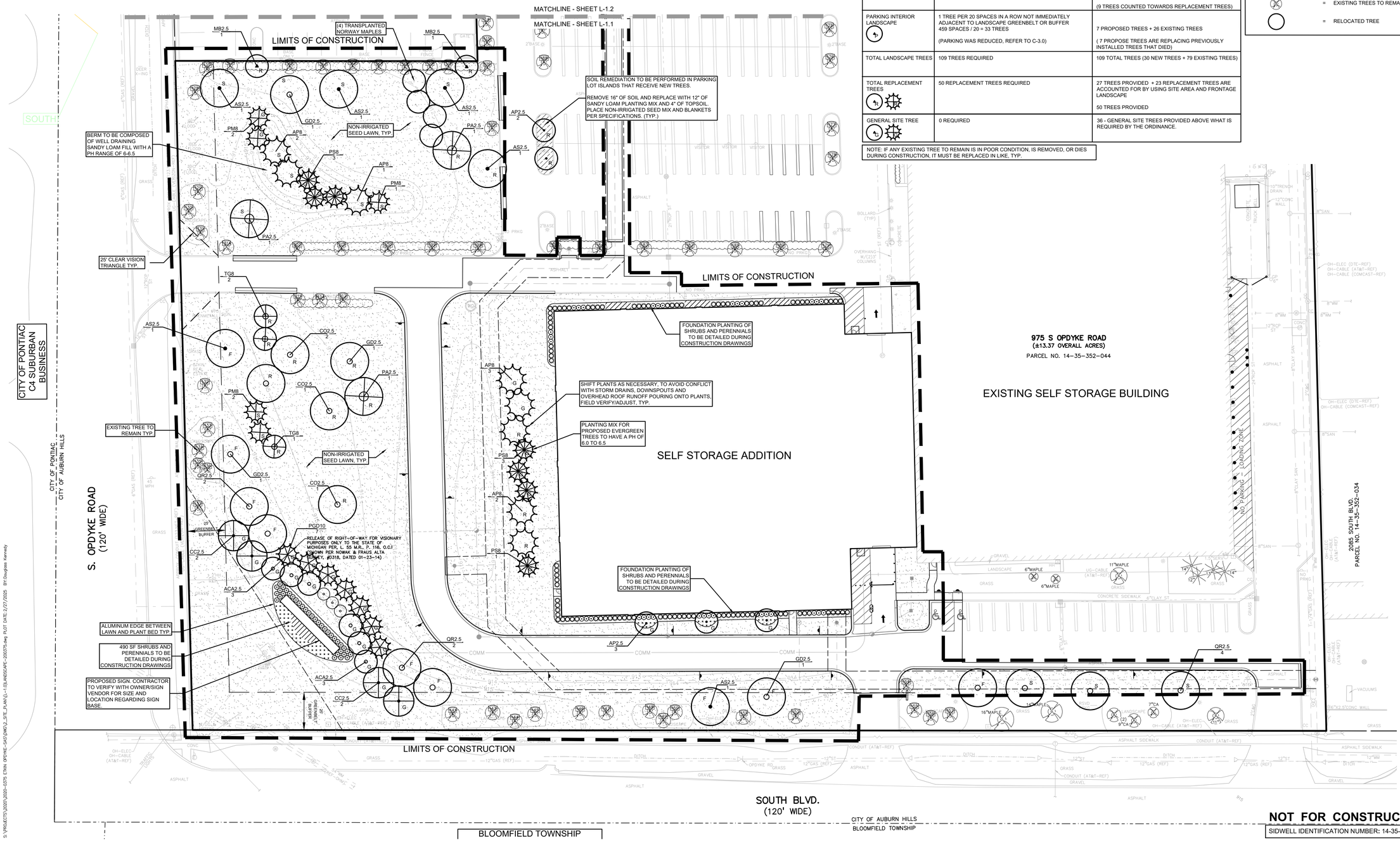
TOTAL SITE AREA:	13.37 ACRES GROSS
LIMIT OF DISTURBANCE ONLY:	3.97 ACRES (173,129 SF) NET

REQUIREMENT	REQUIRED	PROVIDED
NET LANDSCAPE AREA REQUIREMENT	173,129 SQ FT. X 0.20 = 34,625.8 SQ FT. REQ.	104,512 SQ FT. LANDSCAPE AREA (60.37%)
SITE AREA LANDSCAPE (COUNT TOWARDS REPLACEMENT TREES)	34,625.8 / 1,000 = 35 TREES REQ.	14 NEW TREES PROVIDED + 21 EXISTING TREES (14 SITE TREES COUNTED TOWARDS REPLACEMENT TREES)
FRONTAGE LANDSCAPE (COUNT TOWARDS REPLACEMENT TREES)	MINIMUM 25' LANDSCAPED GREENBELT ABUTTING PUBLIC R.O.W. AND PRIVATE ROAD EASEMENTS, 1 TREE PER 30 LINEAL FEET OF GREENBELT LENGTH ALONG PUBLIC OR PRIVATE ROADS OPDYKE ROAD: 443/30 = 15 TREES SOUTH BLVD: 754/30 = 26 TREES TOTAL TREES REQ.: 41	25' LANDSCAPED GREENBELT ABUTTING OPDYKE ROAD & SOUTH BLVD PROVIDED OPDYKE ROAD: 4 PROPOSED TREES + 11 EXISTING TREES SOUTH BLVD.: 5 PROPOSED TREES + 21 EXISTING TREES 41 TREES PROVIDED (9 PROPOSED + 32 EXISTING) (9 TREES COUNTED TOWARDS REPLACEMENT TREES)
PARKING INTERIOR LANDSCAPE	1 TREE PER 20 SPACES IN A ROW NOT IMMEDIATELY ADJACENT TO LANDSCAPE GREENBELT OR BUFFER 459 SPACES / 20 = 33 TREES (PARKING WAS REDUCED, REFER TO C-3.0)	7 PROPOSED TREES + 26 EXISTING TREES (7 PROPOSE TREES ARE REPLACING PREVIOUSLY INSTALLED TREES THAT DIED)
TOTAL LANDSCAPE TREES	109 TREES REQUIRED	109 TOTAL TREES (30 NEW TREES + 79 EXISTING TREES)
TOTAL REPLACEMENT TREES	50 REPLACEMENT TREES REQUIRED	27 TREES PROVIDED + 23 REPLACEMENT TREES ARE ACCOUNTED FOR BY USING SITE AREA AND FRONTAGE LANDSCAPE 50 TREES PROVIDED
GENERAL SITE TREE	0 REQUIRED	36 - GENERAL SITE TREES PROVIDED ABOVE WHAT IS REQUIRED BY THE ORDINANCE.

NOTE: IF ANY EXISTING TREE TO REMAIN IS IN POOR CONDITION, IS REMOVED, OR DIES DURING CONSTRUCTION, IT MUST BE REPLACED IN LIKE, TYP.

KEY:

= PROPOSED DECIDUOUS TREES
= PROPOSED EVERGREEN TREES
S = SITE AREA TREE
F = FRONTAGE TREE
R = REPLACEMENT TREE
G = GENERAL SITE TREE
P = PARKING INTERIOR TREE
= NON-IRRIGATED SEED LAWN
= PROPOSED PERENNIALS
= SOIL REMEDIATION
= EXISTING TREES TO REMAIN
= RELOCATED TREE



PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
NOAH A. BIRMELIN
LANDSCAPE ARCHITECT
No. 1375
REGISTERED LANDSCAPE ARCHITECT

NORTH

0 15 30 60
SCALE: 1" = 30'

811 Know what's below. Call before you dig.

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CLIENT
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE: JANUARY 29, 2025
DRAWING TITLE

PRELIMINARY LANDSCAPE PLAN - SOUTH

PEA JOB NO.	20-0375
P.M.	SAS
DN.	SMS
DES.	SMS

DRAWING NUMBER:
L-1.1

NOT FOR CONSTRUCTION
SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

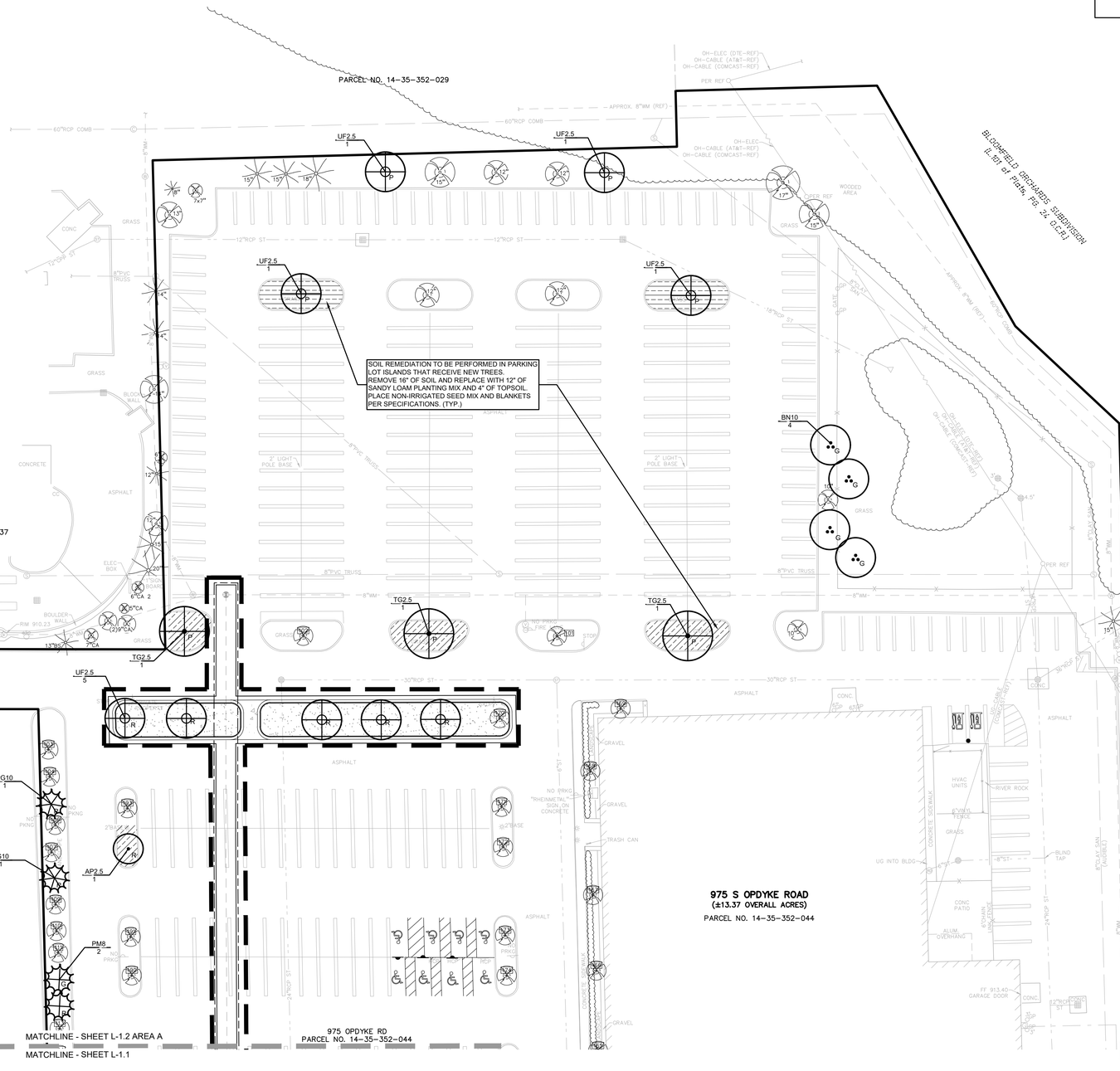
S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\MKD\2_SITE_PLAN\LL-1.0_LANDSCAPE-200375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

PLANT SCHEDULE NORTH

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
AP2.5	1	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
BN10	4	BETULA NIGRA	RIVER BIRCH	10' HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK (3-5)
TG2.5	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
UF2.5	9	ULMUS X 'FRONTIER'	FRONTIER ELM	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
	17	SUBTOTAL:						
EVERGREEN TREES								
PG10	2	PICEA GLAUCA	WHITE SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
PM8	2	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8' HT.	B&B	PER PLAN	NATIVE	
	4	SUBTOTAL:						

KEY:

- = PROPOSED DECIDUOUS TREES
- = PROPOSED EVERGREEN TREES
- S = SITE AREA TREE
- F = FRONTAGE TREE
- R = REPLACEMENT TREE
- G = GENERAL SITE TREE
- P = PARKING INTERIOR TREE
- = NON-IRRIGATED SEED LAWN
- = PROPOSED PERENNIALS
- = SOIL REMEDIATION
- = EXISTING TREES TO REMAIN
- = RELOCATED TREE



CITY OF PONTIAC
CITY OF AUBURN HILLS

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\CIVIL\2_SITE_PLAN\L-1.0\LANDSCAPE-2020375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
NOAH A. BIRMELIN
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No. 1375
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NORTH

0 15 30 60
SCALE: 1" = 30'

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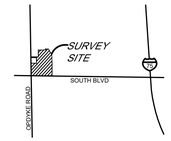

CLIENT
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
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975 S OPDYKE ROAD
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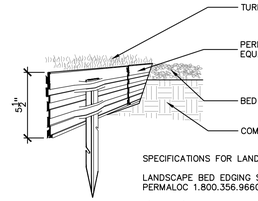
PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN - NORTH

PEA JOB NO.	20-0375
P.M.	SAS
DN.	SMS
DES.	SMS

DRAWING NUMBER:
L-1.2

NOT FOR CONSTRUCTION
SIDWELL IDENTIFICATION NUMBER: 14-35-352-044



SPECIFICATIONS FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660

8' OR 16' SECTIONS SHALL BE USED WITH ONE STAKE PER 38" OF EDGING

EDGING SHALL BE $\frac{3}{16}$" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND $\frac{1}{8}$" THICK X 5 $\frac{1}{2}$" DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLEX MEETING AAMA 2603

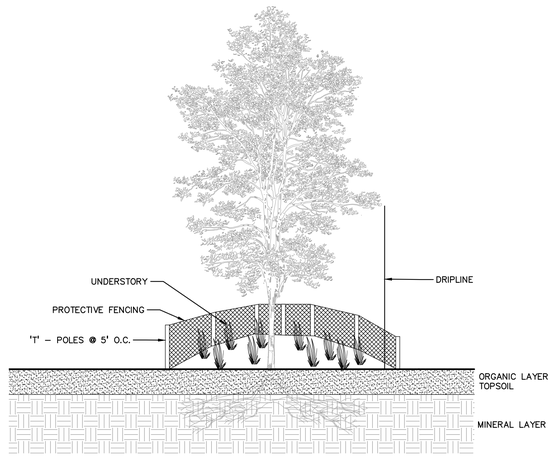
STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING

EDGING SHALL HAVE A MINIMUM OF 2" OF INTERLOCKING OVERLAP BETWEEN SECTIONS

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING $\frac{1}{2}$"–$\frac{3}{4}$" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

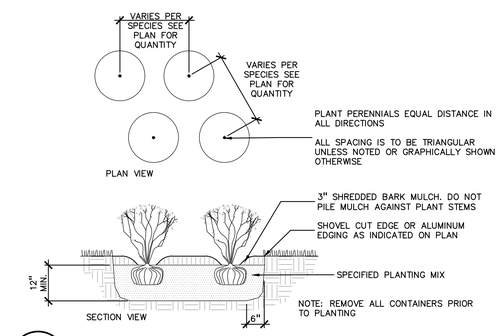
6 ALUMINUM EDGE DETAIL

SCALE: 1/2" = 1'–0"



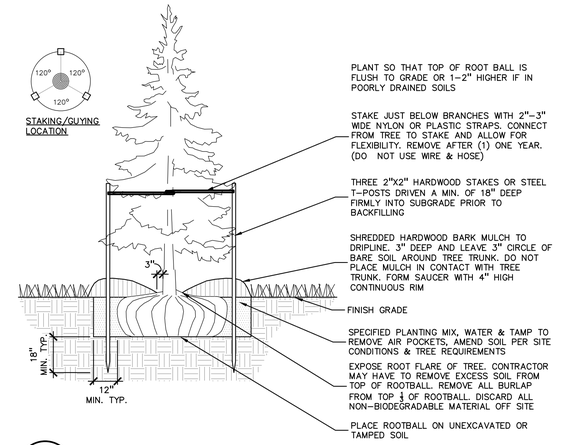
3 TREE PROTECTION DETAIL

SCALE: 1" = 3'–0"



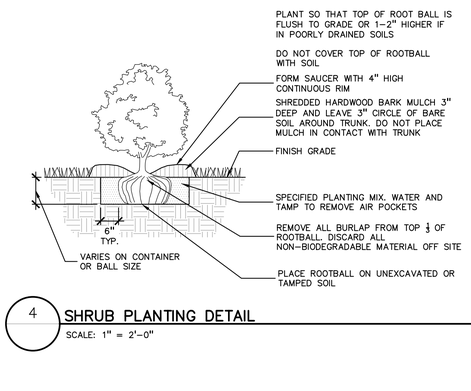
5 PERENNIAL PLANTING DETAIL

SCALE: 1" = 2'–0"



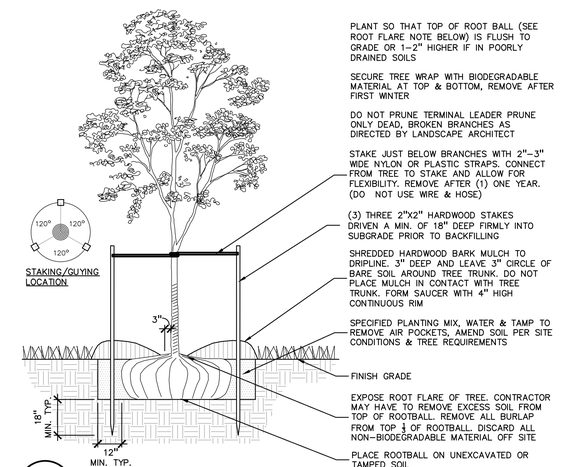
2 EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 3'–0"



4 SHRUB PLANTING DETAIL

SCALE: 1" = 2'–0"



1 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 3'–0"

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

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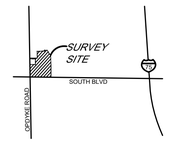

CLIENT

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150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE

SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

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ORIGINAL ISSUE DATE:
JANUARY 29, 2025

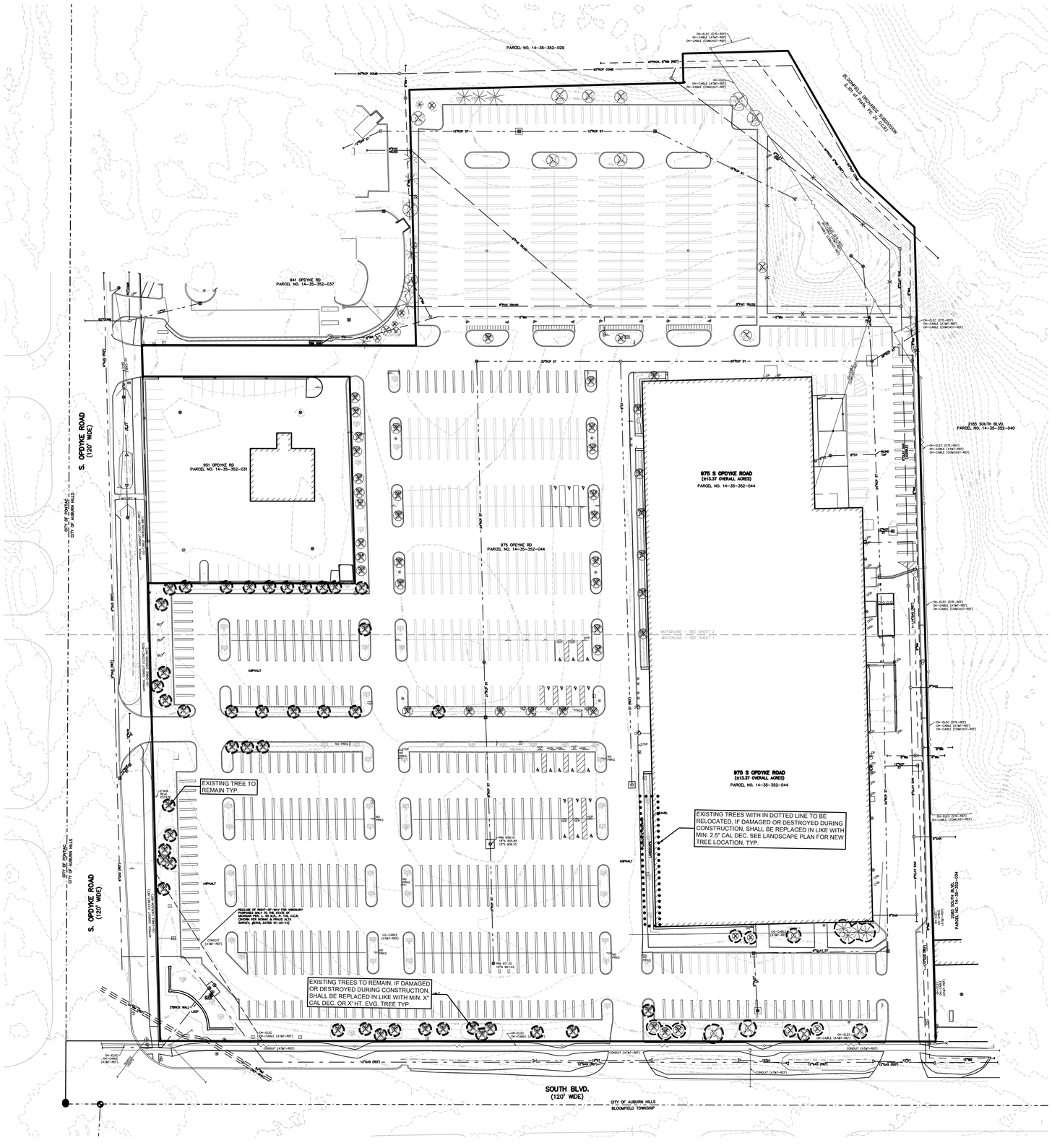
DRAWING TITLE

LANDSCAPE DETAILS

PEA JOB NO.	20-0375
P.M.	SAS
DN.	SMS
DES.	SMS

DRAWING NUMBER:

L-2.0



TREE REPLACEMENT CALCULATIONS

STANDARD TREES		
STANDARD TREES REMOVED:	50	(1:1 REPLACEMENT)
REPLACEMENT TREES REQUIRED:	**50**	(1:1 REPLACEMENT)

LANDMARK TREES		
LANDMARK TREES REMOVED:	0	
LANDMARK TREE DBH REMOVED:	0	(25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED:	0	INCHES
REPLACEMENT TREES REQUIRED:	**0**	(2.5" DIA.)

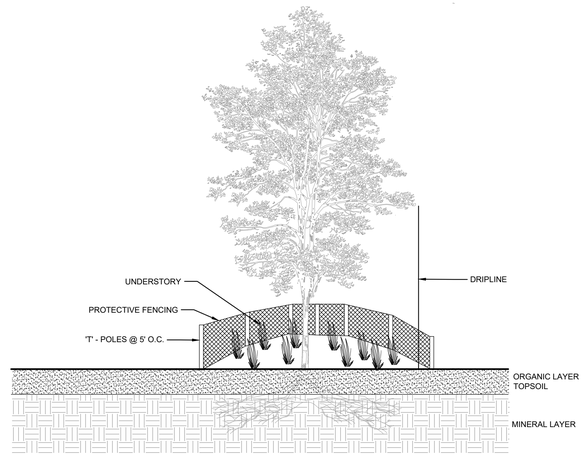
KEY

- 2782 = EXISTING TREE/ TAG TO REMAIN
- 2782 = EXISTING TREE / TAG TO BE REMOVED
- = TREE PROTECTION FENCE
- = RELOCATED TREES

PER CITY OF AUBURN HILLS:

TREE PROTECTION NOTES

- IDENTIFY ON SITE ALL TREES OR AREAS OF TREES WHICH ARE BEING PROPOSED TO BE PRESERVED WITH FLUORESCENT ORANGE SPRAY PAINT (CHALK BASE) OR BY RED FLAGGING TAPE.
- ERECT BARRIERS OF FOUR (4) FOOT HIGH FENCING STAKED WITH METAL "T-POSTS" FIVE (5) FEET ON CENTER OF ALL SUCH TREES OR GROUPS OF TREES PROPOSED TO REMAIN.
- PROTECTIVE BARRIERS ARE TO BE ERECTED PRIOR TO ANY CLEARING OR GRUBBING ON THE SITE, AND BARRIERS ARE TO REMAIN IN TACT UNTIL APPROVED BY THE CITY TO BE REMOVED, OR WHEN A CERTIFICATE OF OCCUPANCY IS ISSUED.
- KEEP CLEAR ALL DEBRIS OR FILL, EQUIPMENT, AND MATERIAL FROM WITHIN THE REQUIRED PROTECTIVE BARRIER.
- DURING CONSTRUCTION, THE OWNER, DEVELOPER, OR AGENT SHALL NOT CAUSE OR PERMIT ANY ACTIVITY WITHIN THE FENCE LINE OF ANY PROTECTED TREE OR GROUP OF TREES INCLUDING, BUT NOT LIMITED TO, THE STORAGE OF EQUIPMENT, DUMPSTERS, BOULDERS, DIRT, AND EXCAVATED MATERIAL, BUILDING OR WASTE MATERIAL, OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE.
- NO DAMAGING ATTACHMENT, WIRES (OTHER THAN CABLE WIRES FOR TREES), SIGNS, OR PERMITS MAY BE FASTENED TO ANY TREE PROTECTED BY THIS ORDINANCE.



1 TREE PROTECTION DETAIL

SCALE: 1" = 3'-0"

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
NOAH A. BIRMELIN
LANDSCAPE ARCHITECT
No. 1375
REGISTERED LANDSCAPE ARCHITECT

NORTH

0 25 50 100
SCALE: 1" = 50'

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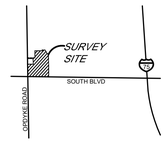

CLIENT
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PUD SUBMISSION
ORIGINAL ISSUE DATE: JANUARY 29, 2025

DRAWING TITLE
TREE PROTECTION PLAN

PEA JOB NO.	20-0375
P.M.	SAS
DN.	SMS
DES.	SMS

DRAWING NUMBER:
T-1.0

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\DWG\X_SITE_PLAN\T-1.0TREE PRESERVATION PLAN-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy
S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\DWG\X_SITE_PLAN\T-1.0TREE PRESERVATION PLAN-20-0375.dwg

TAG NO.	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)
101	LL	11	Tilia Cordata	Littleleaf Linden	Good		REG	-	S
102	LL	9	Tilia Cordata	Littleleaf Linden	Fair		REG	-	S
103	WS	8	Picea glauca	White Spruce	Fair		REG	-	S
104	WS	6	Picea glauca	White Spruce	Fair		REG	-	S
~~105~~	~~WS~~	~~6~~	~~Picea glauca~~	~~White Spruce~~	~~Very Poor~~		REG./REPLACE	-	X
106	WS	6	Picea glauca	White Spruce	Fair		REG	-	S
107	WS	7	Picea glauca	White Spruce	Fair		REG	-	S
~~108~~	~~WS~~	~~7~~	~~Picea glauca~~	~~White Spruce~~	~~Very Poor~~	~~sparce branching~~	REG./REPLACE	-	X
109	WS	8	Picea glauca	White Spruce	Fair		REG	-	S
110	WS	8	Picea glauca	White Spruce	Fair		REG	-	S
111	WS	8	Picea glauca	White Spruce	Fair		REG	-	S
~~112~~	~~WS~~	~~9~~	~~Picea glauca~~	~~White Spruce~~	~~Fair~~		REG./REPLACE	-	X
113	WS	8	Picea glauca	White Spruce	Fair		REG	-	S
114	WS	8	Picea glauca	White Spruce	Fair		REG	-	S
115	WS	9	Picea glauca	White Spruce	Fair		REG	-	S
116	NM	7	Acer platanoides	Norway Maple	Good		REG	-	S
117	CA	4	Malus caronaria	Crab Apple	poor	trunk and limbs	REG	-	S
118	CA	4	Malus caronaria	Crab Apple	Fair		REG	-	S
119	CA	3	Malus caronaria	Crab Apple	fair		REG	-	S
120	CA	4	Malus caronaria	Crab Apple	Fair		REG	-	S
121	CA	4	Malus caronaria	Crab Apple	Fair		REG	-	S
122	CA	3	Malus caronaria	Crab Apple	Fair		REG	-	S
123	CA	3	Malus caronaria	Crab Apple	Fair		REG	-	S
124	CA	5	Malus caronaria	Crab Apple	Fair		REG	-	S
125	CA	3	Malus caronaria	Crab Apple	Fair		REG	-	S
126	CA	7	Malus caronaria	Crab Apple	Fair		REG	-	S
127	CA	9	Malus caronaria	Crab Apple	Fair		REG	-	S
128	RM	5	Acer rubrum	Red Maple	Fair		REG	-	S
129	CA	5	Malus caronaria	Crab Apple	Good		REG	-	S
130	CA	5	Malus caronaria	Crab Apple	Good		REG	-	S
131	CA	5	Malus caronaria	Crab Apple	Good		REG	-	S
131A	HL	5	Gleditsia triacanthos	Honeylocust	Good		REG	-	S
132	RM	5	Acer rubrum	Red Maple	Fair		REG	-	S
133	CA	6	Malus caronaria	Crab Apple	Good		REG	-	S
134	CA	4	Malus caronaria	Crab Apple	Good		REG	-	S
135	CA	4	Malus caronaria	Crab Apple	Fair		REG	-	S
136	CA	8	Malus caronaria	Crab Apple	Good		REG	-	S
137	RM	5	Acer rubrum	Red Maple	Good		REG	-	S
~~138~~	~~BP~~	~~12~~	~~Pyrus calleryanna~~	~~Bradford Pear~~	~~Poor~~		REG./REPLACE	-	X
~~139~~	~~BP~~	~~12~~	~~Pyrus calleryanna~~	~~Bradford Pear~~	~~Fair~~		REG./REPLACE	-	X
~~140~~	~~BP~~	~~12~~	~~Pyrus calleryanna~~	~~Bradford Pear~~	~~Fair~~		REG./REPLACE	-	X
141	CA	8	Malus caronaria	Crab Apple	Good		REG	-	S
~~142~~	~~CA~~	4	~~Malus caronaria~~	~~Crab Apple~~	~~Dead~~	~~ink and limbs de~~	N (SIZE)	-	X
143	CA	8	Malus caronaria	Crab Apple	Good		REG	-	S
144	CA	8	Malus caronaria	Crab Apple	Good		REG	-	S
145	CA	6	Malus caronaria	Crab Apple	Good		REG	-	S
146	RM	8	Acer rubrum	Red Maple	Good		REG	-	S
147	RM	9	Acer rubrum	Red Maple	Good		REG	-	S
148	CA	7	Malus caronaria	Crab Apple	Good		REG	-	S
149	CA	7	Malus caronaria	Crab Apple	Good		REG	-	S
150	CA	7	Malus caronaria	Crab Apple	Fair		REG	-	S
151	SG	13	Liquidambar styraciflua	Sweetgum	Good		REG	-	S
152	SG	13	Liquidambar styraciflua	Sweetgum	Good		REG	-	S
153	HL	15	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
154	HL	11	Gleditsia triacanthos	Honeylocust	Good		REG	-	S
155	CA	3	Malus caronaria	Crab Apple	Fair		REG	-	S
156	CA	5	Malus caronaria	Crab Apple	Good		REG	-	S
157	CA	4	Malus caronaria	Crab Apple	Fair		REG	-	S
~~158~~	~~HL~~	6	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Good~~		REG./REPLACE	-	X
~~159~~	~~NM~~	2	~~Acer platanoides~~	~~Norway Maple~~	~~Fair~~		N (SIZE)	-	X
~~160~~	~~NM~~	2	~~Acer platanoides~~	~~Norway Maple~~	~~Good~~		N (SIZE)	-	X
~~161~~	~~NM~~	2	~~Acer platanoides~~	~~Norway Maple~~	~~Good~~		N (SIZE)	-	X
~~162~~	~~NM~~	2	~~Acer platanoides~~	~~Norway Maple~~	~~Good~~		N (SIZE)	-	X
163	NM	2	Acer platanoides	Norway Maple	Good		N (SIZE)	-	S
164	NM	2	Acer platanoides	Norway Maple	Good		N (SIZE)	-	S
165	NM	2	Acer platanoides	Norway Maple	Good		N (SIZE)	-	S
166	NM	2	Acer platanoides	Norway Maple	Fair		N (SIZE)	-	S
167	NM	1	Acer platanoides	Norway Maple	Fair		N (SIZE)	-	S
168	NM	1	Acer platanoides	Norway Maple	Good		N (SIZE)	-	S
169	NM	1	Acer platanoides	Norway Maple	Good		N (SIZE)	-	S
170	HL	7	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S

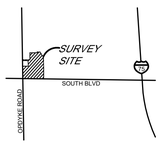
TAG NO.	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)
171	HL	7	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
172	HL	7	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
173	HL	8	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
174	HL	8	Gleditsia triacanthos	Honeylocust	Good		REG	-	S
175	HL	8	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
176	HL	8	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
177	HL	8	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
178	HL	8	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
179	HL	8	Gleditsia triacanthos	Honeylocust	Poor		REG	-	S
180	HL	6	Gleditsia triacanthos	Honeylocust	Very Poor		REG	-	S
181	HL	6	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
182	HL	6	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
183	HL	8	Gleditsia triacanthos	Honeylocust	Poor		REG	-	S
184	HL	8	Gleditsia triacanthos	Honeylocust	Poor		REG	-	S
185	HL	8	Gleditsia triacanthos	Honeylocust	Poor		REG	-	S
~~186~~	~~NM~~	8	~~Acer platanoides~~	~~Norway Maple~~	~~Very Poor~~		REG./REPLACE	-	X
~~187~~	~~NM~~	~~7~~	~~Acer platanoides~~	~~Norway Maple~~	~~Very Poor~~		REG./REPLACE	-	X
188	NM	8	Acer platanoides	Norway Maple	Fair		REG	-	S
189	NM	8	Acer platanoides	Norway Maple	Good		REG	-	S
190	NM	8	Acer platanoides	Norway Maple	Fair		REG	-	S
191	NM	9	Acer platanoides	Norway Maple	Fair		REG	-	S
~~192~~	~~NM~~	8	~~Acer platanoides~~	~~Norway Maple~~	~~Very Poor~~	~~od leader, branch~~	REG./REPLACE	-	X
193	NM	8	Acer platanoides	Norway Maple	Good		REG	-	S
~~194~~	~~NM~~	~~8~~	~~Acer platanoides~~	~~Norway Maple~~	~~Very Poor~~	~~od leader, branch~~	REG./REPLACE	-	X
195	NM	7	Acer platanoides	Norway Maple	Fair		REG	-	S
~~196~~	~~NM~~	8	~~Acer platanoides~~	~~Norway Maple~~	~~Very Poor~~		REG./REPLACE	-	X
~~197~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Very Poor~~		REG./REPLACE	-	X
198	HL	7	Gleditsia triacanthos	Honeylocust	Poor		REG	-	S
199	HL	8	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
200	HL	6	Gleditsia triacanthos	Honeylocust	Very Poor		REG	-	S
201	HL	8	Gleditsia triacanthos	Honeylocust	Poor		REG	-	S
202	HL	8	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
~~203~~	~~NM~~	~~7~~	~~Acer platanoides~~	~~Norway Maple~~	~~Very Poor~~	~~od leader, branch~~	REG./REPLACE	-	X
~~204~~	~~NM~~	8	~~Acer platanoides~~	~~Norway Maple~~	~~Fair~~		REG./REPLACE	-	X
~~205~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Fair~~		REG./REPLACE	-	X
~~206~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Fair~~		REG./REPLACE	-	X
~~207~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Fair~~		REG./REPLACE	-	X
~~208~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Fair~~		REG./REPLACE	-	X
~~209~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Fair~~		REG./REPLACE	-	X
~~210~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Poor~~		REG./REPLACE	-	X
211	HL	10	Gleditsia triacanthos	Honeylocust	Very Poor		REG	-	S
211A	HL	10	Gleditsia triacanthos	Honeylocust	Poor		REG	-	S
212	HL	7	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
~~213~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Fair~~		REG./REPLACE	-	X
~~214~~	~~HL~~	4	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Poor~~		REG./REPLACE	-	X
~~215~~	~~HL~~	4	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Poor~~		REG./REPLACE	-	X
~~216~~	~~NM~~	~~7~~	~~Acer platanoides~~	~~Norway Maple~~	~~Poor~~		REG./REPLACE	-	X
~~217~~	~~NM~~	8	~~Acer platanoides~~	~~Norway Maple~~	~~Poor~~		REG./REPLACE	-	X
~~218~~	~~NM~~	8	~~Acer platanoides~~	~~Norway Maple~~	~~Poor~~		REG./REPLACE	-	X
~~219~~	~~NM~~	8	~~Acer platanoides~~	~~Norway Maple~~	~~Poor~~		REG./REPLACE	-	X
220	NM	8	Acer platanoides	Norway Maple	Poor		REG./REPLACE	-	X
~~221~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Poor~~		REG./REPLACE	-	X
~~222~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Fair~~		REG./REPLACE	-	X
~~223~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Fair~~		REG./REPLACE	-	X
224	NM	10	Acer platanoides	Norway Maple	Good		REG./REPLACE	-	X
~~225~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Good~~		REG./REPLACE	-	X
226	NM	10	Acer platanoides	Norway Maple	Very Poor	ink and mainlead	REG./REPLACE	-	X
~~227~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Good~~		REG./REPLACE	-	X
228	HL	8	Gleditsia triacanthos	Honeylocust	fair		REG./REPLACE	-	X
229	HL	8	Gleditsia triacanthos	Honeylocust	Good		REG./REPLACE	-	X
~~230~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Fair~~		REG./REPLACE	-	X
~~231~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Good~~		REG./REPLACE	-	X
~~232~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	Fair		REG./REPLACE	-	X
~~233~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Good~~		REG./REPLACE	-	X
~~234~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Fair~~		REG./REPLACE	-	X
~~235~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Good~~		REG./REPLACE	-	X
~~236~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Good~~		REG./REPLACE	-	X
~~237~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Good~~		REG./REPLACE	-	X
~~238~~	~~HL~~	8	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Good~~		REG./REPLACE	-	X
~~239~~	~~HL~~	~~8~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Good~~		REG./REPLACE	-	X
~~240~~	~~HL~~	~~8~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Fair~~		REG./REPLACE	-	X
~~241~~	~~HL~~	~~8~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Fair~~		REG./REPLACE	-	X

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
NOAH A. BIRMELIN
LANDSCAPE ARCHITECT
No. 1375
REGISTERED LANDSCAPE ARCHITECT

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS
REVISIONS PER CITY REVIEW COMMENTS 02/21/25
REVISIONS PER CITY REVIEW COMMENTS 02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE
TREE PROTECTION PLAN

PEA JOB NO.	20-0375
P.M.	SAS
DN.	SMS
DES.	SMS

DRAWING NUMBER:
T-1.1

NOT FOR CONSTRUCTION
SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE--SAS\DWG\2_SITE_PLAN\[T-1.0]TREE PRESERVATION PLAN-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglas Kennedy

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CODE COMPLIANCE

APPLICABLE CODES:

- 2015 MICHIGAN BUILDING CODE (MBC)
- 2021 MICHIGAN PLUMBING CODE (MPC)
- 2021 MICHIGAN MECHANICAL CODE (MMC)
- 2023 NATIONAL ELECTRIC CODE WITH PART 8 AMENDMENTS (NEC)
- PART 10 MICHIGAN UNIFORM ENERGY CODE PART 10A RULES (ANSI /ASRAE 90.1-CODE 2015)
- MICHIGAN BARRIER FREE DESIGN LAW (PA 1 OF 1966 AS AMENDED), INCORPORATING THE 2015 MICHIGAN BUILDING CODE WITH ICC/ANSI A-117.1, 2009
- NFPA 13-2022 FIRE SPRINKLER SYSTEM
- NFPA 72-2022 FIRE ALARM SYSTEM

OCCUPANCY CLASSIFICATION:

MIXED USE NON-SEPARATED 'B' (BUSINESS) AND 'S-1' (STORAGE)

CONSTRUCTION CLASSIFICATION:

TYPE IIB (MBC 602.2)

FIRE SUPPRESSION:

BUILDING WILL BE COMPLETELY PROTECTED BY AN APPROVED AUTOMATIC FIRE SUPPRESSION SYSTEM (MBC 903.2)

BUILDING AREA:

EXISTING TENANT SUITE	= 41,289 S.F.
EXISTING BUILDING MECH. SPACE	= 963 S.F.
EXISTING BUILDING SELF-STORAGE SPACE	= 62,581 S.F.
PROPOSED ADDITION SELF-STORAGE SPACE	= 45,032 S.F.
NEW SELF-STORAGE AREA TOTAL:	= 107,613 S.F.

ALLOWABLE BUILDING HEIGHT:

- ALLOWABLE BUILDING HEIGHT = 75'-0"; 4-STORIES
- PROPOSED BUILDING HEIGHT = 28'-8"; 1-STORY

OCCUPANCY:

- PER MBC (MBC TABLE 1004.1.2)

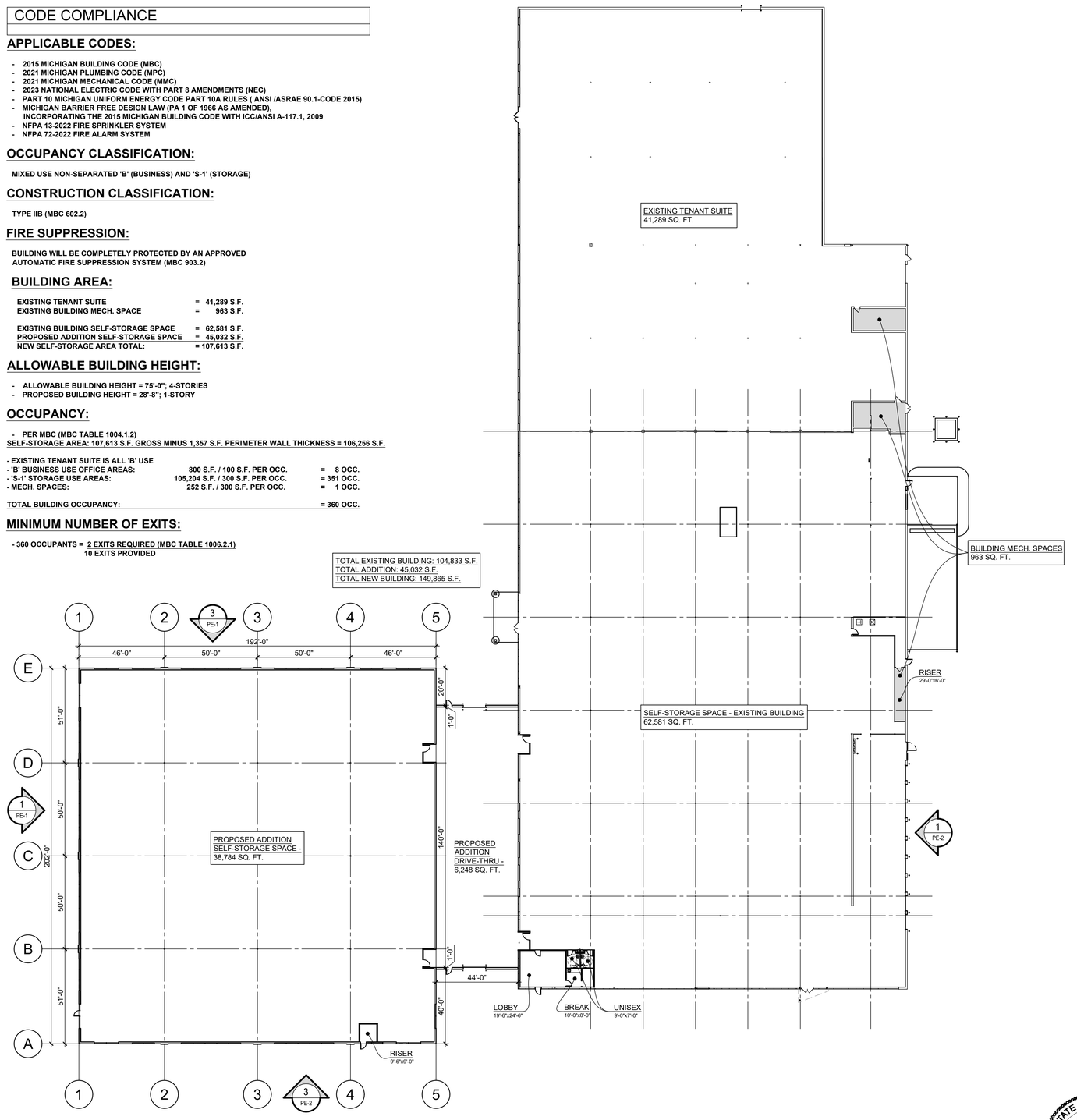
SELF-STORAGE AREA: 107,613 S.F. GROSS MINUS 1,357 S.F. PERIMETER WALL THICKNESS = 106,256 S.F.

- EXISTING TENANT SUITE IS ALL 'B' USE

- 'B' BUSINESS USE OFFICE AREAS:	800 S.F. / 100 S.F. PER OCC.	= 8 OCC.
- 'S-1' STORAGE USE AREAS:	105,204 S.F. / 300 S.F. PER OCC.	= 351 OCC.
- MECH. SPACES:	252 S.F. / 300 S.F. PER OCC.	= 1 OCC.
TOTAL BUILDING OCCUPANCY:		= 360 OCC.

MINIMUM NUMBER OF EXITS:

- 360 OCCUPANTS = 2 EXITS REQUIRED (MBC TABLE 1006.2.1)
10 EXITS PROVIDED



OVERALL FLOOR PLAN
SCALE: 1:30

NORTH

1

F.A.studio
design to inspire
26261 Evergreen Road, Suite #123
Southfield, MI 48076 | 248.619.2354

ETKIN REAL ESTATE SOLUTIONS

PROJECT NAME:
SOUTH OPDYKE SELF-STORAGE
975 S. OPDYKE ROAD,
AUBURN HILLS, MI 48326

DATE:	ISSUED FOR:
1-29-25	PUD SUBMISSION
2-21-25	REV. PER CITY REVIEW COMM.

DRAWING DATE:
2-21-25

PROJECT NUMBER:
24084

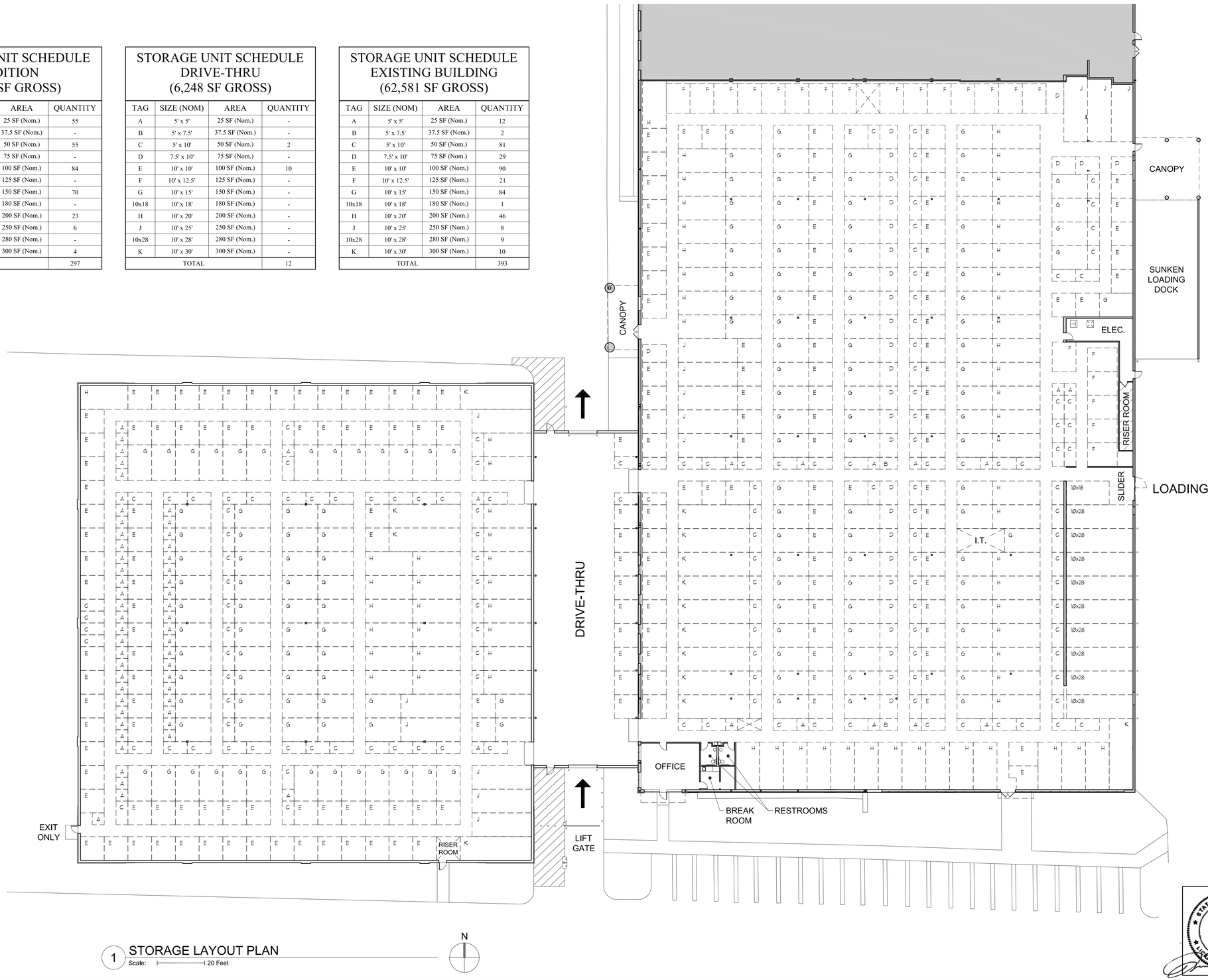
SHEET NUMBER:
PFP-1

STATE OF MICHIGAN
BRIAN L. LIMING
ARCHITECT
No. 1301054677
LICENSED ARCHITECT

STORAGE UNIT SCHEDULE ADDITION (38,784 SF GROSS)			
TAG	SIZE (NOM)	AREA	QUANTITY
A	5' x 5'	25 SF (Nom.)	55
B	5' x 7.5'	37.5 SF (Nom.)	-
C	5' x 10'	50 SF (Nom.)	55
D	7.5' x 10'	75 SF (Nom.)	-
E	10' x 10'	100 SF (Nom.)	84
F	10' x 12.5'	125 SF (Nom.)	-
G	10' x 15'	150 SF (Nom.)	70
10x18	10' x 18'	180 SF (Nom.)	-
H	10' x 20'	200 SF (Nom.)	23
J	10' x 25'	250 SF (Nom.)	6
10x28	10' x 28'	280 SF (Nom.)	-
K	10' x 30'	300 SF (Nom.)	4
TOTAL			297

STORAGE UNIT SCHEDULE DRIVE-THRU (6,248 SF GROSS)			
TAG	SIZE (NOM)	AREA	QUANTITY
A	5' x 5'	25 SF (Nom.)	-
B	5' x 7.5'	37.5 SF (Nom.)	-
C	5' x 10'	50 SF (Nom.)	2
D	7.5' x 10'	75 SF (Nom.)	-
E	10' x 10'	100 SF (Nom.)	10
F	10' x 12.5'	125 SF (Nom.)	-
G	10' x 15'	150 SF (Nom.)	-
10x18	10' x 18'	180 SF (Nom.)	-
H	10' x 20'	200 SF (Nom.)	-
J	10' x 25'	250 SF (Nom.)	-
10x28	10' x 28'	280 SF (Nom.)	-
K	10' x 30'	300 SF (Nom.)	-
TOTAL			12

STORAGE UNIT SCHEDULE EXISTING BUILDING (62,581 SF GROSS)			
TAG	SIZE (NOM)	AREA	QUANTITY
A	5' x 5'	25 SF (Nom.)	12
B	5' x 7.5'	37.5 SF (Nom.)	2
C	5' x 10'	50 SF (Nom.)	81
D	7.5' x 10'	75 SF (Nom.)	29
E	10' x 10'	100 SF (Nom.)	90
F	10' x 12.5'	125 SF (Nom.)	21
G	10' x 15'	150 SF (Nom.)	84
10x18	10' x 18'	180 SF (Nom.)	1
H	10' x 20'	200 SF (Nom.)	46
J	10' x 25'	250 SF (Nom.)	8
10x28	10' x 28'	280 SF (Nom.)	9
K	10' x 30'	300 SF (Nom.)	10
TOTAL			393



1 STORAGE LAYOUT PLAN
Scale: 20 Feet

ARCHITECTS PLANNERS
GROUNDWORK, LTD.
351 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089
847.541.4151
team@groundworkltd.com

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NO	DATE	BY	REVISION / ISSUE
1	01/29/25	SJD	PUD SUBMISSION
2	02/21/25	SJD	REVISIONS PER CITY REVIEW COMMENTS

SCOPE DOCUMENTS

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT OF THE BUILDING AND THE MAJOR ARCHITECTURAL ELEMENTS. AS SCOPE DOCUMENTS THESE DWGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND/OR COMPLETION OF ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE GENERAL CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR COORDINATION OF EACH OF THE TRADES WORK AS RELATED TO THE SCOPE OF WORK REQUIRED FOR A COMPLETE PROJECT.

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- ☐ REVIEW ONLY
- ☐ PERMIT
- ☐ BIDDING
- ☐ CONSTRUCTION
- ☐ _____

SOUTH / OPDYKE SELF-STORAGE

PUD SUBMISSION

975 S. OPDYKE ROAD, AUBURN HILLS, MICHIGAN

ETKIN LLC
150 W. 2ND STREET, SUITE 200
ROYAL OAK, MI 48067

STATE OF MICHIGAN
DAVID M. WYTMAR
License No. 1301071882
LICENSED ARCHITECT

DRAWN BY	SCALE	
SJD	AS NOTED	STORAGE LAYOUT PLAN
CHKD BY		FILE NAME
DWW		
DATE		JOB NO.
01/29/25		GG52

SHEET NO.

TI-1

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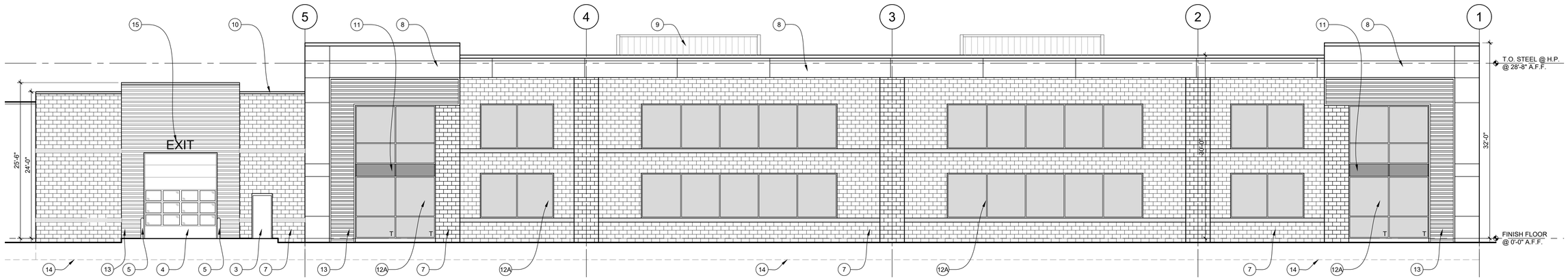


NORTH ELEVATION

SCALE: 1/8" = 1'-0"

4

TEMPERED GLAZING NOTES

'T' DENOTES AREAS ON ELEVATIONS

1. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION & WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE TEMPERED.

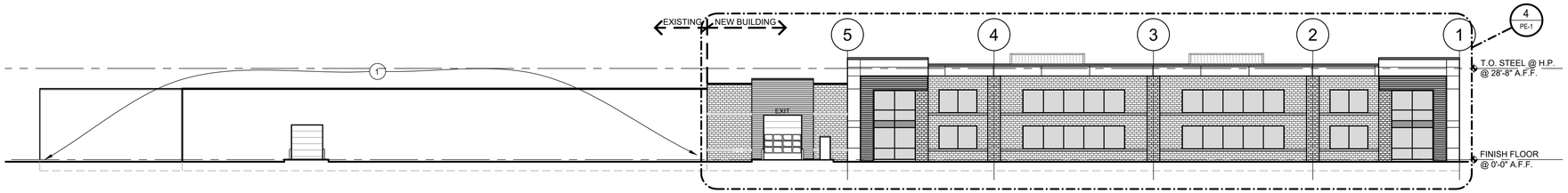
2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHICH MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE TEMPERED:
   - 2.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
   - 2.2 EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
   - 2.3 EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
   - 2.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

3. ALL GLAZING IN SWINGING DOORS IS TO BE TEMPERED.

EXTERIOR MATERIAL SCHEDULE

1	PAINT EXISTING BUILDING TO MATCH ADDITION COLOR SCHEME
2	8'x10' SECTIONAL INSULATED OVERHEAD GRADE DOOR.
3	NEW 3'-0"x7'-0" DOOR.
4	12'x14' SECTIONAL INSULATED OVERHEAD GRADE DOOR w/ MOTOR OPERATED OPENER AND VISION WINDOWS.
5	6" DIA. CONC. FILLED PAINTED STEEL GUARD POSTS
6	NEW 10'-0"x7'-0" SLIDING GLASS DOOR IN ANOD. ALUM. FRAME
7	SPLIT-FACE CMU
8	ALUMINUM COMPOSITE METAL PANEL SYSTEM (A.C.M.)
9	FLUSH METAL PANEL SIDING (ROOF SCREENING)
10	PRE-FINISHED METAL COPING
11	1" INSULATED 'MAPES' PANEL IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
12	1" LOW 'E' INSUL. VISION GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES.
12A	1" TINTED LOW 'E' INSUL. SPANDREL GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES.
13	HORIZONTAL METAL PANEL SIDING
14	CONC. TRENCH FOOTING BELOW
15	SIGNAGE BY OTHERS

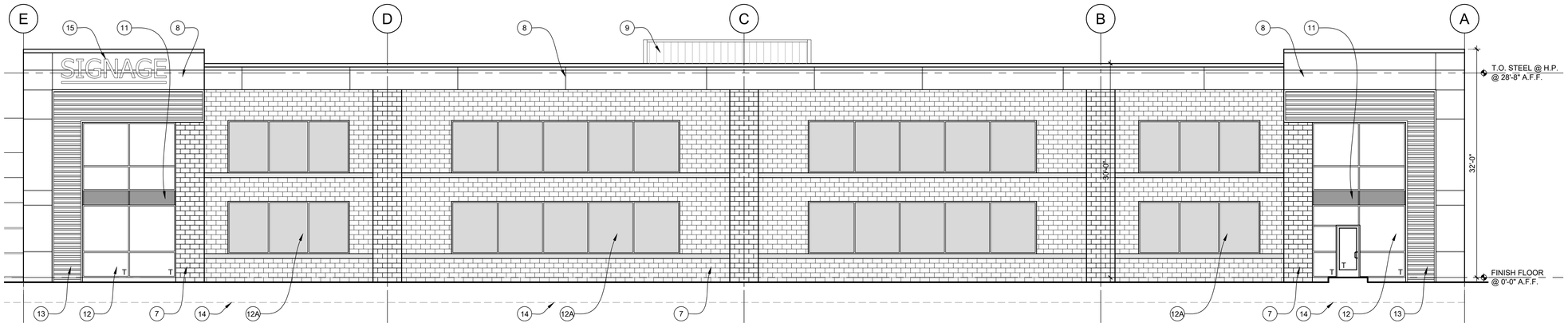
ANY MODIFICATIONS TO THE FACADE PLAN (INCLUDING COLOR) MUST BE RESUBMITTED TO THE CITY OF AUBURN HILLS FOR REVISED APPROVAL. THE USE OF NEON, FLAGS, OR ANY OTHER TYPE OF UNAPPROVED SIGNAGE SHALL BE PROHIBITED PER SITE PLAN REVIEW.



NORTH ELEVATION

SCALE: 1:20

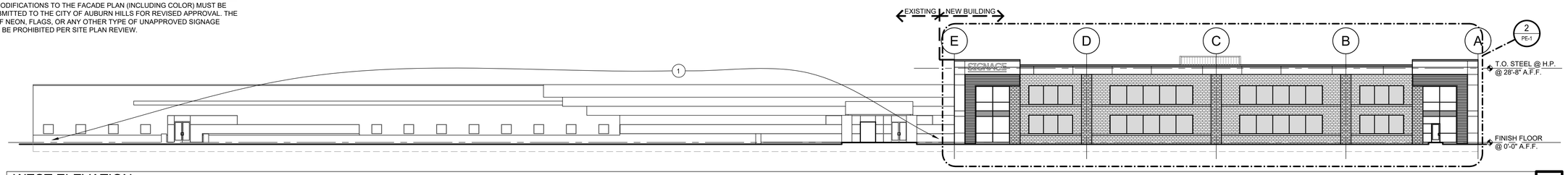
3



WEST ELEVATION

SCALE: 1/8" = 1'-0"

2



WEST ELEVATION

SCALE: 1:20

1

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26261 Evergreen Road, Suite #123
Southfield, MI 48076 | 248.619.2354

ETKIN REAL ESTATE SOLUTIONS

PROJECT NAME:
SOUTH OPDYKE SELF-STORAGE
975 S. OPDYKE ROAD,
AUBURN HILLS, MI 48326

ISSUED FOR:	DATE:
PUD SUBMISSION	1-29-25
REV. PER CITY REVIEW COMM.	2-21-25

STATE OF MICHIGAN
BRIAN J. LIMING
ARCHITECT
No. 1301054677
LICENSED ARCHITECT

DRAWING DATE:
2-21-25

PROJECT NUMBER:
24084

SHEET NUMBER:
PE-1

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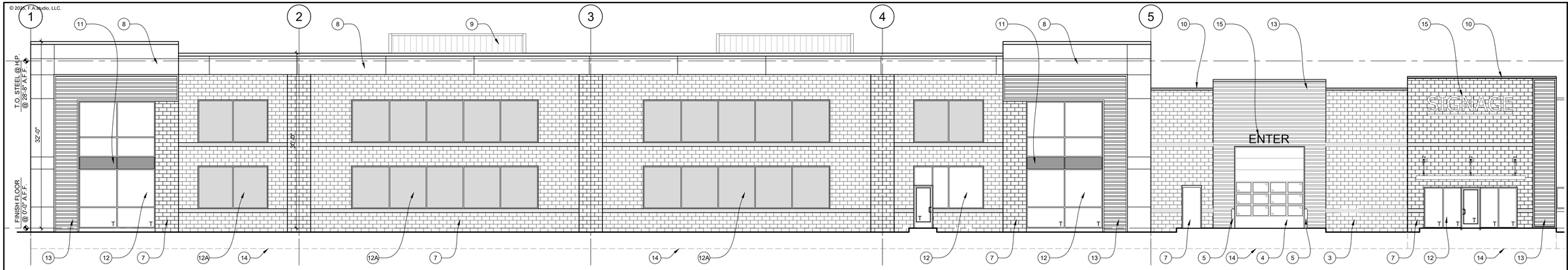


SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

4

TEMPERED GLAZING NOTES

"T" DENOTES AREAS ON ELEVATIONS

1. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION & WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE TEMPERED.

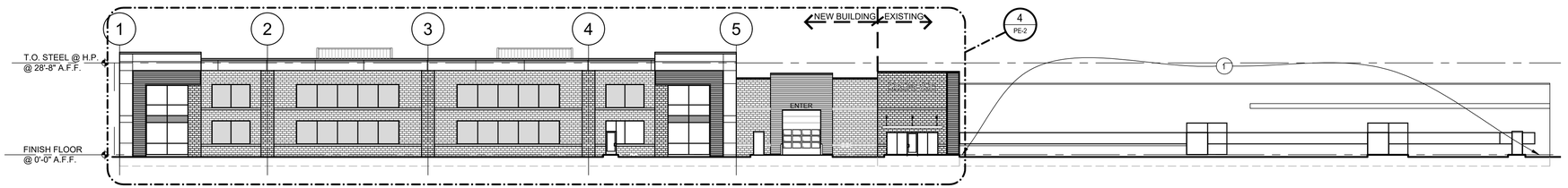
2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHICH MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE TEMPERED:
   - 2.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
   - 2.2 EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
   - 2.3 EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
   - 2.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

3. ALL GLAZING IN SWINGING DOORS IS TO BE TEMPERED.

EXTERIOR MATERIAL SCHEDULE

1	PAINT EXISTING BUILDING TO MATCH ADDITION COLOR SCHEME
2	8'x10' SECTIONAL INSULATED OVERHEAD GRADE DOOR.
3	NEW 3'-0"x7'-0" DOOR.
4	12'x14' SECTIONAL INSULATED OVERHEAD GRADE DOOR w/ MOTOR OPERATED OPENER AND VISION WINDOWS.
5	6" DIA. CONC. FILLED PAINTED STEEL GUARD POSTS
6	NEW 10'-0"x7'-0" SLIDING GLASS DOOR IN ANOD. ALUM. FRAME
7	SPLIT-FACE CMU
8	ALUMINUM COMPOSITE METAL PANEL SYSTEM (A.C.M.)
9	FLUSH METAL PANEL SIDING (ROOF SCREENING)
10	PRE-FINISHED METAL COPING
11	1" INSULATED 'MAPES' PANEL IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
12	1" LOW 'E' INSUL. VISION GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES.
12A	1" TINTED LOW 'E' INSUL. SPANDREL GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES.
13	HORIZONTAL METAL PANEL SIDING
14	CONC. TRENCH FOOTING BELOW
15	SIGNAGE BY OTHERS

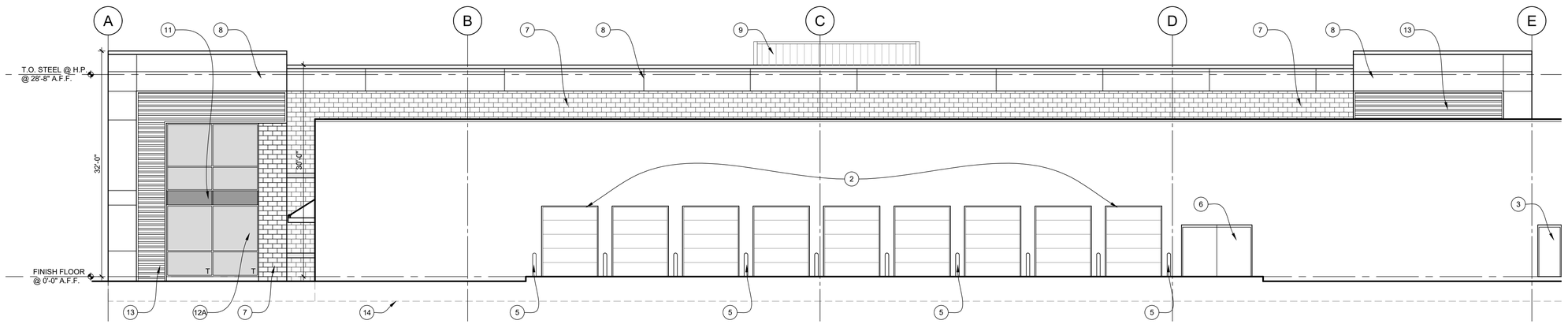
ANY MODIFICATIONS TO THE FACADE PLAN (INCLUDING COLOR) MUST BE RESUBMITTED TO THE CITY OF AUBURN HILLS FOR REVISED APPROVAL. THE USE OF NEON, FLAGS, OR ANY OTHER TYPE OF UNAPPROVED SIGNAGE SHALL BE PROHIBITED PER SITE PLAN REVIEW.



SOUTH ELEVATION

SCALE: 1:20

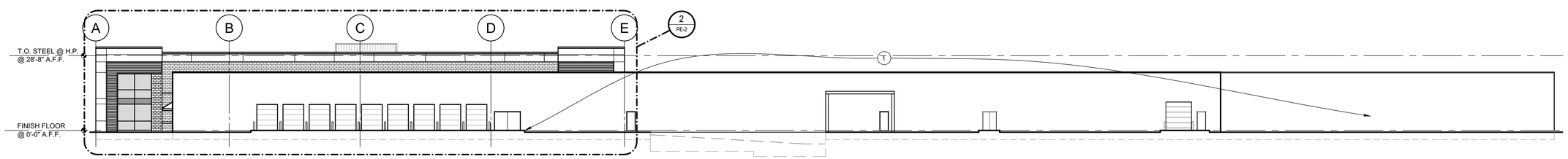
3



EAST ELEVATION

SCALE: 1/8" = 1'-0"

2



EAST ELEVATION

SCALE: 1:20

1

STATE OF MICHIGAN
BRIAN L. LIMING
ARCHITECT
No. 1301054677
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PROJECT NAME:
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DRAWING DATE: 2-21-25

PROJECT NUMBER: 24084

SHEET NUMBER: PE-2

CHECKLIST

PROJECT NAME

975 S. OPDYKE SELF-STORAGE REDEVELOPMENT

(Check all that apply)

- SITE PLAN
- SPECIAL LAND USE
- ✓ TREE REMOVAL PERMIT
- REZONING
- ✓ PUD

The following items have <u>not</u> been included in your packet of information since they are either common, non-controversial items or the recommendations have been noted in the project's cover letter.

Public Notice
Police Department Approval Letter
Fire Department Approval Letter
Citizen's Participation Letter and Report

However, if you wish to see a copy of the above documents, they are on file in the Community Development Department.

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 | **AGENDA ITEM NO 9F**

COMMUNITY DEVELOPMENT

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development

Submitted: March 10, 2025

Subject: Text Amendment to the Zoning Ordinance

Motion - Approval of a text amendment to Article XII. T&R, Technology and Research Districts of the Zoning Ordinance

INTRODUCTION AND HISTORY

The enclosed revision to the Zoning Ordinance has been primarily drafted to give the City Council full control and discretion over approving multi-family residential developments in the T&R District. Currently, multi-family residential dwellings are allowed on sites over 10 acres in size, provided a Special Land Use Permit is granted. There are no multi-family residential developments in the T&R District today.

Over the past couple of years, staff have received inquiries regarding the adaptive reuse of underutilized office buildings and associated parking lots, particularly in the Oakland Technology Park, due to a shift to remote or hybrid work. Also, some interest has been shown in developing attached housing units on the now vacant Gloria Dei Lutheran Church/TA Systems property south of Pontiac Road. **This amendment is intended to allow the City Council to consider and potentially allow housing proposals, with a preference toward owner-occupied condominiums, via the Planned Unit Development Option in the T&R District on a case-by-case basis.**

Lastly, this amendment also makes a minor formatting change to the requirements for the outside storage of vehicles and removes stadiums and arenas from the zoning district since the GM VAA facility has replaced the Palace of Auburn Hills arena.

STAFF RECOMMENDATION

Staff recommends approval. City Attorney Beckerleg has reviewed and found the proposed text amendment acceptable from a legal standpoint.

PLANNING COMMISSION RECOMMENDATION

Recommended Approval on March 5, 2025 (8-0 vote)

MOTION

Move to accept the Planning Commission's recommendation and approve the enclosed Text Amendment to Article XII. T&R, Technology & Research Districts of the Zoning Ordinance. It shall be referenced as Ordinance No. 25-946.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED - EXCERPT

March 5, 2025

CALL TO ORDER: Vice Chairperson Beidoun called the meeting to order at 7:01 p.m.

ROLL CALL: Present: **Carolyn Shearer, Darlene MacMillan, Jack Ferguson, Cynthia Pavlich, Raymond Saelens, Sam Beidoun, Dominick Tringali, Greg Ouellette (arrived at 7:07 p.m.)**
Absent: None.
Also Present: Director of Community Development Steve Cohen, and Assistant Director of Community Development Devin Lang
Guests: 12

LOCATION: Council Chambers, 1827 N. Squirrel Road, Auburn Hills, MI 48326

5d. Text Amendment to the Zoning Ordinance (7:50 p.m.)
Public Hearing/Motion – Recommendation to City Council for approval of a text amendment to amend Article XII. T&R, Technology and Research Districts of the Zoning Ordinance.

Mr. Cohen explained that this revision to the Zoning Ordinance has been primarily drafted to give the City Council full control and discretion over approving multi-family residential developments in the T&R District. Currently, multi-family residential dwellings are allowed on sites over 10 acres in size, provided a Special land Use Permit is granted. There are no multi-family residential developments in the T&R District today.

In recent years, staff have received inquiries regarding the adaptive reuse of underutilized office buildings and associated parking lots. This amendment is intended to allow the City Council to consider and allow housing proposals, with a preference toward owner-occupied condominiums, via the Planned Unit Development Option in the T&R District on a case-by-case basis.

This amendment also makes a minor formatting change to the requirements for the outside storage of vehicles and removes stadiums and arenas from the zoning district since the GM VAA facility has replaced the Palace of Auburn Hills area.

Mr. Beidoun opened the public hearing at 7:56 p.m.

There being no public comments, Mr. Beidoun closed the public hearing at 7:57 p.m.

Moved by Ferguson to recommend to City Council approval of the enclosed Text Amendment to Article XII. T&R, Technology & Research Districts of the Zoning Ordinance.
Second by MacMillan.
VOTE: Yes: Tringali, Shearer, Beidoun, Ferguson, Pavlich, MacMillan, Saelens, Ouellette
No: None **Motion Carried (8-0)**

CITY OF AUBURN HILLS

COUNTY OF OAKLAND

STATE OF MICHIGAN

ORDINANCE NO. 25-946

TEXT AMENDMENT TO ZONING ORDINANCE

AN ORDINANCE TO AMEND ARTICLE XII. T&R, TECHNOLOGY AND RESEARCH DISTRICTS OF THE AUBURN HILLS ZONING ORDINANCE NO. 372 ADDRESSING MULTIFAMILY HOUSING, OUTSIDE STORAGE OF VEHICLES, AND SPORTS ARENAS

THE CITY OF AUBURN HILLS ORDAINS

Section 1.
Section 1201. Special Land Uses Permitted of Article XII. T&R, Technology and Research Districts, of Auburn Hills Zoning Ordinance No. 372, as amended, is hereby amended to revise Section 1201(5) relating to multiple family residential dwellings, revise Section 1201(11) outside storage of vehicles, and remove Section 1201(12) free standing sports stadiums or arenas with existing Sections 1201(12) through 1201(15) being renumbered as Sections 1201(11) through 1201(14), and shall read as follows:

SECTION 1201. SPECIAL LAND USES PERMITTED:
The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and the City of Auburn Hills:

1. Retail business conducted wholly within an enclosed building. Such uses shall be accessory to the principal use of the premises. Freestanding retail shopping centers and freestanding restaurants, including drive-through and drive-in restaurants, shall not be permitted in the district.
2. Banks and credit unions with drive-in facilities may be permitted when said drive-in facilities are incidental to the principal function, and subject to the following conditions:
   A. Drive-up stations shall provide at least five (5) queuing spaces eighteen (18) feet long by ten (10) feet wide from each order/transaction station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area eight (8) feet wide with raised curbs on all sides.
   B. Drive-up windows shall provide at least ten (10) queuing spaces eighteen (18) feet long by ten (10) feet wide from the window. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and

be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area eight (8) feet wide with raised curbs on all sides.

3. New motels, hotels, and conference centers, or the expansion of existing motels, hotels, and conference centers, shall only be permitted in the T&R Technology and Research Districts via Section 1830. Planned Unit Development Option. The decision to approve a Planned Unit Development allowing a motel, hotel, and/or conference center, or the expansion of an existing motel, hotel, and/or conference center, in the T&R Technology and Research Districts shall be at the sole discretion of the City Council, after recommendation from the Planning Commission. An applicant shall not have the right to seek relief from this section to the Zoning Board of Appeals. Motels, hotels, and conference centers approved by the City Council in the T&R Technology and Research Districts before February 17, 2020 shall be considered legally conforming and subject to the Zoning Ordinance standards and conditions in effect at the time of the City approval.
4. Nursery schools, day nurseries and child care centers provided the following conditions are met:
   A. Such facilities shall be located on major thoroughfares with an existing or proposed right-of-way of one hundred and twenty (120) feet.
   B. Any area not used for parking in the front yard shall be kept in lawn and landscaped in accordance with Section 1808.
   C. Outdoor play areas shall be in the side or rear yard in the amount of one hundred (100) square feet for each child cared for, but at least a minimum of one thousand two hundred (1,200) square feet.
   D. Whenever the school or center abuts a residential district, parking, drop off, and play areas shall be screened with an obscuring six (6) foot fence or wall, four foot six inch (4'6") high berm with landscaping or a twenty (20') foot wide greenbelt landscaped in accordance with Section 1808, or a combination of the above, whichever in the opinion of the Planning Commission and City Council achieves the objective of screening and controlling noise levels.
   E. Any other conditions which the Planning Commission and City Council deem necessary to assure that the technology and research character of the district shall be maintained.
5. Multiple family residential dwellings shall not be permitted as a Special Land Use, but shall only be permitted via Section 1830. Planned Unit Development Option in the T&R Technology and Research Districts. The decision to approve a Planned Unit Development allowing multiple family residential dwellings in the T&R Technology and Research Districts shall be at the sole discretion of the City Council, after recommendation from the Planning Commission. An applicant shall not have the right to seek relief from this section to the Zoning Board of Appeals.
6. Public, quasi-public, and commercial recreation facilities including parks, golf courses, health and athletic clubs.
7. Light industrial uses listed as Principal Uses Permitted in Section 1300 when conducted wholly within an enclosed building and subject to the Required Conditions specified below in Section 1202
8. Vertical Take-Off and Landing fields (VTOL), and Heliports shall be permitted subject to the following conditions:
   A. The minimum site size for heliports shall be one (1) acre, unless the location or other circumstances would dictate a smaller site, and shall conform in dimension to the requirements of the FAA.
   B. Any petitioner for a heliport shall prepare a written statement to City Council addressing at least the following factors:
      1. Minimum obstructions in the approach and departure area.
      2. Minimum disturbance from noise and desirable location with regard to adjacent land use.
      3. Access to surface transportation.
      4. Safety precautions for the control of pedestrian and vehicular circulation in relation to the heliport.

9. Wireless communication facilities in accordance with the standards and requirements listed in Section 1832, except for co-location applications which are subject to the administrative review provisions listed in Section 1832, Item K.
10. Vehicular evaluating tracks, provided the following conditions are met:
    A. The track shall be screened from public view in accordance with Section 1808.
    B. Any outdoor lighting shall be shielded in compliance with Section 1810.
    C. The noise limitations and other requirements of Section 1807, shall be adhered to.
    D. Adequate safeguards shall be provided to prevent the trespass of animals onto the track.
11. Outside storage of vehicles only when the vehicles are accessory to the principal use of the premises. The vehicle storage shall relate to the retrofit, manufacture, or testing of said vehicles. Space for said outside storage of vehicles shall be provided in addition to required parking. Such areas shall be screened from adjacent public right-of-ways and properties with a minimum twenty-five (25) foot landscaped greenbelt with staggered eight (8) foot evergreen trees. Alternative screening techniques within the minimum twenty-five (25) foot landscaped greenbelt shall be at the discretion of the City Council, after recommendation from the Planning Commission. *Exception: The Director of Community Development may approve the outside storage of vehicles only when the vehicles are accessory to the principal use of the premises and provided the total site area is no less than four-hundred (400) contiguous acres.*
12. Colleges, universities, and other such institutions of higher learning, both public and private, provided the property is located on the land bounded by M-59 and Featherstone Road, between I-75 and Squirrel Road. In addition to requirements for signs permitted within Section 1811. Signs, the following additional sign standards shall apply:
    A. Two (2) automatic changeable copy signs may be permitted and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
        1. The sign shall meet the standards of Section 1811.3(C)1 for automatic changeable copy signs, with the following exceptions:
            a. The sign may be increased in height from ten (10) feet to twelve (12) feet and in width from twelve (12) feet to twenty (20) feet.
            b. The LED copy area of the sign may be increased from sixty (60) to eighty (80) square feet in size.
            c. The signs shall be setback a minimum of one (1) foot from the road right-of-way and adjacent property lines.
            d. The total sign area on each face of the sign shall not exceed two hundred (200) square feet.
    B. Two (2) signs incorporated in decorative landscape walls may be permitted and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
        1. The signs may only be permitted along Squirrel Road and Featherstone Road.
        2. The height of the sign shall not exceed eight (8) feet.
        3. The signs shall be setback a minimum of one (1) foot from the road right-of-way and adjacent property lines.
        4. The total sign area of each sign may not exceed two hundred (200) square feet.
    C. One (1) accessory identification pylon sign may be permitted on the property adjacent to an interstate highway and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
        1. The height of the sign shall not exceed sixty-five (65) feet.
        2. The sign shall be setback a minimum of thirty (30) feet from the road right-of-way and adjacent property lines.
        3. The total sign area permitted on each face of the sign shall not exceed two hundred (200) square feet.
    D. The signs described in this subsection A-C may be submitted in a single special land use permit application package or in parts.

13. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
14. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828. The application for Special Land Use Approval will be evaluated on the basis of the following criteria in addition to the requirements of Section 1818. Will the proposed development:
    1. Have an adverse effect on the ambient noise level for a significant number of people?
    2. Have an adverse visual or aesthetic effect?
    3. Adversely divide or disrupt an established community, or divide existing uses?
    4. Have an adverse effect on areas of unique interest or scenic beauty?
    5. Destroy or detract from important recreational areas?
    6. Interfere with important wildlife breeding, nesting, or feeding grounds?
    7. Significantly increase air or water pollution?
    8. Adversely affect the water table of the area?
    9. Cause excessive congestion on existing ground transportation facilities?
    10. Adversely affect the Master Land Use Plan for the area and the City?

Section 2. Repealer.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Severability.

If any section, clause, or provision of this Ordinance shall be declared to be unconstitutional, void, illegal, or ineffective by any Court of competent jurisdiction, such section, clause, or provision declared to be unconstitutional, void, or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 4. Savings.

The proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 5. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect upon publication in the manner prescribed by the Charter of the City of Auburn Hills.

Section 6. Adoption.

This Ordinance is hereby declared to have been adopted by the City Council of the City of Auburn Hills at a meeting thereof duly called and held on the _____ day of _____2025 and ordered to be given publication in a manner prescribed by the Charter of the City of Auburn Hills.

AYES:
NAYES:
ABSTENTIONS:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. 25-946 adopted by the Auburn Hills City Council on the _____day of _____ 2025 the original of which is in my office.

_____
LAURA PIERCE, City Clerk

DRAFT
3-06-25

MARKED UP COPY

~~Removed~~
Added

ARTICLE XII
T&R, TECHNOLOGY AND RESEARCH DISTRICTS

PREAMBLE

The T&R Technology and Research Districts are designed to provide for the coordinated development and complementary research, office, applied technology, and light industrial uses in a planned complex which offers a full range of support facilities and services including hotels, recreation, and multiple family housing.

Technology and Research Districts are to be located and designed to:
1. Create employment and activity focal points which benefit the surrounding community.
2. Provide opportunities for establishing mutually supportive relationships with institutions for higher learning.
3. Afford safe and efficient access to and from nearby highway interchanges.
4. Ensure a high standard of visual and environmental quality by preserving significant open spaces, protecting natural site amenities, and strictly limiting the nuisance impacts sometimes associated with light industrial operations.
5. Create a unified District image through coordinated infrastructure development, site planning, and architectural design.

SECTION 1200. PRINCIPAL USES PERMITTED
In the T&R Technology and Research District no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance:
1. Any use charged with the principal function of research, design, and development of pilot or experimental products and processes including research labs, training facilities, and light assembly operations as adjuncts to the principal use. Assembly operations shall be limited to those involving premanufactured finished objects and components and shall include only the incidental fabrication, machining, or forming of metal, plastic, or other materials as part of product development, experimentation, demonstration and repair, or the provision of customized components.
2. Data processing and computing centers, and related services.
3. Single and multi-tenant office buildings. Sales as an adjunct to the principal use are also permitted.
4. Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted (e.g., child care, food service, and health/workout rooms, and other similar adjunct uses provided within a facility which are intended for sole use of the workers of said facility and not the general public).
5. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as Special Land Uses Permitted.

SECTION 1201. SPECIAL LAND USES PERMITTED:
The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and the City of Auburn Hills:

1. Retail business conducted wholly within an enclosed building. Such uses shall be accessory to the principal use of the premises. Freestanding retail shopping centers and freestanding restaurants, including drive-through and drive-in restaurants, shall not be permitted in the district.
2. Banks and credit unions with drive-in facilities may be permitted when said drive-in facilities are incidental to the principal function, and subject to the following conditions:
   A. Drive-up stations shall provide at least five (5) queuing spaces eighteen (18) feet long by ten (10) feet wide from each order/transaction station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area eight (8) feet wide with raised curbs on all sides.
   B. Drive-up windows shall provide at least ten (10) queuing spaces eighteen (18) feet long by ten (10) feet wide from the window. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area eight (8) feet wide with raised curbs on all sides.
3. New motels, hotels, and conference centers, or the expansion of existing motels, hotels, and conference centers, shall only be permitted in the T&R Technology and Research Districts via Section 1830. Planned Unit Development Option. The decision to approve a Planned Unit Development allowing a motel, hotel, and/or conference center, or the expansion of an existing motel, hotel, and/or conference center, in the T&R Technology and Research Districts shall be at the sole discretion of the City Council, after recommendation from the Planning Commission. An applicant shall not have the right to seek relief from this section to the Zoning Board of Appeals. Motels, hotels, and conference centers approved by the City Council in the T&R Technology and Research Districts before February 17, 2020 shall be considered legally conforming and subject to the Zoning Ordinance standards and conditions in effect at the time of the City approval.
4. Nursery schools, day nurseries and child care centers provided the following conditions are met:
   A. Such facilities shall be located on major thoroughfares with an existing or proposed right-of-way of one hundred and twenty (120) feet.
   B. Any area not used for parking in the front yard shall be kept in lawn and landscaped in accordance with Section 1808.
   C. Outdoor play areas shall be in the side or rear yard in the amount of one hundred (100) square feet for each child cared for, but at least a minimum of one thousand two hundred (1,200) square feet.
   D. Whenever the school or center abuts a residential district, parking, drop off, and play areas shall be screened with an obscuring six (6) foot fence or wall, four foot six inch (4'6") high berm with landscaping or a twenty (20') foot wide greenbelt landscaped in accordance with Section 1808, or a combination of the above, whichever in the opinion of the Planning Commission and City Council achieves the objective of screening and controlling noise levels.
   E. Any other conditions which the Planning Commission and City Council deem necessary to assure that the technology and research character of the district shall be maintained.
5. Multiple family residential dwellings ~~as permitted by Article VI provided that the total site area in any one (1) development is no less than ten (10) contiguous acres and no more than twenty (20) percent of the total developed acreage within the District is developed for multiple family residential use. The requirements of Section 1700 shall also be adhered to.~~ ***shall not be permitted as a Special Land Use, but shall only be permitted via Section 1830. Planned Unit Development Option in the T&R Technology and Research Districts. The decision to approve a Planned Unit Development allowing multiple family residential dwellings in the T&R Technology and Research Districts shall be at the sole discretion of the City Council, after recommendation from the Planning Commission. An applicant shall not have the right to seek relief from this section to the Zoning Board of Appeals.***

6. Public, quasi-public, and commercial recreation facilities including parks, golf courses, health and athletic clubs.
7. Light industrial uses listed as Principal Uses Permitted in Section 1300 when conducted wholly within an enclosed building and subject to the Required Conditions specified below in Section 1202
8. Vertical Take-Off and Landing fields (VTOL), and Heliports shall be permitted subject to the following conditions:
   A. The minimum site size for heliports shall be one (1) acre, unless the location or other circumstances would dictate a smaller site, and shall conform in dimension to the requirements of the FAA.
   B. Any petitioner for a heliport shall prepare a written statement to City Council addressing at least the following factors:
      1. Minimum obstructions in the approach and departure area.
      2. Minimum disturbance from noise and desirable location with regard to adjacent land use.
      3. Access to surface transportation.
      4. Safety precautions for the control of pedestrian and vehicular circulation in relation to the heliport.
9. Wireless communication facilities in accordance with the standards and requirements listed in Section 1832, except for co-location applications which are subject to the administrative review provisions listed in Section 1832, Item K.
10. Vehicular evaluating tracks, provided the following conditions are met:
    A. The track shall be screened from public view in accordance with Section 1808.
    B. Any outdoor lighting shall be shielded in compliance with Section 1810.
    C. The noise limitations and other requirements of Section 1807, shall be adhered to.
    D. Adequate safeguards shall be provided to prevent the trespass of animals onto the track.
11. Outside storage of vehicles only when the vehicles are accessory to the principal use of the premises. ***The vehicle storage shall relate to the retrofit, manufacture, or testing of said vehicles.*** Space for said outside storage of vehicles shall be provided in addition to required parking. Such areas shall be screened from adjacent public right-of-ways and properties with a minimum twenty-five (25) foot landscaped greenbelt with staggered eight (8) foot evergreen trees. Alternative screening techniques within the minimum twenty-five (25) foot landscaped greenbelt shall be at the discretion of the City Council, after recommendation from the Planning Commission. ~~The vehicle storage shall relate to the retrofit, manufacture, or testing of said vehicles.~~ *Exception: The Director of Community Development may approve the outside storage of vehicles only when the vehicles are accessory to the principal use of the premises and provided the total site area is no less than four-hundred (400) contiguous acres.*

~~12. Free standing sports stadiums or arenas provided that the total site area is no less than one-hundred (100) contiguous acres and access to the property is provided from both Lapeer Road and Harmon Road.~~

12.~~13~~. Colleges, universities, and other such institutions of higher learning, both public and private, provided the property is located on the land bounded by M-59 and Featherstone Road, between I-75 and Squirrel Road. In addition to requirements for signs permitted within Section 1811. Signs, the following additional sign standards shall apply:
   A. Two (2) automatic changeable copy signs may be permitted and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
      1. The sign shall meet the standards of Section 1811.3(C)1 for automatic changeable copy signs, with the following exceptions:
         a. The sign may be increased in height from ten (10) feet to twelve (12) feet and in width from twelve (12) feet to twenty (20) feet.
         b. The LED copy area of the sign may be increased from sixty (60) to eighty (80) square feet in size.
         c. The signs shall be setback a minimum of one (1) foot from the road right-of-way and adjacent property lines.
         d. The total sign area on each face of the sign shall not exceed two hundred (200) square feet.

B. Two (2) signs incorporated in decorative landscape walls may be permitted and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
   1. The signs may only be permitted along Squirrel Road and Featherstone Road.
   2. The height of the sign shall not exceed eight (8) feet.
   3. The signs shall be setback a minimum of one (1) foot from the road right-of-way and adjacent property lines.
   4. The total sign area of each sign may not exceed two hundred (200) square feet.

C. One (1) accessory identification pylon sign may be permitted on the property adjacent to an interstate highway and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
   1. The height of the sign shall not exceed sixty-five (65) feet.
   2. The sign shall be setback a minimum of thirty (30) feet from the road right-of-way and adjacent property lines.
   3. The total sign area permitted on each face of the sign shall not exceed two hundred (200) square feet.

D. The signs described in this subsection A-C may be submitted in a single special land use permit application package or in parts.

13. ~~14~~. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.

14. ~~15.~~ Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828. The application for Special Land Use Approval will be evaluated on the basis of the following criteria in addition to the requirements of Section 1818. Will the proposed development:
   1. Have an adverse effect on the ambient noise level for a significant number of people?
   2. Have an adverse visual or aesthetic effect?
   3. Adversely divide or disrupt an established community, or divide existing uses?
   4. Have an adverse effect on areas of unique interest or scenic beauty?
   5. Destroy or detract from important recreational areas?
   6. Interfere with important wildlife breeding, nesting, or feeding grounds?
   7. Significantly increase air or water pollution?
   8. Adversely affect the water table of the area?
   9. Cause excessive congestion on existing ground transportation facilities?
   10. Adversely affect the Master Land Use Plan for the area and the City?

SECTION 1202. REQUIRED CONDITIONS:

Principal and Special Land Uses Permitted shall be subject to the following conditions, as applicable:

1. Building Height:
   Any building over four (4) stories shall require the approval of the City Council in accordance with Section 1818. Any mechanical equipment on the roof of the building, and penthouses on the building, may not be more than twenty (20) feet in height. Mechanical equipment and penthouses are not counted as a story for purposes of this Section.
2. Setbacks:
   A. Buildings containing office uses, light industrial uses or research-related lab and/or assembly operations, or any mixture of said uses, shall be setback a minimum of fifty (50) feet from any public right-of-way. Minimum side and rear yard setbacks specified in Section 1701 for I-1, Light Industrial uses shall be observed.
   B. Buildings four (4) stories or taller shall provide a minimum front, side, and rear setback equal to the height of the building.
   C. Nursery schools, day nurseries, and child care centers shall observe the minimum setback requirements specified in Section 1701 for the B-2, General Business district.
   D. Hotels, motels, and conference centers shall be set back a minimum of fifty (50) feet from any public right-of-way. Minimum side and rear yard setbacks shall be equal to the height of the building.

E. Public, quasi-public, and commercial recreation buildings shall be setback a minimum of fifty (50) feet from any public right-of-way. Minimum side and rear yard setbacks specified in Section 1701 for B-2, General Business uses shall be observed.
F. All buildings shall be located at least one hundred (100) feet from any residential development.
G. All residential uses shall observe the applicable minimum setback requirements specified in Section 1700.

3. Landscaping and Buffers:
   A. Landscaping shall be provided in accordance with the requirements of Section 1808.
   B. A minimum twenty-five (25) foot landscaped greenbelt shall be provided abutting public right-of-ways and private road easements in accordance with Section 1808 and kept free of parking.
   C. A minimum twenty-five (25) foot landscaped greenbelt with staggered eight (8) foot evergreen trees shall be provided between residential and non-residential uses. Alternative screening techniques within the minimum twenty-five (25) foot landscaped greenbelt shall be at the discretion of the City Council, after recommendation from the Planning Commission.
   D. For each one (1) story increase over four (4) stories, an additional three (3) feet of greenbelt shall be added to the greenbelt required by Section 1805 and Section 1808. This provision shall not apply to the twenty-five (25) foot required greenbelt.
4. Outside Storage:
   No outside storage shall be permitted, with the exception of outside storage of vehicles as provided in Section 1201, Item 11.
5. Off-Street Parking:
   Off-street parking shall be provided in accordance with Sections 1804 and 1805.
6. Cross-Access Interior Drives:
   Cross-access interior drives, or drives that will allow vehicles to move from one site to another without entering the frontage street, may be required.
7. Off-Street Loading:
   Off-street loading space shall be provided in accordance with Section 1701, Item p and Section 1806, with the exception that office uses shall provide paved loading space at a ratio of ten (10) square feet per front foot of building.
8. Performance Standards:
   All development shall adhere to the Performance Standards specified in Section 1807.
9. Protection of Natural Amenities:
   Natural terrain and amenities shall be protected and preserved to the greatest extent possible.
10. Site Plan Review:
    Site plan review and approval is required for all development within the District in conformance with Section 1815.
11. Freestanding Lighting:
    Freestanding light poles shall not exceed forty (40) feet in height and lighting shall be shielded onto the site so as to not become a nuisance to adjacent areas. For purposes of clarification, the height of light poles illuminating outdoor recreation facilities permitted via Section 1201, Item 6 may exceed forty (40) feet in height at the discretion of the City Council upon Special Land Use review and approval of said use.

SECTION 1203. AREA AND BULK REQUIREMENTS

See Article XVII, Schedule of Regulations, for additional requirements limiting the height and bulk of buildings and not in conflict with this Article XII.

(Amended: 3-06-00 per Ordinance No. 658)
(Amended: 11-11-02 per Ordinance No. 712)
(Amended: 10-06-03 per Ordinance No. 726)
(Amended: 6-26-17 per Ordinance No. 894)
(Amended: 2-17-20 per Ordinance No. 913)
(Amended: 3-18-24 per Ordinance No. 938)

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 **AGENDA ITEM NO 9G**

DEPARTMENT OF PUBLIC WORKS

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**
Submitted: **March 5, 2025**
Subject: **Motion – Adopt Resolution Accepting the Special Assessment Roll and Setting Public Hearing on the Roll (Resolution No. 4) SAD No. 10 Executive Hills Boulevard**

INTRODUCTION AND HISTORY

On January 20th, 2025, the Auburn Hills City Council held a Public Hearing for the purpose of hearing statements and objections to the proposed Special Assessment District (SAD) No. 10 Executive Hills Boulevard improvement project. Following the Public Hearing, City Council adopted Resolution No. 3 to declare necessity and to proceed with the proposed Special Assessment District (SAD) No. 10 regarding the repair of and improvements to Executive Hills Boulevard. The Executive Hills Boulevard road improvements will be constructed according to the plans and specifications prepared by OHM Advisors and are on file in the City Clerk's Office. The Public Hearing Minutes are available in the packet for your review.

The City received firm bids on Thursday, February 27, 2025 from companies interested in performing the road work (The project was bid with Centre Road and Innovation Drive as the 2025/2026 TIFA B Road Improvements). The updated cost estimate for the Executive Hills Boulevard road improvement portion of the project based on design costs and construction bids is $4,151,275.00, of which a 50% portion will be defrayed by special assessments upon specially benefited properties identified in the SAD (list provided as part of Resolution No. 4). The City's estimated share in the cost will be $2,075,637.50 and the remaining balance will be divided equally among the twelve benefiting properties and estimated at $172,969.79 each. The special assessment roll was prepared by the City Assessor and filed with the City Clerk. The updated cost estimate based on the bids received is included within the chart below:

Construction Cost	$3,607,775.00
Design Services	$175,000.00
Construction Engineering/Construction Administration	$175,000.00
Geotechnical Testing	$70,500.00
Special Assessment District Administration	$ 15,000.00
Contingency	$108,000.00
Total Estimate of Cost	$4,151,275.00
City Contribution	$2,075,637.50
Total Estimate of SAD Cost	$2,075,637.50
Total Number of Units	12
Cost Share per Unit	$ 172,969.79

Provided in the packet is Resolution No. 4 (exhibit 5) reviewed and approved by City Attorney, Derk Beckerleg. The resolution, if adopted, accepts the SAD Roll prepared by the City Assessor and filed with the City Clerk. Upon adoption of Resolution No. 4, a public hearing will be set to allow interested persons an opportunity to object to

the special assessment roll, and to consider confirmation of the roll. The Public Hearing will be set for April 7, 2025, at 7:00 p.m., in the City Hall at 1827 N. Squirrel Road, Auburn Hills, MI 48326.

STAFF RECOMMENDATION

Resolution No. 4 is the 4th of 5 resolutions that requires City Council approval to satisfy the SAD proceedings prescribed by City Ordinance. Therefore, staff recommends approval of the resolution provided regarding the proposed SAD No. 10 for road improvements to Executive Hills Boulevard.

MOTION

Move to approve Resolution No. 4, a Resolution Accepting the Special Assessment Roll for the proposed Special Assessment District No. 10, regarding the repair of and improvements to Executive Hills Boulevard, and setting a Public Hearing on the Roll for April 7, 2025, at 7:00 p.m., in the City Hall at 1827 N. Squirrel Road, Auburn Hills, MI 48326.

EXHIBITS

Exhibit 1 – Public Hearing Minutes
Exhibit 2 – Special Assessment Roll
Exhibit 3 – Design Scope Approved at August 12, 2024 Meeting
Exhibit 4 – Construction Cost Estimate
Exhibit 5 – Resolution No. 4

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

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 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 alligatoring 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.

Brian 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	OwnerName1	Mailing Address	City	State	Zip	LegalDescription	Benefit	Assessment
2300 Featherstone Rd.	02-14-26-126-003	Motor City Hotel LLC	2000 High Wickham Pl., Ste 300	Louisville	KY	40245-5909	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & N 88-20-02 E 827.98 FT FROM NW SEC COR, TH N 88-20-02 E 525.25 FT, TH S 07-58-22 E 96.36 FT, TH ALG CURVE TO LEFT, RAD 1380 FT, CHORD BEARS S 15-52-53 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 A4/26/89 FR 001	1	
2400 Executive Hills Blvd.	02-14-26-126-005	Vitesco Technologies	2400 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 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 00-40-14 E 672.28 FT FROM NW SEC COR, TH S 69-52-25 E 698.73 FT, TH S 02-44-18 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	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 2026.05 FT & S 05-38-17 E 120.29 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 16-33-40 E 209.55 FT FROM NW SEC COR, TH N 70-30-00 E 870.84 FT, TH ALG CURVE TO RIGHT, RAD 11267.91 FT, CHORD BEARSS 00-31-51 W 326.40 FT, DIST OF 326.41 FT, TH S 01-21-38 W 156.38 FT, TH S 10-26-38 W 750 FT, TH S 34-32-24 W 160 FT, TH N 02-44-18 E 350 FT, TH N 69-52-25 W 698.73 FT, TH ALG CURVE TO LEFT, RAD 866 FT, CHORD BEARS N 06-16-42 E 474.22 FT, DIST OF 480.36 FT TO BEG 14.62 A3-31-95 FR 007	1	
2469 Executive Hills Blvd.	02-14-26-126-012	Valiant International Holdings USA Inc.	2469 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & N 88-20-02 E 827.98 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 Ommen Dr.	Holland	MI	49424-8208	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & N 88-20-02 E 827.98 FT & S 01-39-58 E 1135.56 FT FROM NW SEC COR, TH S 57-06-51 E 286.84 FT, TH S 02-59-43 W 202.44 FT, TH ALG CURVE TO RIGHT, RAD 746 FT, CHORD BEARS S 82-28-34 W 372.82 FT, DIST OF 376.81 FT, TH N 01-39-58 W 402.50 FT, TH N 88-20-02 E 151.08 FT TO BEG 3.06 A12-4-96 FR 011	1	
2155 Executive Hills Blvd.	02-14-26-126-023	Stegner East Investments LLC	2155 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 7B 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	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 213.76 FT & S 15-23-46 W 705.89 FT & S 14-43-09 W 135 FT & S 52-38-24 E 272.27 FT & S 28-16-33 E 189.04 FT & S 51-38-14 E 686.79 FT FROM NW SEC COR, TH ALG CURVE TO LEFT, RAD 866 FT, CHORD BEARS N 86-01-35 E 563.17 FT, DIST OF 573.60 FT, TH S 01-16-30 E 364.57 FT, TH S 39-22-30 E 217 FT, TH S 10-06-15 E 110 FT, TH S 29-35-00 W 53 FT, TH S 11-31-30 E 44 FT, TH N 87-24-00 E 67 FT, TH S 64-54-15 E 130.15 FT, TH S 79-56-57 W 591.40 FT, TH N 88-34-49 W 293.41 FT, TH N 01-16-30 W 839 FT TO BEG 12.00 A11-24-98 FR 008	1	
2011 Executive Hills Blvd.	02-14-26-126-027	Genisys Credit Union	2100 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 5B L 16844 P 639 7-1-99 FR 019 & 020	1	
2021 Executive Hills Blvd.	02-14-26-126-028	G&I XI BKG Pool I LLC	575 5th Ave. Fl 38	New York	NY	10017-2427	T3N, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 6B L 16844 P 639 7-1-99 FR 019, 020 & 022	1	
2100 Executive Hills Blvd.	02-14-26-126-029	Genisys Credit Union	2100 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, 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	T3N, 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 Stansbury Blvd., Ste 200	Farmington Hills	MI	48334-3803	T3N, 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, Resoution 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 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	02-14-23-151-014	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	02-14-23-151-015	Spiliane 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	02-14-23-151-019	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	02-14-23-151-020	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	02-14-23-151-021	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	02-14-23-151-022	TRA Management,LLC	145 S Livernois Rd., Ste 334	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	02-14-23-151-023	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	02-14-23-151-032	1116 Centre Rd Investors LLC	1550 E Beltline 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	02-14-23-151-033	1116 Centre Rd Investors LLC	1550 E Beltline 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	02-14-23-151-034	Barbara Rose Kohler Trust	6728 Country Club Ln.	West Bloomfield	MI	48322-3972	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 19 & 20 9-21-88 FR 030 & 031	1	
1091 Centre Road	02-14-23-151-036	K-S Group LLC	560 Kirts Blvd, Ste 100	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	02-14-23-151-037	Premier Auburn -I. LLC	560 Kirts Blvd, Ste 100	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	02-14-23-151-038	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	02-14-23-151-039	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 8-29-97 FR 013 & 035	1	
1220 Centre Road	02-14-23-152-003	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	02-14-23-152-011	1116 Centre Rd Investors LLC	1550 E Beltline 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	02-14-23-152-012	1116 Centre Rd Investors LLC	1550 E Beltline 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	02-14-23-152-018	Premier-Auburn-II, LLC	560 Kirts Blvd, Ste 100	Troy	MI	48084-4141	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 18 4-7-86 FR 151-003	1	
1092 Centre Road	02-14-23-152-019	Toundas 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	02-14-23-152-020	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	02-14-23-152-022	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	02-14-23-152-023	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 165 FT, TH N 00-05-12 W 267.47 FT, TH N 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 389.89 FT TO BEG 11-15-89 FR 004 & 005	1	
1098 Centre Road	02-14-23-152-024	Sabe, LLC	1100 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	02-14-23-152-025	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	02-14-23-152-026	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, Resoution 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

City of Auburn Hills
County of Oakland
State of Michigan

Innovation Drive Improvement Special Assessment District
Special Assessment Roll

Property Address	Parcel Number	OwnerName1	Mailing Address	City	State	Zip	LegalDescription	Benefit	Assessment
2500 Innovation Dr	02-14-23-127-017	Joyson Safety Systems	2500 Takata Dr	Auburn Hills	MI	48326	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 398.50 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 398.50 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 WLY R/W LINE OF I-75 EXPRY, TH S 08-42-48 E 316.90 FT, TH S 08-12-30 E 85.60 FT TO NLY R/W LINE OF KOPPY BLVD, TH ALG CURVE TO LEFT, RAD 80 FT, CHORD BEARS N 89-19-06 W 146.92 FT, DIST OF 186.19 FT, TH ALG CURVE TO RIGHT, RAD 60 FT, CHORD BEARS S 58-32-44 W 68.03 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	1	
2550 Innovation Drive	02-14-23-176-012	BO & KR Hub RE Group LLC	3841 Roseglen Ct	Troy	MI	48084-2691	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 165 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 A8-29-97 FR 005 & 006	1	

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 _____, 2025, Resoution 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.

City of Auburn Hills
County of Oakland
State of Michigan

Executive Hills Blvd. Improvement Special Assessment District
Special Assessment Roll

Property Address	Parcel Number	OwnerName1	Mailing Address	City	State	Zip	LegalDescription	Benefit	Assessment
2300 Featherstone Rd.	02-14-26-126-003	Motor City Hotel LLC	2000 High Wickham Pl., Ste 300	Louisville	KY	40245-5909	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & N 88-20-02 E 827.98 FT FROM NW SEC COR, TH N 88-20-02 E 525.25 FT, TH S 07-58-22 E 96.36 FT, TH ALG CURVE TO LEFT, RAD 1380 FT, CHORD BEARS S 15-52-53 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 A4/26/89 FR 001	1	172,969.79
2400 Executive Hills Blvd.	02-14-26-126-005	Vitesco Technologies	2400 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 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 00-40-14 E 672.28 FT FROM NW SEC COR, TH S 69-52-25 E 698.73 FT, TH S 02-44-18 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	172,969.79
2500 Executive Hills Blvd.	02-14-26-126-010	Webasto Roof Systems	2500 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 2026.05 FT & S 05-38-17 E 120.29 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 16-33-40 E 209.55 FT FROM NW SEC COR, TH N 70-30-00 E 870.84 FT, TH ALG CURVE TO RIGHT, RAD 11267.91 FT, CHORD BEARSS 00-31-51 W 326.40 FT, DIST OF 326.41 FT, TH S 01-21-38 W 156.38 FT, TH S 10-26-38 W 750 FT, TH S 34-32-24 W 160 FT, TH N 02-44-18 E 350 FT, TH N 69-52-25 W 698.73 FT, TH ALG CURVE TO LEFT, RAD 866 FT, CHORD BEARS N 06-16-42 E 474.22 FT, DIST OF 480.36 FT TO BEG 14.62 A3-31-95 FR 007	1	172,969.79
2469 Executive Hills Blvd.	02-14-26-126-012	Valiant International Holdings USA Inc.	2469 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & N 88-20-02 E 827.98 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	172,969.79
2193 Executive Hills Blvd.	02-14-26-126-014	Ashlin Corp	2565 Van Ommen Dr.	Holland	MI	49424-8208	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & N 88-20-02 E 827.98 FT & S 01-39-58 E 1135.56 FT FROM NW SEC COR, TH S 57-06-51 E 286.84 FT, TH S 02-59-43 W 202.44 FT, TH ALG CURVE TO RIGHT, RAD 746 FT, CHORD BEARS S 82-28-34 W 372.82 FT, DIST OF 376.81 FT, TH N 01-39-58 W 402.50 FT, TH N 88-20-02 E 151.08 FT TO BEG 3.06 A12-4-96 FR 011	1	172,969.79
2155 Executive Hills Blvd.	02-14-26-126-023	Stegner East Investments LLC	2155 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 7B L 16844 P 639 6-23-98 FR 021	1	172,969.79
2190 Executive Hills Blvd.	02-14-26-126-025	Auburn Hills Realty II LLC	575 Pierce St. Ste 507	Kingston	PA	18704-5700	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 213.76 FT & S 15-23-46 W 705.89 FT & S 14-43-09 W 135 FT & S 52-38-24 E 272.27 FT & S 28-16-33 E 189.04 FT & S 51-38-14 E 686.79 FT FROM NW SEC COR, TH ALG CURVE TO LEFT, RAD 866 FT, CHORD BEARS N 86-01-35 E 563.17 FT, DIST OF 573.60 FT, TH S 01-16-30 E 364.57 FT, TH S 39-22-30 E 217 FT, TH S 10-06-15 E 110 FT, TH S 29-35-00 W 53 FT, TH S 11-31-30 E 44 FT, TH N 87-24-00 E 67 FT, TH S 64-54-15 E 130.15 FT, TH S 79-56-57 W 591.40 FT, TH N 88-34-49 W 293.41 FT, TH N 01-16-30 W 839 FT TO BEG 12.00 A11-24-98 FR 008	1	172,969.79
2011 Executive Hills Blvd.	02-14-26-126-027	Genisys Credit Union	2100 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 5B L 16844 P 639 7-1-99 FR 019 & 020	1	172,969.79
2021 Executive Hills Blvd.	02-14-26-126-028	G&I XI BKG Pool I LLC	575 5th Ave. Fl 38	New York	NY	10017-2427	T3N, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 6B L 16844 P 639 7-1-99 FR 019, 020 & 022	1	172,969.79
2100 Executive Hills Blvd.	02-14-26-126-029	Genisys Credit Union	2100 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, 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	172,969.79
2110 Executive Hills Ct.	02-14-26-126-031	EH Flex Holdings, LLC	999 Corporate Dr., Ste 210	Ladera Ranch	CA	92694-2148	T3N, 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	172,969.79
2150 Executive Hills Ct.	02-14-26-126-032	Executive Hills Drive LLC	27750 Stansbury Blvd., Ste 200	Farmington Hills	MI	48334-3803	T3N, 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	172,969.79

Total Parcels Assessed 12

Grand Total **$ 2,075,637.50**

Certification of Assessor

I, William Griffin, City Assessor, do hereby certify that the roll has been prepared by the Assessor pursuant to the _____, 2025, Resoution 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.

June 27, 2024

City of Auburn Hills
1500 Brown Road
Auburn Hills, MI 48326

Attention: **Mr. Stephen Baldante**
Director of Public Works

Regarding: **2025 TIFA B Road Program**
Executive Hills Boulevard, Centre Road, and Innovation Drive
Scope of Engineering Services

Dear Mr. Baldante:

Thank you for this opportunity to provide professional engineering services for the above referenced project. We have prepared the following project understanding and scope of services to be provided by OHM Advisors based on our previous discussions.

PROJECT UNDERSTANDING

The project consists of the reconstruction of various local roads within the TIFA B District, including Executive Hills Boulevard, Centre Road, and Innovation Drive. It is our understanding that the City wishes to implement Special Assessment Districts (SADs) for these road improvement projects. The City portion of the project will be funded through TIFA B. The anticipated construction cost for the overall project is approximately $7.25 million.

The Executive Hills Boulevard reconstruction will include full removal and replacement of the curbed boulevard roadways. This reconstruction work would include the medians, crossovers, and significant driveway replacements. The existing drainage structures and surface drainage would be investigated to determine the functionality of the current roadway drainage. The City has expressed the desire to implement a pathway along one side of Executive Hills. It has yet to be determined which side would be less impactful to cost and user function as a combination of retaining walls and utility relocations may be needed to facilitate the installation. Median and outside greenbelt landscaping would look to be left in place besides areas impacted by the pathway design.

The Centre Road reconstruction will include full removal and replacement of the curbed roadway. This reconstruction work would include the medians at the Opdyke Road entrances and the removal of the current composite pavement. Almost two decades ago the existing concrete pavement was "crack & seated" and overlaid with asphalt to rehabilitate the roadway. This rehabilitation has reached its useful life, and the roadway is due for reconstruction. The existing drainage structures and surface drainage would be investigated to determine the functionality of the current roadway drainage.

The Innovation Drive reconstruction will include full removal and replacement of the curbed roadway as well. This reconstruction work would include the eastern cul-de-sac and removal of a composite pavement very similar to Centre Road. Again, the existing drainage structures and surface drainage would be investigated to determine the functionality of the current roadway drainage. The proposed geometry of the roadway would be analyzed to make sure it is properly serving Joyson Safety and HUB Stadium.

SCOPE OF SERVICES

Task 1 – Project Initiation and Obtain Information

Under this task, we will initiate the project and obtain necessary information to proceed with the design. Specific work efforts include:

- Organize and attend a kickoff meeting with City staff to review project objectives, prepare design criteria, and establish a specific delivery schedule.
- Review existing utility information and record drawings for the project areas.
- Perform a site review to identify elements that are sensitive to project, i.e. driveway locations and other access issues, utility facilities in the area, geometric deficiencies, landscape/aesthetic features, and drainage items.
- Obtain specific topographic survey information for the project areas.
- Notify known utility agencies of the proposed work and verify locations of existing known utilities, including both public and private, within the project limits for conflicts and coordinate relocations if necessary.
- Coordinate with a Geotechnical Engineer to obtain soil borings and pavement cores along the project route.
- Arrange and attend three separate meetings with City staff and all SAD stakeholders to review project concepts, alternatives, and constraints.

Task 2 – Preliminary Plan Development

Under this task, we will undertake the preparation of plans and specifications for the project and apply for the necessary permits. Specific work efforts include:

- Review field information collected to identify any deficient areas in the existing conditions.
- Prepare typical roadway cross-sections for the project.
- Determine preliminary geometrics for the road repair areas.
- Coordinate with the Geotechnical Engineer and assist in developing pavement cross-sections for the proposed repair areas.
- Evaluate sidewalk ramps to be upgraded to current ADA requirements within the project areas.
- Develop road plans in accordance with current AASHTO standards based on comments received from the City on base plans. Plans will be prepared using a scale of 1"=40' (profile scale 1"=4').
- Develop proposed drainage and storm sewer plans in accordance with City standards as necessary.
- Prepare or reference technical specifications entailing materials, equipment, and labor necessary to perform the work.
- Compute preliminary quantities and prepare a preliminary Engineer's Opinion of Probable Construction Cost.
- Prepare a Maintenance of Traffic (MOT) plan.
- Develop pavement marking and signing plans within the affected influence of the project in accordance with MMUTCD requirements.
- Evaluate grading and ROW impacts associated with the proposed work and determine construction limits.
- Prepare proposed preliminary schedule for work including the construction start, substantial completion, and final completion dates.
- Prepare documents to obtain a Oakland County Water Resources Commissioner (OCWRC) soil erosion permit, Road Commission for Oakland County (RCOC) work in right-of-way permit, and other permits deemed necessary to complete the project as described.
- Arrange and attend a meeting with City staff to review the preliminary plans and specifications.
- Attend/conduct additional public meetings as needed (up to 5) for the purpose of assisting in the SAD processes and ensuring the requirements for Resolutions 1-5 are met in the plan preparation and bidding process.

Task 3 – Final Design and Contract Documents

Based on comments received on the preliminary plans and final construction documents will be created and advertised for bidding. Specific work efforts include:

- Finalize design plans based on comments obtained.
- Complete construction details.

- Finalize detailed grading.
- Finalize grading easement limits and locations as required.
- Prepare a bid sheet entailing all items of work and associated quantities.
- Prepare a final engineer's opinion of probable cost.
- Prepare and place an advertisement for bid.
- Finalize schedule for proposed work including the construction start, substantial completion, and final completion dates.
- Produce copies of contract documents.
- Attend the bid opening.
- Prepare and evaluate a project bid tab.
- Check references for the three lowest bidding contractors.
- Provide a recommendation of award.
- OHM will assist in executing the Contract books including the following
    i. Create and mail out a Notice of Award letter to the awarded Contractor.
    ii. Coordinate the execution of six (6) copies of contract book.
    iii. Produce two (2) executed copies of contract documents for the City. One copy will be delivered to the City Clerk and one copy will be delivered to the DPW.
- If the City Council does not award the contract, then OHM will communicate that information to the appropriate Contractors.

SCHEDULE

The project will commence upon authorization to proceed. It is anticipated that the field work for the design would take place in the summer of 2024, with design, permitting and bidding following. We anticipate that the project could be bid for a presentation to City Council in spring of 2025. If the project is approved, construction could commence in April/May of 2025. This schedule is based upon an authorization to proceed given by July 15, 2024, and successful completion of required special assessment milestones.

COMPENSATION

The services outlined above will be performed on an hourly basis for the not-to-exceed amount of three hundred twenty-five thousand dollars ($325,000.00). This amount is based on the assumptions listed below. The City will be invoiced for services on a monthly basis. The estimated budget breakdown is as follows:

Executive Hills Boulevard		$175,000
Centre Road		$100,000
Innovation Drive		$ 50,000
	Total	$325,000
Geotechnical Services Estimate (G2 Consulting)		$ 25,000

FURTHER CLARIFICATIONS AND ASSUMPTIONS

The above-listed scope of services was prepared with the following assumptions:

- The City will be responsible for all permit application fees and permit fees.
- Geotechnical Services will be provided by G2 under a separate contract and are not included in this scope of services. The estimated amount for this service is indicated above.
- There will only be one pathway along Executive Hills.
- No permanent right-of-way is anticipated. City will obtain temporary grading easements, if required.
- OHM will be pleased to provide any additional services for this project on an hourly basis. Services not included in this proposal:

a. Construction phase services such as, but not limited to, construction management, construction engineering, construction administration, construction observation and/or construction layout.
b. Relocation design services for water main and/or sanitary sewer, if required.
c. Wetland delineation and survey, mitigation, and permitting.
d. Environmental assessments or reports, drainage studies, or other environmental evaluations associated with potential contaminated soils.
e. Traffic signalization design.
f. Preparation of plans for landscaping and ornamental features.
g. Location of private utilities, other than requesting as-built information from private utility owners.

Should you find this agreement acceptable, please sign the authorization below and return a copy to us for our files. We look forward to providing professional services on this project. If you have any questions, please contact us.

Sincerely,
OHM Advisors

Timothy J. Juidici, P.E.
Principal-in-Charge

cc: Jason Hefner, Manager of Roads & Fleet
Brandon Skopek, Assistant City Manager
Alex Parent, OHM

City of Auburn Hills
TIFA B Road Program
Engineering Design Services

Accepted By:_____

Printed Name:_____

Title:_____

Date:_____

memorandum

Date: February 28, 2025

To: Jason Hefner, Manager of Fleet and Roads
Stephen Baldante, Director of Public Works
cc: Alex Parent, OHM
From: Tim Juidici

Re: 2025 / 2026 TIFA B Road Improvements Budget Breakdown

As you are aware, bids were received for the 2025 / 2026 TIFA B Road Improvements project on February 27, 2025. The project is being funded via Tax Increment Finance Authority B & Special Assessment District. The following table summarizes the anticipated project cost breakdown:

	Construction Contract	CE/CA Services	Crew Days (Observation)	Testing Services	**Total**
Executive Hills (SAD)	$3,475,175.00	$175,000	$132,600	$60,000	**$3,842,775.00**
Centre Road (SAD)	$2,121,159.62	$105,000	$75,660	$35,000	**$2,336,819.62**
Innovation Drive (SAD)	$948,511.50	$50,000	$40,560	$17,500	**$1,056,571.50**
*Path/Lights/Irrigation	$935,737.65	$47,500	$39,000	$17,500	**$1,039,737.65**
Project Total	$7,480,583.77	$377,500	$287,820	$130,000	**$8,275,903.77**
SAD Eligible Total	$6,544,846.12	$330,000	$248,820	$112,500	**$7,236,166.12**

*Removed from SAD Eligible Total

Feel free to contact me if you have any questions or need additional information regarding this project.

OHM Advisors®
2365 PONTIAC RD, SUITE 201
AUBURN HILLS, MICHIGAN 48326
T 248.751.3100
F 248.287.4201
OHM-Advisors.com

CITY OF AUBURN HILLS

RESOLUTION ACCEPTING THE SPECIAL ASSESSMENT ROLL AND SETTING PUBLIC HEARING ON THE ROLL (RESOLUTION NO. 4)

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 17th day of March, 2025, the following resolution was offered by Councilperson _____ and supported by Councilperson _____:

WHEREAS, plans for the Project and an estimate of the cost of the Project in the amount of $5,380,000 for the repair and improvement to Executive Hills Boulevard have been prepared and notice has been given, according to law to the owners of the property in the district with respect to a public hearing for the purpose of presenting any objections to the Project and to the special assessment district; and

WHEREAS, on January 20, 2025, the City Council adopted a 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); and

WHEREAS, the City Council has conducted a public hearing for construction of the proposed improvement described below (the Project) and establishing a special assessment to finance and defray a portion of the cost of the Project; and

WHEREAS, the proposed improvement (the Project) is the repair 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 attached to this Resolution, which will be designated as Special Assessment District No. 10 (the district); and

WHEREAS, plans for the Project, the estimated cost of the Project in the amount of $5,380,000, of which amount it was estimated that approximately $2,690,000 would be defrayed by special assessments against the properties in the special assessment district, and the special assessment district have been approved by the aforementioned resolution of the City Council following the required public hearing on January 20, 2025; and

WHEREAS, based on the City obtaining and accepting a firm bid from a company who will perform the work necessary to complete the Project, the final cost of the Project is $4,151,275, of which amount $2,075,637.50 will be defrayed by special assessments against the properties in the special assessment district.

WHEREAS, in accordance with the direction of the City Council, the Assessor has prepared a special assessment roll allocating the total final cost of the Project to the properties within the district according to law, and the Assessor has filed such roll with the City Clerk.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council accepts the special assessment roll.

2. The special assessment roll shall be filed in the City Clerk's Office and be available for public examination and review.

3. A public hearing is hereby set for April 7, 2025, to be held at 7:00 p.m. in the City Hall at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, for consideration of confirming the special assessment roll and for hearing objections by any interested person with respect to the special assessment roll. The City Council will review the roll and hear and consider any objections presented.

4. The City Clerk shall give notice that the City Council shall conduct a public hearing on April 7, 2025, at 7:00 p.m. in the City Hall at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, for the purpose of considering confirmation of the special assessment roll and for the purpose of hearing objections by any interested person with respect to the special assessment roll. Notice of the public hearing shall be published twice in a newspaper published and/or circulated in the City with the first publication being at least ten (10) days before the April 7, 2025, hearing, and notice shall also be sent by first class mail to each record owner or party-in-interest in whose name the land in the district is to be assessed as shown on the City's last preceding tax assessment roll for ad valorem purposes, with said notices to be mailed at least ten (10) days before the April 7, 2025, hearing. The notice to be published and mailed by first class mail shall include the following:

(a) The date, time and place of the public hearing;

(b) A statement that the special assessment roll is on file with the City Clerk for public examination and review.

(c) A statement that appearance and protest at the hearing is required in order to appeal the amount of the special assessment to the Michigan Tax Tribunal and that if the special assessment is protested properly, the owner or any party having an interest in the real property may file a written appeal of the special assessment with the Michigan Tax Tribunal within thirty (30) days after confirmation of the special assessment roll, and that any person deeming themselves aggrieved by the special assessment roll may file their objections thereto in writing with the City Clerk at or prior to the time of the public hearing, in which case appearance in person at the public hearing is not required.

AYES:
NAYES:
ABSENT:
ABSTENTIONS:

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

I, LAURA 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 17th day of March, 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 PIERCE
City Clerk

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 **AGENDA ITEM NO 9H**

DEPARTMENT OF PUBLIC WORKS

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**
Submitted: **March 5, 2025**
Subject: **Motion – Adopt Resolution Accepting the Special Assessment Roll and Setting Public Hearing on the Roll (Resolution No. 4) SAD No. 11 Centre Road**

INTRODUCTION AND HISTORY

On January 20th, 2025, the Auburn Hills City Council held a Public Hearing for the purpose of hearing statements and objections to the proposed Special Assessment District (SAD) No. 11 Centre Road improvement project. Following the Public Hearing, City Council adopted Resolution No. 3 to declare necessity and to proceed with the proposed Special Assessment District (SAD) No. 11 regarding the repair of and improvements to Centre Road. The Centre Road road improvements will be constructed according to the plans and specifications prepared by OHM Advisors and are on file in the City Clerk's Office. The Public Hearing Minutes are available in the packet for your review.

The City received firm bids on Thursday, February 27, 2025 from companies interested in performing the road work (The project was bid with Executive Hills Boulevard and Innovation Drive as the 2025/2026 TIFA B Road Improvements). The updated cost estimate for the Centre Road road improvement portion of the project based on design costs and construction bids is $2,524,319.62, of which a 50% portion will be defrayed by special assessments upon specially benefited properties identified in the SAD (list provided as part of Resolution No. 4). The City's estimated share in the cost will be $1,262,159.81 and the remaining balance will be divided equally among the twenty-five benefiting properties and estimated at $50,486.39 each. The special assessment roll was prepared by the City Assessor and filed with the City Clerk. The updated cost estimate based on the bids received is included within the chart below:

Construction Cost	$2,196,819.62
Design Services	$100,000.00
Construction Engineering/Construction Administration	$105,000.00
Geotechnical Testing	$41,500.00
Special Assessment District Administration	$ 15,000.00
Contingency	$66,000.00
Total Estimate of Cost	$2,524,319.62
City Contribution	$1,262,159.81
Total Estimate of SAD Cost	$1,262,159.81
Total Number of Units	25
Cost Share per Unit	$ 50,486.39

Provided in the packet is Resolution No. 4 (exhibit 5) reviewed and approved by City Attorney, Derk Beckerleg. The resolution, if adopted, accepts the SAD Roll prepared by the City Assessor and filed with the City Clerk. Upon adoption of Resolution No. 4, a public hearing will be set to allow interested persons an opportunity to object to

the special assessment roll, and to consider confirmation of the roll. The Public Hearing will be set for April 7, 2025, at 7:00 p.m., in the City Hall at 1827 N. Squirrel Road, Auburn Hills, MI 48326.

STAFF RECOMMENDATION

Resolution No. 4 is the 4th of 5 resolutions that requires City Council approval to satisfy the SAD proceedings prescribed by City Ordinance. Therefore, staff recommends approval of the resolution provided regarding the proposed SAD No. 11 for road improvements to Centre Road.

MOTION

Move to approve Resolution No. 4, a Resolution Accepting the Special Assessment Roll for the proposed Special Assessment District No. 11, regarding the repair of and improvements to Centre Road, and setting a Public Hearing on the Roll for April 7, 2025, at 7:00 p.m., in the City Hall at 1827 N. Squirrel Road, Auburn Hills, MI 48326.

EXHIBITS

Exhibit 1 – Public Hearing Minutes
Exhibit 2 – Special Assessment Roll
Exhibit 3 – Design Scope Approved at August 12, 2024 Meeting
Exhibit 4 – Construction Cost Estimate
Exhibit 5 – Resolution No. 4

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

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 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 alligatoring 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.

Brian 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	OwnerName1	Mailing Address	City	State	Zip	LegalDescription	Benefit	Assessment
2300 Featherstone Rd.	02-14-26-126-003	Motor City Hotel LLC	2000 High Wickham Pl., Ste 300	Louisville	KY	40245-5909	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & N 88-20-02 E 827.98 FT FROM NW SEC COR, TH N 88-20-02 E 525.25 FT, TH S 07-58-22 E 96.36 FT, TH ALG CURVE TO LEFT, RAD 1380 FT, CHORD BEARS S 15-52-53 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 A4/26/89 FR 001	1	
2400 Executive Hills Blvd.	02-14-26-126-005	Vitesco Technologies	2400 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 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 00-40-14 E 672.28 FT FROM NW SEC COR, TH S 69-52-25 E 698.73 FT, TH S 02-44-18 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	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 2026.05 FT & S 05-38-17 E 120.29 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 16-33-40 E 209.55 FT FROM NW SEC COR, TH N 70-30-00 E 870.84 FT, TH ALG CURVE TO RIGHT, RAD 11267.91 FT, CHORD BEARSS 00-31-51 W 326.40 FT, DIST OF 326.41 FT, TH S 01-21-38 W 156.38 FT, TH S 10-26-38 W 750 FT, TH S 34-32-24 W 160 FT, TH N 02-44-18 E 350 FT, TH N 69-52-25 W 698.73 FT, TH ALG CURVE TO LEFT, RAD 866 FT, CHORD BEARS N 06-16-42 E 474.22 FT, DIST OF 480.36 FT TO BEG 14.62 A3-31-95 FR 007	1	
2469 Executive Hills Blvd.	02-14-26-126-012	Valiant International Holdings USA Inc.	2469 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & N 88-20-02 E 827.98 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 Ommen Dr.	Holland	MI	49424-8208	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & N 88-20-02 E 827.98 FT & S 01-39-58 E 1135.56 FT FROM NW SEC COR, TH S 57-06-51 E 286.84 FT, TH S 02-59-43 W 202.44 FT, TH ALG CURVE TO RIGHT, RAD 746 FT, CHORD BEARS S 82-28-34 W 372.82 FT, DIST OF 376.81 FT, TH N 01-39-58 W 402.50 FT, TH N 88-20-02 E 151.08 FT TO BEG 3.06 A12-4-96 FR 011	1	
2155 Executive Hills Blvd.	02-14-26-126-023	Stegner East Investments LLC	2155 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 7B 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	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 213.76 FT & S 15-23-46 W 705.89 FT & S 14-43-09 W 135 FT & S 52-38-24 E 272.27 FT & S 28-16-33 E 189.04 FT & S 51-38-14 E 686.79 FT FROM NW SEC COR, TH ALG CURVE TO LEFT, RAD 866 FT, CHORD BEARS N 86-01-35 E 563.17 FT, DIST OF 573.60 FT, TH S 01-16-30 E 364.57 FT, TH S 39-22-30 E 217 FT, TH S 10-06-15 E 110 FT, TH S 29-35-00 W 53 FT, TH S 11-31-30 E 44 FT, TH N 87-24-00 E 67 FT, TH S 64-54-15 E 130.15 FT, TH S 79-56-57 W 591.40 FT, TH N 88-34-49 W 293.41 FT, TH N 01-16-30 W 839 FT TO BEG 12.00 A11-24-98 FR 008	1	
2011 Executive Hills Blvd.	02-14-26-126-027	Genisys Credit Union	2100 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 5B L 16844 P 639 7-1-99 FR 019 & 020	1	
2021 Executive Hills Blvd.	02-14-26-126-028	G&I XI BKG Pool I LLC	575 5th Ave. Fl 38	New York	NY	10017-2427	T3N, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 6B L 16844 P 639 7-1-99 FR 019, 020 & 022	1	
2100 Executive Hills Blvd.	02-14-26-126-029	Genisys Credit Union	2100 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, 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	T3N, 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 Stansbury Blvd., Ste 200	Farmington Hills	MI	48334-3803	T3N, 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, Resoution 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 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	02-14-23-151-014	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	02-14-23-151-015	Spiliane 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	02-14-23-151-019	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	02-14-23-151-020	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	02-14-23-151-021	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	02-14-23-151-022	TRA Management,LLC	145 S Livernois Rd., Ste 334	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	02-14-23-151-023	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	02-14-23-151-032	1116 Centre Rd Investors LLC	1550 E Beltline 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	02-14-23-151-033	1116 Centre Rd Investors LLC	1550 E Beltline 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	02-14-23-151-034	Barbara Rose Kohler Trust	6728 Country Club Ln.	West Bloomfield	MI	48322-3972	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 19 & 20 9-21-88 FR 030 & 031	1	
1091 Centre Road	02-14-23-151-036	K-S Group LLC	560 Kirts Blvd, Ste 100	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	02-14-23-151-037	Premier Auburn -I. LLC	560 Kirts Blvd, Ste 100	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	02-14-23-151-038	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	02-14-23-151-039	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 8-29-97 FR 013 & 035	1	
1220 Centre Road	02-14-23-152-003	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	02-14-23-152-011	1116 Centre Rd Investors LLC	1550 E Beltline 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	02-14-23-152-012	1116 Centre Rd Investors LLC	1550 E Beltline 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	02-14-23-152-018	Premier-Auburn-II, LLC	560 Kirts Blvd, Ste 100	Troy	MI	48084-4141	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 18 4-7-86 FR 151-003	1	
1092 Centre Road	02-14-23-152-019	Toundas 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	02-14-23-152-020	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	02-14-23-152-022	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	02-14-23-152-023	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 165 FT, TH N 00-05-12 W 267.47 FT, TH N 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 389.89 FT TO BEG 11-15-89 FR 004 & 005	1	
1098 Centre Road	02-14-23-152-024	Sabe, LLC	1100 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	02-14-23-152-025	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	02-14-23-152-026	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, Resoution 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

City of Auburn Hills
County of Oakland
State of Michigan

Innovation Drive Improvement Special Assessment District
Special Assessment Roll

Property Address	Parcel Number	OwnerName1	Mailing Address	City	State	Zip	LegalDescription	Benefit	Assessment
2500 Innovation Dr	02-14-23-127-017	Joyson Safety Systems	2500 Takata Dr	Auburn Hills	MI	48326	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 398.50 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 398.50 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 WLY R/W LINE OF I-75 EXPRY, TH S 08-42-48 E 316.90 FT, TH S 08-12-30 E 85.60 FT TO NLY R/W LINE OF KOPPY BLVD, TH ALG CURVE TO LEFT, RAD 80 FT, CHORD BEARS N 89-19-06 W 146.92 FT, DIST OF 186.19 FT, TH ALG CURVE TO RIGHT, RAD 60 FT, CHORD BEARS S 58-32-44 W 68.03 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	1	
2550 Innovation Drive	02-14-23-176-012	BO & KR Hub RE Group LLC	3841 Roseglen Ct	Troy	MI	48084-2691	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 165 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 A8-29-97 FR 005 & 006	1	

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 _____, 2025, Resoution 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.

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	02-14-23-151-014	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	$ 50,486.39
1195 Centre Road	02-14-23-151-015	Spiliane 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	$ 50,486.39
1163 Centre Road	02-14-23-151-019	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	$ 50,486.39
1155 Centre Road	02-14-23-151-020	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	$ 50,486.39
1147 Centre Road	02-14-23-151-021	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	$ 50,486.39
1139 Centre Road	02-14-23-151-022	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	$ 50,486.39
1131 Centre Road	02-14-23-151-023	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	$ 50,486.39
1187 Centre Road	02-14-23-151-032	1116 Centre Rd Investors LLC	1550 E Beltline Ave, SE, Ste 150	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	$ 50,486.39
1183 Centre Road	02-14-23-151-033	1116 Centre Rd Investors LLC	1550 E Beltline Ave, SE, Ste 150	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	$ 50,486.39
1067 Centre Road	02-14-23-151-034	Barbara Rose Kohler Trust	6728 Country Club Ln.	West Bloomfield	MI	48322-3972	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 19 & 20 9-21-88 FR 030 & 031	1	$ 50,486.39
1091 Centre Road	02-14-23-151-036	K-S Group LLC	560 Kirts Blvd, Ste 100	Troy	MI	48084-4141	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOTS 21, 22 & 23 10-6-89 FR 027, 028 & 029	1	$ 50,486.39
1107 Centre Road	02-14-23-151-037	Premier Auburn -I. LLC	560 Kirts Blvd, Ste 100	Troy	MI	48084-4141	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOTS 24, 25 & 26 7-24-90 FR 024, 025 & 026	1	$ 50,486.39
1171 Centre Road	02-14-23-151-038	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	$ 50,486.39
1227 Centre Road	02-14-23-151-039	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 8-29-97 FR 013 & 035	1	$ 50,486.39
1220 Centre Road	02-14-23-152-003	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	$ 50,486.39
1124 Centre Road	02-14-23-152-011	1116 Centre Rd Investors LLC	1550 E Beltline Ave, SE, Ste 150	Grand Rapids	MI	49506-4399	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 11 4-7-86 FR 151-003	1	$ 50,486.39
1116 Centre Road	02-14-23-152-012	1116 Centre Rd Investors LLC	1550 E Beltline Ave, SE, Ste 150	Grand Rapids	MI	49506-4399	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 12 4-7-86 FR 151-003		$ 50,486.39
1060 Centre Road	02-14-23-152-018	Premier-Auburn-II, LLC	560 Kirts Blvd, Ste 100	Troy	MI	48084-4141	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 18 4-7-86 FR 151-003	1	$ 50,486.39
1092 Centre Road	02-14-23-152-019	Toundas 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	$ 50,486.39
1074 Centre Road	02-14-23-152-020	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	$ 50,486.39
1160 Centre Road	02-14-23-152-022	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	$ 50,486.39
1180 Centre Road	02-14-23-152-023	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 165 FT, TH N 00-05-12 W 267.47 FT, TH N 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	$ 50,486.39
1098 Centre Road	02-14-23-152-024	Sabe, LLC	1100 Centre Rd.	Auburn Hills	MI	48326	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOTS 13 & 14 12-14-89 FR 013 & 014	1	$ 50,486.39
1140 Centre Road	02-14-23-152-025	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	$ 50,486.39
1140 Centre Road	02-14-23-152-026	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	$ 50,486.39

Total Parcels Assessed 25

Grand Total **$ 1,262,159.81**

Certification of Assessor

I, William Griffin, City Assessor, do hereby certify that the roll has been prepared by the Assessor pursuant to the _____, 2025, Resoution 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.

June 27, 2024

City of Auburn Hills
1500 Brown Road
Auburn Hills, MI 48326

Attention: **Mr. Stephen Baldante**
Director of Public Works

Regarding: **2025 TIFA B Road Program**
Executive Hills Boulevard, Centre Road, and Innovation Drive
Scope of Engineering Services

Dear Mr. Baldante:

Thank you for this opportunity to provide professional engineering services for the above referenced project. We have prepared the following project understanding and scope of services to be provided by OHM Advisors based on our previous discussions.

PROJECT UNDERSTANDING

The project consists of the reconstruction of various local roads within the TIFA B District, including Executive Hills Boulevard, Centre Road, and Innovation Drive. It is our understanding that the City wishes to implement Special Assessment Districts (SADs) for these road improvement projects. The City portion of the project will be funded through TIFA B. The anticipated construction cost for the overall project is approximately $7.25 million.

The Executive Hills Boulevard reconstruction will include full removal and replacement of the curbed boulevard roadways. This reconstruction work would include the medians, crossovers, and significant driveway replacements. The existing drainage structures and surface drainage would be investigated to determine the functionality of the current roadway drainage. The City has expressed the desire to implement a pathway along one side of Executive Hills. It has yet to be determined which side would be less impactful to cost and user function as a combination of retaining walls and utility relocations may be needed to facilitate the installation. Median and outside greenbelt landscaping would look to be left in place besides areas impacted by the pathway design.

The Centre Road reconstruction will include full removal and replacement of the curbed roadway. This reconstruction work would include the medians at the Opdyke Road entrances and the removal of the current composite pavement. Almost two decades ago the existing concrete pavement was "crack & seated" and overlaid with asphalt to rehabilitate the roadway. This rehabilitation has reached its useful life, and the roadway is due for reconstruction. The existing drainage structures and surface drainage would be investigated to determine the functionality of the current roadway drainage.

The Innovation Drive reconstruction will include full removal and replacement of the curbed roadway as well. This reconstruction work would include the eastern cul-de-sac and removal of a composite pavement very similar to Centre Road. Again, the existing drainage structures and surface drainage would be investigated to determine the functionality of the current roadway drainage. The proposed geometry of the roadway would be analyzed to make sure it is properly serving Joyson Safety and HUB Stadium.

SCOPE OF SERVICES

Task 1 – Project Initiation and Obtain Information

Under this task, we will initiate the project and obtain necessary information to proceed with the design. Specific work efforts include:

- Organize and attend a kickoff meeting with City staff to review project objectives, prepare design criteria, and establish a specific delivery schedule.
- Review existing utility information and record drawings for the project areas.
- Perform a site review to identify elements that are sensitive to project, i.e. driveway locations and other access issues, utility facilities in the area, geometric deficiencies, landscape/aesthetic features, and drainage items.
- Obtain specific topographic survey information for the project areas.
- Notify known utility agencies of the proposed work and verify locations of existing known utilities, including both public and private, within the project limits for conflicts and coordinate relocations if necessary.
- Coordinate with a Geotechnical Engineer to obtain soil borings and pavement cores along the project route.
- Arrange and attend three separate meetings with City staff and all SAD stakeholders to review project concepts, alternatives, and constraints.

Task 2 – Preliminary Plan Development

Under this task, we will undertake the preparation of plans and specifications for the project and apply for the necessary permits. Specific work efforts include:

- Review field information collected to identify any deficient areas in the existing conditions.
- Prepare typical roadway cross-sections for the project.
- Determine preliminary geometrics for the road repair areas.
- Coordinate with the Geotechnical Engineer and assist in developing pavement cross-sections for the proposed repair areas.
- Evaluate sidewalk ramps to be upgraded to current ADA requirements within the project areas.
- Develop road plans in accordance with current AASHTO standards based on comments received from the City on base plans. Plans will be prepared using a scale of 1"=40' (profile scale 1"=4').
- Develop proposed drainage and storm sewer plans in accordance with City standards as necessary.
- Prepare or reference technical specifications entailing materials, equipment, and labor necessary to perform the work.
- Compute preliminary quantities and prepare a preliminary Engineer's Opinion of Probable Construction Cost.
- Prepare a Maintenance of Traffic (MOT) plan.
- Develop pavement marking and signing plans within the affected influence of the project in accordance with MMUTCD requirements.
- Evaluate grading and ROW impacts associated with the proposed work and determine construction limits.
- Prepare proposed preliminary schedule for work including the construction start, substantial completion, and final completion dates.
- Prepare documents to obtain a Oakland County Water Resources Commissioner (OCWRC) soil erosion permit, Road Commission for Oakland County (RCOC) work in right-of-way permit, and other permits deemed necessary to complete the project as described.
- Arrange and attend a meeting with City staff to review the preliminary plans and specifications.
- Attend/conduct additional public meetings as needed (up to 5) for the purpose of assisting in the SAD processes and ensuring the requirements for Resolutions 1-5 are met in the plan preparation and bidding process.

Task 3 – Final Design and Contract Documents

Based on comments received on the preliminary plans and final construction documents will be created and advertised for bidding. Specific work efforts include:

- Finalize design plans based on comments obtained.
- Complete construction details.

- Finalize detailed grading.
- Finalize grading easement limits and locations as required.
- Prepare a bid sheet entailing all items of work and associated quantities.
- Prepare a final engineer's opinion of probable cost.
- Prepare and place an advertisement for bid.
- Finalize schedule for proposed work including the construction start, substantial completion, and final completion dates.
- Produce copies of contract documents.
- Attend the bid opening.
- Prepare and evaluate a project bid tab.
- Check references for the three lowest bidding contractors.
- Provide a recommendation of award.
- OHM will assist in executing the Contract books including the following
    i. Create and mail out a Notice of Award letter to the awarded Contractor.
    ii. Coordinate the execution of six (6) copies of contract book.
    iii. Produce two (2) executed copies of contract documents for the City. One copy will be delivered to the City Clerk and one copy will be delivered to the DPW.
- If the City Council does not award the contract, then OHM will communicate that information to the appropriate Contractors.

SCHEDULE

The project will commence upon authorization to proceed. It is anticipated that the field work for the design would take place in the summer of 2024, with design, permitting and bidding following. We anticipate that the project could be bid for a presentation to City Council in spring of 2025. If the project is approved, construction could commence in April/May of 2025. This schedule is based upon an authorization to proceed given by July 15, 2024, and successful completion of required special assessment milestones.

COMPENSATION

The services outlined above will be performed on an hourly basis for the not-to-exceed amount of three hundred twenty-five thousand dollars ($325,000.00). This amount is based on the assumptions listed below. The City will be invoiced for services on a monthly basis. The estimated budget breakdown is as follows:

Executive Hills Boulevard		$175,000
Centre Road		$100,000
Innovation Drive		$ 50,000
	Total	$325,000
Geotechnical Services Estimate (G2 Consulting)		$ 25,000

FURTHER CLARIFICATIONS AND ASSUMPTIONS

The above-listed scope of services was prepared with the following assumptions:

- The City will be responsible for all permit application fees and permit fees.
- Geotechnical Services will be provided by G2 under a separate contract and are not included in this scope of services. The estimated amount for this service is indicated above.
- There will only be one pathway along Executive Hills.
- No permanent right-of-way is anticipated. City will obtain temporary grading easements, if required.
- OHM will be pleased to provide any additional services for this project on an hourly basis. Services not included in this proposal:

a. Construction phase services such as, but not limited to, construction management, construction engineering, construction administration, construction observation and/or construction layout.
b. Relocation design services for water main and/or sanitary sewer, if required.
c. Wetland delineation and survey, mitigation, and permitting.
d. Environmental assessments or reports, drainage studies, or other environmental evaluations associated with potential contaminated soils.
e. Traffic signalization design.
f. Preparation of plans for landscaping and ornamental features.
g. Location of private utilities, other than requesting as-built information from private utility owners.

Should you find this agreement acceptable, please sign the authorization below and return a copy to us for our files. We look forward to providing professional services on this project. If you have any questions, please contact us.

Sincerely,
OHM Advisors

Timothy J. Juidici, P.E.
Principal-in-Charge

cc: Jason Hefner, Manager of Roads & Fleet
Brandon Skopek, Assistant City Manager
Alex Parent, OHM

City of Auburn Hills
TIFA B Road Program
Engineering Design Services

Accepted By:_____

Printed Name:_____

Title:_____

Date:_____

memorandum

Date: February 28, 2025

To: Jason Hefner, Manager of Fleet and Roads
Stephen Baldante, Director of Public Works
cc: Alex Parent, OHM
From: Tim Juidici

Re: 2025 / 2026 TIFA B Road Improvements Budget Breakdown

As you are aware, bids were received for the 2025 / 2026 TIFA B Road Improvements project on February 27, 2025. The project is being funded via Tax Increment Finance Authority B & Special Assessment District. The following table summarizes the anticipated project cost breakdown:

	Construction Contract	CE/CA Services	Crew Days (Observation)	Testing Services	**Total**
Executive Hills (SAD)	$3,475,175.00	$175,000	$132,600	$60,000	**$3,842,775.00**
Centre Road (SAD)	$2,121,159.62	$105,000	$75,660	$35,000	**$2,336,819.62**
Innovation Drive (SAD)	$948,511.50	$50,000	$40,560	$17,500	**$1,056,571.50**
*Path/Lights/Irrigation	$935,737.65	$47,500	$39,000	$17,500	**$1,039,737.65**
Project Total	$7,480,583.77	$377,500	$287,820	$130,000	**$8,275,903.77**
SAD Eligible Total	$6,544,846.12	$330,000	$248,820	$112,500	**$7,236,166.12**

*Removed from SAD Eligible Total

Feel free to contact me if you have any questions or need additional information regarding this project.

OHM Advisors®
2365 PONTIAC RD, SUITE 201
AUBURN HILLS, MICHIGAN 48326
T 248.751.3100
F 248.287.4201
OHM-Advisors.com

CITY OF AUBURN HILLS

RESOLUTION ACCEPTING THE SPECIAL ASSESSMENT ROLL AND SETTING PUBLIC HEARING ON THE ROLL (RESOLUTION NO. 4)

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 17th day of March, 2025, the following resolution was offered by Councilperson _____ and supported by Councilperson _____:

WHEREAS, plans for the Project and an estimate of the cost of the Project in the amount of $3,071,000 for the repair and improvement to Centre Road have been prepared and notice has been given, according to law to the owners of the property in the district with respect to a public hearing for the purpose of presenting any objections to the Project and to the special assessment district; and

WHEREAS, on January 20, 2025, the City Council adopted a 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); and

WHEREAS, the City Council has conducted a public hearing for construction of the proposed improvement described below (the Project) and establishing a special assessment to finance and defray a portion of the cost of the Project; and

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

WHEREAS, the Project is designed and intended to specially benefit the properties identified in the special assessment district attached to this Resolution, which will be designated as Special Assessment District No. 11 (the district); and

WHEREAS, plans for the Project, the estimated cost of the Project in the amount of $3,071,000, of which amount it was estimated that approximately $1,535,500 would be defrayed by special assessments against the properties in the special assessment district, and the special assessment district have been approved by the aforementioned resolution of the City Council following the required public hearing on January 20, 2025; and

WHEREAS, based on the City obtaining and accepting a firm bid from a company who will perform the work necessary to complete the Project, the final cost of the Project is $2,524,319.62, of which amount $1,262,159.81 will be defrayed by special assessments against the properties in the special assessment district.

WHEREAS, in accordance with the direction of the City Council, the Assessor has prepared a special assessment roll allocating the total final cost of the Project to the properties within the district according to law, and the Assessor has filed such roll with the City Clerk.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council accepts the special assessment roll.

2. The special assessment roll shall be filed in the City Clerk's Office and be available for public examination and review.

3. A public hearing is hereby set for April 7, 2025, to be held at 7:00 p.m. in the City Hall at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, for consideration of confirming the special assessment roll and for hearing objections by any interested person with respect to the special assessment roll. The City Council will review the roll and hear and consider any objections presented.

4. The City Clerk shall give notice that the City Council shall conduct a public hearing on April 7, 2025, at 7:00 p.m. in the City Hall at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, for the purpose of considering confirmation of the special assessment roll and for the purpose of hearing objections by any interested person with respect to the special assessment roll. Notice of the public hearing shall be published twice in a newspaper published and/or circulated in the City with the first publication being at least ten (10) days before the April 7, 2025, hearing, and notice shall also be sent by first class mail to each record owner or party-in-interest in whose name the land in the district is to be assessed as shown on the City's last preceding tax assessment roll for ad valorem purposes, with said notices to be mailed at least ten (10) days before the April 7, 2025, hearing. The notice to be published and mailed by first class mail shall include the following:

(a) The date, time and place of the public hearing;

(b) A statement that the special assessment roll is on file with the City Clerk for public examination and review.

(c) A statement that appearance and protest at the hearing is required in order to appeal the amount of the special assessment to the Michigan Tax Tribunal and that if the special assessment is protested properly, the owner or any party having an interest in the real property may file a written appeal of the special assessment with the Michigan Tax Tribunal within thirty (30) days after confirmation of the special assessment roll, and that any person deeming themselves aggrieved by the special assessment roll may file their objections thereto in writing with the City Clerk at or prior to the time of the public hearing, in which case appearance in person at the public hearing is not required.

AYES:
NAYES:
ABSENT:
ABSTENTIONS:

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

I, LAURA 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 17th day of March, 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 PIERCE
City Clerk

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: MARCH 17, 2025 **AGENDA ITEM NO 9I**

DEPARTMENT OF PUBLIC WORKS

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**
Submitted: **March 5, 2025**
Subject: **Motion – Adopt Resolution Accepting the Special Assessment Roll and Setting Public Hearing on the Roll (Resolution No. 4) SAD No. 12 Innovation Drive**

INTRODUCTION AND HISTORY

On January 20th, 2025, the Auburn Hills City Council held a Public Hearing for the purpose of hearing statements and objections to the proposed Special Assessment District (SAD) No. 12 Innovation Drive improvement project. Following the Public Hearing, City Council adopted Resolution No. 3 to declare necessity and to proceed with the proposed Special Assessment District (SAD) No. 12 regarding the repair of and improvements to Innovation Drive. The Innovation Drive road improvements will be constructed according to the plans and specifications prepared by OHM Advisors and are on file in the City Clerk's Office. The Public Hearing Minutes are available in the packet for your review.

The City received firm bids on Thursday, February 27, 2025 from companies interested in performing the road work (The project was bid with Executive Hills Boulevard and Centre Road as the 2025/2026 TIFA B Road Improvements). The updated cost estimate for the Innovation Drive road improvement portion of the project based on design costs and construction bids is $1,154,571.50, of which a 50% portion will be defrayed by special assessments upon specially benefited properties identified in the SAD (list provided as part of Resolution No. 4). The City's estimated share in the cost will be $577,285.75 and the remaining balance will be divided equally among the two benefiting properties and estimated at $288,642.87 each. The special assessment roll was prepared by the City Assessor and filed with the City Clerk. The updated cost estimate based on the bids received is included within the chart below:

Construction Cost	$989,071.50
Design Services	$50,000.00
Construction Engineering/Construction Administration	$50,000.00
Geotechnical Testing	$20,500.00
Special Assessment District Administration	$ 15,000.00
Contingency	$30,000.00
Total Estimate of Cost	$1,154,571.50
City Contribution	$577,285.75
Total Estimate of SAD Cost	$577,285.75
Total Number of Units	2
Cost Share per Unit	$ 288,642.87

Provided in the packet is Resolution No. 4 (exhibit 5) reviewed and approved by City Attorney, Derk Beckerleg. The resolution, if adopted, accepts the SAD Roll prepared by the City Assessor and filed with the City Clerk. Upon adoption of Resolution No. 4, a public hearing will be set to allow interested persons an opportunity to object to

the special assessment roll, and to consider confirmation of the roll. The Public Hearing will be set for April 7, 2025, at 7:00 p.m., in the City Hall at 1827 N. Squirrel Road, Auburn Hills, MI 48326.

STAFF RECOMMENDATION

Resolution No. 4 is the 4th of 5 resolutions that requires City Council approval to satisfy the SAD proceedings prescribed by City Ordinance. Therefore, staff recommends approval of the resolution provided regarding the proposed SAD No. 12 for road improvements to Innovation Drive.

MOTION

Move to approve Resolution No. 4, a Resolution Accepting the Special Assessment Roll for the proposed Special Assessment District No. 12, regarding the repair of and improvements to Innovation Drive, and setting a Public Hearing on the Roll for April 7, 2025, at 7:00 p.m., in the City Hall at 1827 N. Squirrel Road, Auburn Hills, MI 48326.

EXHIBITS

Exhibit 1 – Public Hearing Minutes
Exhibit 2 – Special Assessment Roll
Exhibit 3 – Design Scope Approved at August 12, 2024 Meeting
Exhibit 4 – Construction Cost Estimate
Exhibit 5 – Resolution No. 4

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

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 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 alligatoring 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.

Brian 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	OwnerName1	Mailing Address	City	State	Zip	LegalDescription	Benefit	Assessment
2300 Featherstone Rd.	02-14-26-126-003	Motor City Hotel LLC	2000 High Wickham Pl., Ste 300	Louisville	KY	40245-5909	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & N 88-20-02 E 827.98 FT FROM NW SEC COR, TH N 88-20-02 E 525.25 FT, TH S 07-58-22 E 96.36 FT, TH ALG CURVE TO LEFT, RAD 1380 FT, CHORD BEARS S 15-52-53 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 A4/26/89 FR 001	1	
2400 Executive Hills Blvd.	02-14-26-126-005	Vitesco Technologies	2400 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 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 00-40-14 E 672.28 FT FROM NW SEC COR, TH S 69-52-25 E 698.73 FT, TH S 02-44-18 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	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 2026.05 FT & S 05-38-17 E 120.29 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 16-33-40 E 209.55 FT FROM NW SEC COR, TH N 70-30-00 E 870.84 FT, TH ALG CURVE TO RIGHT, RAD 11267.91 FT, CHORD BEARSS 00-31-51 W 326.40 FT, DIST OF 326.41 FT, TH S 01-21-38 W 156.38 FT, TH S 10-26-38 W 750 FT, TH S 34-32-24 W 160 FT, TH N 02-44-18 E 350 FT, TH N 69-52-25 W 698.73 FT, TH ALG CURVE TO LEFT, RAD 866 FT, CHORD BEARS N 06-16-42 E 474.22 FT, DIST OF 480.36 FT TO BEG 14.62 A3-31-95 FR 007	1	
2469 Executive Hills Blvd.	02-14-26-126-012	Valiant International Holdings USA Inc.	2469 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & N 88-20-02 E 827.98 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 Ommen Dr.	Holland	MI	49424-8208	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & N 88-20-02 E 827.98 FT & S 01-39-58 E 1135.56 FT FROM NW SEC COR, TH S 57-06-51 E 286.84 FT, TH S 02-59-43 W 202.44 FT, TH ALG CURVE TO RIGHT, RAD 746 FT, CHORD BEARS S 82-28-34 W 372.82 FT, DIST OF 376.81 FT, TH N 01-39-58 W 402.50 FT, TH N 88-20-02 E 151.08 FT TO BEG 3.06 A12-4-96 FR 011	1	
2155 Executive Hills Blvd.	02-14-26-126-023	Stegner East Investments LLC	2155 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 7B 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	T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 213.76 FT & S 15-23-46 W 705.89 FT & S 14-43-09 W 135 FT & S 52-38-24 E 272.27 FT & S 28-16-33 E 189.04 FT & S 51-38-14 E 686.79 FT FROM NW SEC COR, TH ALG CURVE TO LEFT, RAD 866 FT, CHORD BEARS N 86-01-35 E 563.17 FT, DIST OF 573.60 FT, TH S 01-16-30 E 364.57 FT, TH S 39-22-30 E 217 FT, TH S 10-06-15 E 110 FT, TH S 29-35-00 W 53 FT, TH S 11-31-30 E 44 FT, TH N 87-24-00 E 67 FT, TH S 64-54-15 E 130.15 FT, TH S 79-56-57 W 591.40 FT, TH N 88-34-49 W 293.41 FT, TH N 01-16-30 W 839 FT TO BEG 12.00 A11-24-98 FR 008	1	
2011 Executive Hills Blvd.	02-14-26-126-027	Genisys Credit Union	2100 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 5B L 16844 P 639 7-1-99 FR 019 & 020	1	
2021 Executive Hills Blvd.	02-14-26-126-028	G&I XI BKG Pool I LLC	575 5th Ave. Fl 38	New York	NY	10017-2427	T3N, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 6B L 16844 P 639 7-1-99 FR 019, 020 & 022	1	
2100 Executive Hills Blvd.	02-14-26-126-029	Genisys Credit Union	2100 Executive Hills Blvd.	Auburn Hills	MI	48326	T3N, 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	T3N, 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 Stansbury Blvd., Ste 200	Farmington Hills	MI	48334-3803	T3N, 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, Resoution 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 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	02-14-23-151-014	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	02-14-23-151-015	Spiliane 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	02-14-23-151-019	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	02-14-23-151-020	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	02-14-23-151-021	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	02-14-23-151-022	TRA Management,LLC	145 S Livernois Rd., Ste 334	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	02-14-23-151-023	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	02-14-23-151-032	1116 Centre Rd Investors LLC	1550 E Beltline 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	02-14-23-151-033	1116 Centre Rd Investors LLC	1550 E Beltline 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	02-14-23-151-034	Barbara Rose Kohler Trust	6728 Country Club Ln.	West Bloomfield	MI	48322-3972	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 19 & 20 9-21-88 FR 030 & 031	1	
1091 Centre Road	02-14-23-151-036	K-S Group LLC	560 Kirts Blvd, Ste 100	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	02-14-23-151-037	Premier Auburn -I. LLC	560 Kirts Blvd, Ste 100	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	02-14-23-151-038	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	02-14-23-151-039	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 8-29-97 FR 013 & 035	1	
1220 Centre Road	02-14-23-152-003	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	02-14-23-152-011	1116 Centre Rd Investors LLC	1550 E Beltline 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	02-14-23-152-012	1116 Centre Rd Investors LLC	1550 E Beltline 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	02-14-23-152-018	Premier-Auburn-II, LLC	560 Kirts Blvd, Ste 100	Troy	MI	48084-4141	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 18 4-7-86 FR 151-003	1	
1092 Centre Road	02-14-23-152-019	Toundas 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	02-14-23-152-020	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	02-14-23-152-022	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	02-14-23-152-023	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 165 FT, TH N 00-05-12 W 267.47 FT, TH N 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 389.89 FT TO BEG 11-15-89 FR 004 & 005	1	
1098 Centre Road	02-14-23-152-024	Sabe, LLC	1100 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	02-14-23-152-025	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	02-14-23-152-026	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, Resoution 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

City of Auburn Hills
County of Oakland
State of Michigan

Innovation Drive Improvement Special Assessment District
Special Assessment Roll

Property Address	Parcel Number	OwnerName1	Mailing Address	City	State	Zip	LegalDescription	Benefit	Assessment
2500 Innovation Dr	02-14-23-127-017	Joyson Safety Systems	2500 Takata Dr	Auburn Hills	MI	48326	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 398.50 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 398.50 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 WLY R/W LINE OF I-75 EXPRY, TH S 08-42-48 E 316.90 FT, TH S 08-12-30 E 85.60 FT TO NLY R/W LINE OF KOPPY BLVD, TH ALG CURVE TO LEFT, RAD 80 FT, CHORD BEARS N 89-19-06 W 146.92 FT, DIST OF 186.19 FT, TH ALG CURVE TO RIGHT, RAD 60 FT, CHORD BEARS S 58-32-44 W 68.03 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	1	
2550 Innovation Drive	02-14-23-176-012	BO & KR Hub RE Group LLC	3841 Roseglen Ct	Troy	MI	48084-2691	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 165 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 A8-29-97 FR 005 & 006	1	

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 _____, 2025, Resoution 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.

City of Auburn Hills
County of Oakland
State of Michigan

Innovation Drive Improvement Special Assessment District
Special Assessment Roll

Property Address	Parcel Number	OwnerName1	Mailing Address	City	State	Zip	LegalDescription	Benefit	Assessment
2500 Innovation Dr	02-14-23-127-017	Joyson Safety Systems	2500 Takata Dr	Auburn Hills	MI	48326	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 398.50 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 398.50 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 WLY R/W LINE OF 1-75 EXPRY, TH S 08-42-48 E 316.90 FT, TH S 08-12-30 E 85.60 FT TO NLY R/W LINE OF KOPPY BLVD, TH ALG CURVE TO LEFT, RAD 80 FT, CHORD BEARS N 89-19-06 W 146.92 FT, DIST OF 186.19 FT, TH ALG CURVE TO RIGHT, RAD 60 FT, CHORD BEARS S 58-32-44 W 68.03 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	1	$ 288,642.88
2550 Innovation Drive	02-14-23-176-012	BO & KR Hub RE Group LLC	3841 Roseglen Ct	Troy	MI	48084-2691	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 165 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 A8-29-97 FR 005 & 006	1	$ 288,642.88

Total Parcels Assessed 2

Grand Total **$ 577,285.75**

Certification of Assessor

I, William Griffin, City Assessor, do hereby certify that the roll has been prepared by the Assessor pursuant to the _____, 2025, Resoution 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.

June 27, 2024

City of Auburn Hills
1500 Brown Road
Auburn Hills, MI 48326

Attention: **Mr. Stephen Baldante**
Director of Public Works

Regarding: **2025 TIFA B Road Program**
Executive Hills Boulevard, Centre Road, and Innovation Drive
Scope of Engineering Services

Dear Mr. Baldante:

Thank you for this opportunity to provide professional engineering services for the above referenced project. We have prepared the following project understanding and scope of services to be provided by OHM Advisors based on our previous discussions.

PROJECT UNDERSTANDING

The project consists of the reconstruction of various local roads within the TIFA B District, including Executive Hills Boulevard, Centre Road, and Innovation Drive. It is our understanding that the City wishes to implement Special Assessment Districts (SADs) for these road improvement projects. The City portion of the project will be funded through TIFA B. The anticipated construction cost for the overall project is approximately $7.25 million.

The Executive Hills Boulevard reconstruction will include full removal and replacement of the curbed boulevard roadways. This reconstruction work would include the medians, crossovers, and significant driveway replacements. The existing drainage structures and surface drainage would be investigated to determine the functionality of the current roadway drainage. The City has expressed the desire to implement a pathway along one side of Executive Hills. It has yet to be determined which side would be less impactful to cost and user function as a combination of retaining walls and utility relocations may be needed to facilitate the installation. Median and outside greenbelt landscaping would look to be left in place besides areas impacted by the pathway design.

The Centre Road reconstruction will include full removal and replacement of the curbed roadway. This reconstruction work would include the medians at the Opdyke Road entrances and the removal of the current composite pavement. Almost two decades ago the existing concrete pavement was "crack & seated" and overlaid with asphalt to rehabilitate the roadway. This rehabilitation has reached its useful life, and the roadway is due for reconstruction. The existing drainage structures and surface drainage would be investigated to determine the functionality of the current roadway drainage.

The Innovation Drive reconstruction will include full removal and replacement of the curbed roadway as well. This reconstruction work would include the eastern cul-de-sac and removal of a composite pavement very similar to Centre Road. Again, the existing drainage structures and surface drainage would be investigated to determine the functionality of the current roadway drainage. The proposed geometry of the roadway would be analyzed to make sure it is properly serving Joyson Safety and HUB Stadium.

SCOPE OF SERVICES

Task 1 – Project Initiation and Obtain Information

Under this task, we will initiate the project and obtain necessary information to proceed with the design. Specific work efforts include:

- Organize and attend a kickoff meeting with City staff to review project objectives, prepare design criteria, and establish a specific delivery schedule.
- Review existing utility information and record drawings for the project areas.
- Perform a site review to identify elements that are sensitive to project, i.e. driveway locations and other access issues, utility facilities in the area, geometric deficiencies, landscape/aesthetic features, and drainage items.
- Obtain specific topographic survey information for the project areas.
- Notify known utility agencies of the proposed work and verify locations of existing known utilities, including both public and private, within the project limits for conflicts and coordinate relocations if necessary.
- Coordinate with a Geotechnical Engineer to obtain soil borings and pavement cores along the project route.
- Arrange and attend three separate meetings with City staff and all SAD stakeholders to review project concepts, alternatives, and constraints.

Task 2 – Preliminary Plan Development

Under this task, we will undertake the preparation of plans and specifications for the project and apply for the necessary permits. Specific work efforts include:

- Review field information collected to identify any deficient areas in the existing conditions.
- Prepare typical roadway cross-sections for the project.
- Determine preliminary geometrics for the road repair areas.
- Coordinate with the Geotechnical Engineer and assist in developing pavement cross-sections for the proposed repair areas.
- Evaluate sidewalk ramps to be upgraded to current ADA requirements within the project areas.
- Develop road plans in accordance with current AASHTO standards based on comments received from the City on base plans. Plans will be prepared using a scale of 1"=40' (profile scale 1"=4').
- Develop proposed drainage and storm sewer plans in accordance with City standards as necessary.
- Prepare or reference technical specifications entailing materials, equipment, and labor necessary to perform the work.
- Compute preliminary quantities and prepare a preliminary Engineer's Opinion of Probable Construction Cost.
- Prepare a Maintenance of Traffic (MOT) plan.
- Develop pavement marking and signing plans within the affected influence of the project in accordance with MMUTCD requirements.
- Evaluate grading and ROW impacts associated with the proposed work and determine construction limits.
- Prepare proposed preliminary schedule for work including the construction start, substantial completion, and final completion dates.
- Prepare documents to obtain a Oakland County Water Resources Commissioner (OCWRC) soil erosion permit, Road Commission for Oakland County (RCOC) work in right-of-way permit, and other permits deemed necessary to complete the project as described.
- Arrange and attend a meeting with City staff to review the preliminary plans and specifications.
- Attend/conduct additional public meetings as needed (up to 5) for the purpose of assisting in the SAD processes and ensuring the requirements for Resolutions 1-5 are met in the plan preparation and bidding process.

Task 3 – Final Design and Contract Documents

Based on comments received on the preliminary plans and final construction documents will be created and advertised for bidding. Specific work efforts include:

- Finalize design plans based on comments obtained.
- Complete construction details.

- Finalize detailed grading.
- Finalize grading easement limits and locations as required.
- Prepare a bid sheet entailing all items of work and associated quantities.
- Prepare a final engineer's opinion of probable cost.
- Prepare and place an advertisement for bid.
- Finalize schedule for proposed work including the construction start, substantial completion, and final completion dates.
- Produce copies of contract documents.
- Attend the bid opening.
- Prepare and evaluate a project bid tab.
- Check references for the three lowest bidding contractors.
- Provide a recommendation of award.
- OHM will assist in executing the Contract books including the following
    i. Create and mail out a Notice of Award letter to the awarded Contractor.
    ii. Coordinate the execution of six (6) copies of contract book.
    iii. Produce two (2) executed copies of contract documents for the City. One copy will be delivered to the City Clerk and one copy will be delivered to the DPW.
- If the City Council does not award the contract, then OHM will communicate that information to the appropriate Contractors.

SCHEDULE

The project will commence upon authorization to proceed. It is anticipated that the field work for the design would take place in the summer of 2024, with design, permitting and bidding following. We anticipate that the project could be bid for a presentation to City Council in spring of 2025. If the project is approved, construction could commence in April/May of 2025. This schedule is based upon an authorization to proceed given by July 15, 2024, and successful completion of required special assessment milestones.

COMPENSATION

The services outlined above will be performed on an hourly basis for the not-to-exceed amount of three hundred twenty-five thousand dollars ($325,000.00). This amount is based on the assumptions listed below. The City will be invoiced for services on a monthly basis. The estimated budget breakdown is as follows:

Executive Hills Boulevard		$175,000
Centre Road		$100,000
Innovation Drive		$ 50,000
	Total	$325,000
Geotechnical Services Estimate (G2 Consulting)		$ 25,000

FURTHER CLARIFICATIONS AND ASSUMPTIONS

The above-listed scope of services was prepared with the following assumptions:

- The City will be responsible for all permit application fees and permit fees.
- Geotechnical Services will be provided by G2 under a separate contract and are not included in this scope of services. The estimated amount for this service is indicated above.
- There will only be one pathway along Executive Hills.
- No permanent right-of-way is anticipated. City will obtain temporary grading easements, if required.
- OHM will be pleased to provide any additional services for this project on an hourly basis. Services not included in this proposal:

a. Construction phase services such as, but not limited to, construction management, construction engineering, construction administration, construction observation and/or construction layout.
b. Relocation design services for water main and/or sanitary sewer, if required.
c. Wetland delineation and survey, mitigation, and permitting.
d. Environmental assessments or reports, drainage studies, or other environmental evaluations associated with potential contaminated soils.
e. Traffic signalization design.
f. Preparation of plans for landscaping and ornamental features.
g. Location of private utilities, other than requesting as-built information from private utility owners.

Should you find this agreement acceptable, please sign the authorization below and return a copy to us for our files. We look forward to providing professional services on this project. If you have any questions, please contact us.

Sincerely,
OHM Advisors

Timothy J. Juidici, P.E.
Principal-in-Charge

cc: Jason Hefner, Manager of Roads & Fleet
Brandon Skopek, Assistant City Manager
Alex Parent, OHM

City of Auburn Hills
TIFA B Road Program
Engineering Design Services

Accepted By:_____

Printed Name:_____

Title:_____

Date:_____

memorandum

Date: February 28, 2025

To: Jason Hefner, Manager of Fleet and Roads
Stephen Baldante, Director of Public Works
cc: Alex Parent, OHM
From: Tim Juidici

Re: 2025 / 2026 TIFA B Road Improvements Budget Breakdown

As you are aware, bids were received for the 2025 / 2026 TIFA B Road Improvements project on February 27, 2025. The project is being funded via Tax Increment Finance Authority B & Special Assessment District. The following table summarizes the anticipated project cost breakdown:

	Construction Contract	CE/CA Services	Crew Days (Observation)	Testing Services	**Total**
Executive Hills (SAD)	$3,475,175.00	$175,000	$132,600	$60,000	**$3,842,775.00**
Centre Road (SAD)	$2,121,159.62	$105,000	$75,660	$35,000	**$2,336,819.62**
Innovation Drive (SAD)	$948,511.50	$50,000	$40,560	$17,500	**$1,056,571.50**
*Path/Lights/Irrigation	$935,737.65	$47,500	$39,000	$17,500	**$1,039,737.65**
Project Total	$7,480,583.77	$377,500	$287,820	$130,000	**$8,275,903.77**
SAD Eligible Total	$6,544,846.12	$330,000	$248,820	$112,500	**$7,236,166.12**

*Removed from SAD Eligible Total

Feel free to contact me if you have any questions or need additional information regarding this project.

OHM Advisors®
2365 PONTIAC RD, SUITE 201
AUBURN HILLS, MICHIGAN 48326
T 248.751.3100
F 248.287.4201
OHM-Advisors.com

CITY OF AUBURN HILLS

RESOLUTION ACCEPTING THE SPECIAL ASSESSMENT ROLL AND SETTING PUBLIC HEARING ON THE ROLL (RESOLUTION NO. 4)

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 17th day of March, 2025, the following resolution was offered by Councilperson _____ and supported by Councilperson _____:

WHEREAS, plans for the Project and an estimate of the cost of the Project in the amount of $1,487,000 for the repair and improvement to Innovation Drive have been prepared and notice has been given, according to law to the owners of the property in the district with respect to a public hearing for the purpose of presenting any objections to the Project and to the special assessment district; and

WHEREAS, on January 20, 2025, the City Council adopted a 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); and

WHEREAS, the City Council has conducted a public hearing for construction of the proposed improvement described below (the Project) and establishing a special assessment to finance and defray a portion of the cost of the Project; and

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

WHEREAS, the Project is designed and intended to specially benefit the properties identified in the special assessment district attached to this Resolution, which will be designated as Special Assessment District No. 12 (the district); and

WHEREAS, plans for the Project, the estimated cost of the Project in the amount of $1,487,000, of which amount it was estimated that approximately $743,500 would be defrayed by special assessments against the properties in the special assessment district, and the special assessment district have been approved by the aforementioned resolution of the City Council following the required public hearing on January 20, 2025; and

WHEREAS, based on the City obtaining and accepting a firm bid from a company who will perform the work necessary to complete the Project, the final cost of the Project is $1,154,571.50, of which amount $577,285.75 will be defrayed by special assessments against the properties in the special assessment district.

WHEREAS, in accordance with the direction of the City Council, the Assessor has prepared a special assessment roll allocating the total final cost of the Project to the properties within the district according to law, and the Assessor has filed such roll with the City Clerk.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council accepts the special assessment roll.

2. The special assessment roll shall be filed in the City Clerk's Office and be available for public examination and review.

3. A public hearing is hereby set for April 7, 2025, to be held at 7:00 p.m. in the City Hall at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, for consideration of confirming the special assessment roll and for hearing objections by any interested person with respect to the special assessment roll. The City Council will review the roll and hear and consider any objections presented.

4. The City Clerk shall give notice that the City Council shall conduct a public hearing on April 7, 2025, at 7:00 p.m. in the City Hall at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, for the purpose of considering confirmation of the special assessment roll and for the purpose of hearing objections by any interested person with respect to the special assessment roll. Notice of the public hearing shall be published twice in a newspaper published and/or circulated in the City with the first publication being at least ten (10) days before the April 7, 2025, hearing, and notice shall also be sent by first class mail to each record owner or party-in-interest in whose name the land in the district is to be assessed as shown on the City's last preceding tax assessment roll for ad valorem purposes, with said notices to be mailed at least ten (10) days before the April 7, 2025, hearing. The notice to be published and mailed by first class mail shall include the following:

(a) The date, time and place of the public hearing;

(b) A statement that the special assessment roll is on file with the City Clerk for public examination and review.

(c) A statement that appearance and protest at the hearing is required in order to appeal the amount of the special assessment to the Michigan Tax Tribunal and that if the special assessment is protested properly, the owner or any party having an interest in the real property may file a written appeal of the special assessment with the Michigan Tax Tribunal within thirty (30) days after confirmation of the special assessment roll, and that any person deeming themselves aggrieved by the special assessment roll may file their objections thereto in writing with the City Clerk at or prior to the time of the public hearing, in which case appearance in person at the public hearing is not required.

AYES:
NAYES:
ABSENT:
ABSTENTIONS:

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

I, LAURA 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 17th day of March, 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 PIERCE
City Clerk

31700 Middlebelt Road, Suite 200, Farmington Hills, MI 48334
(248) 918-3543 (mobile) good@beyondbasics.org

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Pamela Krasula
President

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Linda Orlans
eTitle

February 5, 2025

Auburn Hills Community Center
3350 East Seyburn Drive
Auburn Hills, MI 48326

Dear Auburn Hills Community Center,

Thank you so much for your generous donation of 186 coats in support of our 24/25 Coat Drive. We are extremely grateful!

Thanks to the generosity of donors like all of you at the Auburn Hills Community Center, many children will receive a warm coat this winter. This has a tremendous positive impact on the students we serve, as well as the schools and communities they are a part of. As you know, meeting basic needs is essential before students can truly excel academically.

We firmly believe in addressing these fundamental needs while also striving to go "Beyond the Basics," helping students achieve the gift of reading at grade level. In fact, we can get students reading in as little as six weeks!

We are truly grateful for your support. Your involvement uplifts us and plays a crucial role in changing the futures of countless children in need.

Gratefully,

Liz Burger

Liz Burger
Senior Manager- Partnerships and Volunteers
Beyond Basics

Thank you for helping to make a difference in the lives of so many children!

2024

Caring for Kids Partner

Presented to:

Auburn Hills Community Center

For Your Generous Donation of
Children's Coats to our Coat Drive

Pamela Good

Pamela Good, Cofounder and CEO

beyond BASICS™
LITERACY IS FOR EVERYONE

Forever 21 rumored to be closing in Macomb, Oakland counties

Company has yet to confirm closures

The Forever 21 store at Partridge Creek is rumored to be closing. (MITCH HOTTS — THE MACOMB DAILY)

By Mitch Hotts | mhotts@medianewsgroup.com | Macomb Daily

UPDATED: March 10, 2025 at 9:34 AM EDT

Fast-fashion retailer Forever 21 reportedly is closing stores in Macomb and Oakland counties as it is rumored to be heading toward a second bankruptcy filing in five years.

The company has said that no final decisions have been made on store closings, but multiple media outlets have reported on the shutdowns.

”This decision was not made lightly,” a Forever 21 spokesperson said in a statement to USA Today in February. “And we remain committed to transparency and fair treatment of our employees during this period of transition.”

According to WJET-TV in Pennsylvania, four Michigan locations have begun liquidation sales, including:

• Partridge Creek, 17360 Hall Road, Clinton Township

• Great Lakes Crossing, 4160 Baldwin Road, Auburn Hills

• Briarwood, 602 Briarwood Circle, Ann Arbor

• Woodland Mall, 3195 28th St. Grand Rapids.

An employee at the Partridge Creek location confirmed the closing on Sunday. The Michigan outlets are part of about 200 nationwide slated for closure.

A source told People magazine that if a Chapter 11 restructuring is filed, it would only affect Forever 21’s U.S. operating company, which manages the brand’s stores and day-to-day retail operations in the U.S. The goal would be realigning operations in order to better position the company for “long-term success.”

Forever 21’s U.S. business is said to be shifting toward a digital-first model, supported by a streamlined retail footprint focused on approximately 100 top-performing stores,” published reports say.

The retailer was a staple in malls across the country throughout the 1990s and early 2000s, making it a popular shop for teens. However, it has found it difficult to compete in a time where shopping is increasingly done online, especially among younger consumers.

The company once operated at least 800 locations worldwide. However, after its first bankruptcy filing in 2019, that number plummeted to 500 locations worldwide.

A Forever 21 store at Macomb Mall in Roseville closed after the bankruptcy filing in 2019.

Forever 21 first filed for bankruptcy before it was acquired by a retail consortium in 2020 that stopped planned liquidations. The consortium included Authentic Brands Group, Simon Property Group and Brookfield Property Partners, which purchased the company for $300 million in February 2020.

The company is reportedly seeking a buyer for its remaining stores. However, if no qualified buyer is found, Forever 21 will liquidate its entire 350-store chain.

On The Border restaurant closes 2 Oakland County locations

Company files for Chapter 11 bankruptcy protection

On The Border restaurant in Auburn Hills. Photo courtesy of Google.

By Anne Runkle | arunkle@medianewsgroup.com | The Oakland Press

UPDATED: March 9, 2025 at 3:02 PM EDT

On The Border Mexican Grill & Cantina, a national restaurant chain, has filed for Chapter 11 bankruptcy protection and closed several Michigan locations, including two in Oakland County.

Locations at 21091 Haggerty Road in Novi and 3930 Baldwin Road in Auburn Hills have closed.

The only remaining Detroit-area location is in Allen Park. Locations in Westland and Holland, in west Michigan, also closed.

OTB Holding LLC, the owner of the On The Border chain, filed for bankruptcy protection on Wedesday, March 5.

The company said in a release that it voluntarily filed for bankruptcy “to drive operational improvements and pursue a sale of substantially all of its assets.”

Company President Chris Rockwood said, “This restructuring is the best path forward for On The Border. It allows us to address several financial and operational challenges and emerge stronger and refocused on our growth.”

The court filing said the company faced a “rapid loss of liquidity” in recent months, resulting in it having to “quickly institute holds on vendor payments and rent payments to maintain cash.”

The court filing says the restaurant chain, in business since 1982, closed more than 70 underperforming locations nationwide.

Stellantis has shed 50,000 jobs since it was created four years ago

The Stellantis sign is seen outside the Chrysler Technology Center in Auburn Hills. Employees learned that the company will build a next-generation Dodge Durango SUV in Detroit and a midsize pickup truck in Belvidere, Ill. (AP file photo)

By Luke Ramseth, The Detroit News

UPDATED: March 11, 2025 at 7:04 AM EDT

Stellantis NV employs about 50,000 fewer people worldwide than it did just over four years ago when the automaker came together with the merger of Fiat Chrysler Automobiles NV and French rival Groupe PSA, a newly released corporate filings show.

That 17% headcount reduction came as the automaker sought cost savings from the deal that created the world's fourth-largest automaker by volume, and as it continues to navigate the industry's expensive transition toward electric vehicles. The company ended 2024 with about 248,000 employees.

"Whenever you merge companies together, the first thing any CEO looks for is synergies," said John McElroy, a longtime industry analyst and host of "Autoline After Hours." Such cuts often target duplicative finance, human resources, or legal departments, he added — but former CEO Carlos Tavares went "much deeper than that."

In North America, where layoffs and buyouts have been relentless in recent years, the headcount has dropped by about 20%, from 95,000 employees at the end of 2020, just after the merger was approved, to about 75,500 now, the reports filed with the U.S. Securities and Exchange Commission show.

The United States is where Stellantis continues to sell large numbers of its highly profitable Jeep SUVs and Ram pickups, but recently it hasn't kept pace with key competitors. Over the last two years, the carmaker's market share in the country tumbled nearly three percentage points, to 8%, its annual report shows. That sent Stellantis down two spots, to sixth place, in the U.S. automaker pecking order, falling behind Hyundai/Kia and Honda Motor Co. Ltd.

The North American cuts continued last year, as Stellantis slashed about 6,000 total workers amid slower sales, bloated dealer inventories and plant disruptions.

The company trimmed hundreds of jobs from its white-collar workforce in Auburn Hills and carried out multiple rounds of U.S. factory layoffs that drew the ire of the United Auto Workers. United States employment currently stands at about 48,000, with about 37,700 of those union-represented workers, the company said.

The job reductions came as North American vehicle shipments of Stellantis vehicles fell 25% in 2024 compared to the prior year, and as adjusted operating income for the region plummeted 80%.

But Stellantis says it will hire about 1,000 employees in the United States this year. "The added jobs will be in key areas such as engineering and quality, keeping with the commitment to invest in the U.S. and bring to market exciting vehicles that customers demand," said a statement from spokeswoman Shawn Morgan.

Last year, the carmaker removed about 10,000 employees from its payroll worldwide as its net profits slid 70% year-over-year. Those headcount reductions include the December sale of Comau, Stellantis' industrial automation and robotics business based in Italy, and its 3,700 employees.

Two of the company's five business regions did add staff in 2024: the Middle East and Africa, and South America. Stellantis has said it sees potential for growth in those regions as part of its "third engine" beyond the main profit centers of North America and Europe, and it has also shifted some of its engineering work to those regions.

Under Tavares, Stellantis aggressively sought savings from the merger. He said at an investor event last year that the company had found about $9 billion in "synergies" since the deal came together, more than double initial expectations. Such aggressive cost-cutting would help the company's performance and protect its position in the industry, he said.

The focus on finding savings was notably on North America, including in departments like engineering, said McElroy, with some roles cut and others shifted to lower-cost countries such as Morocco.

"I think the horrible mistake that Tavares made when it came to the North American operations was he focused laser-like on the cost, ignoring the fact that it was the greatest source of profits in the company," McElroy said.

Stellantis has struck a less aggressive tone on cost-cutting since Tavares left in early December. It has reupped investment plans for key plants in the United States and pledged to invest in its domestic workforce.

Chief Financial Officer Doug Ostermann noted on a recent call with investors that the company underwent significant restructuring, including job reductions last year — moves that had come with their own $1.7 billion ($1.6 billion euro) in costs — but that he didn't expect similar cuts in 2025.

"I don't see these large workforce reductions continuing going forward," Ostermann said. "We will, of course, continue to be frugal and efficient, but I think the size of the reductions will come down."

Stellantis Chairman John Elkann, who is leading the company as it searches for a new CEO, noted on the same earnings call that 2025 "is a year where we need to get back to profitable growth. We need to get back to more profits. We need to get back to generating free cash flow."

Stellantis' two Detroit rivals, who face many of the same industry headwinds, haven't carried out similar levels of job cuts in recent years. Ford Motor Co.'s global workforce of about 171,000 as of the end of last year is about 8% smaller than it was in 2020, but its U.S. workforce grew by about 3,000 workers in recent years to its current total of 87,000.

General Motors Co., meanwhile, added about 7,000 employees worldwide since 2020, bringing its total workforce at the end of 2024 to 162,000. In the United States, however, the automaker's employment levels have fluctuated up and down over the last five years, and currently stand at about 97,000, down from 104,000 in 2022. The automaker carried out several large layoffs in the last two years, including a 1,000-worker reduction in November that included hundreds from its tech center in Warren.

Stellantis workers in the United States faced several rounds of cuts last year — from engineering and tech employees to a steady culling of factory staff in the fall. One of the largest came in October when more than 1,000 workers were laid off from Warren Truck Assembly after production of the Ram 1500 Classic pickup ended.

That was among the layoffs that infuriated UAW leaders, who said jobs at Warren could have been saved if the company wasn't shifting more Ram pickup production to Mexico. The union had repeatedly called for Tavares' ouster in the months before the CEO left.

"Thousands of UAW Stellantis members are laid off due to the gross mismanagement we saw under former CEO Carlos Tavares," UAW President Shawn Fain said in a Friday statement to The Detroit News. "With very active talks ongoing around tariffs, the new Stellantis corporate leadership has a golden opportunity to invest in American manufacturing and get UAW members back to work."

Fain called out the Warren layoff in particular — "the traditional home of the Ram pickup" — telling The News that the company should reverse its moves aimed at building more pickups in Mexico.

After Tavares' departure, Stellantis decided against cutting a shift at its Jeep Gladiator facility in Toledo and laying off as many as 1,100 people, cuts that were set to take effect in early January. That was a relief to UAW Local 12 President

Bruce Baumhower, who had worried about ripple effects at local suppliers that could've resulted in hundreds of additional jobs lost.

Instead, more consistent recent sales of both Jeep Gladiators and Wranglers have allowed the plant to retain a normal employment level of just over 4,000 workers: "We're rocking and rolling," he said last week.

Stellantis executives have made other recent investment announcements and statements that suggest a shift in its aggressive cost-cutting approach — at least in the United States — following Tavares' departure, and as President Donald Trump took office and called for more U.S. manufacturing investment. That includes a plan to reopen the shuttered Belvidere Assembly Plant in Illinois, which will return about 1,500 union jobs, and investing in several other key facilities, including in Detroit and Toledo.

"We stand ready to build quality vehicles," the UAW's Fain said, "but we need to see real investment in our plants and communities to make that happen."

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Two dead after shooting at Auburn Hills motel

Child found uninjured

file photo (Stephen Frye/MediaNews Group)

By Stephen Frye | sfrye@medianewsgroup.com | The Oakland Press

UPDATED: March 10, 2025 at 1:35 PM EDT

A man and a woman were found dead inside an Auburn Hills motel on Friday night, moments after police heard gunshots in the room.

The deaths are considered a homicide-suicide, Auburn Hills police said in a Facebook post.

Officers had been sent to the Holiday Inn Express on Baldwin Road at 10:45 p.m. Friday, March 7, after a report of a possible domestic violence.

"Officers arrived on the scene and heard two gunshots while in the hallway approaching the room," Auburn Hills police posted on Facebook. "Officers immediately entered the room and found a 34-year-old white female deceased, a 33-year-old white male deceased, and a 3-year-old white female unharmed."

Early investigation leads police to believe the man, a Vassar resident, shot the woman, a Saginaw resident, and then shot himself, officials said.

"Out of an abundance of caution, the (girl) was taken to an area hospital and later released to a family member," police said.

If anyone witnessed the pair or has information about them or what happened, they are asked to call police at 248-370-9460.

Police described the situation as "an isolated incident between the two deceased individuals; no one else was injured or involved in the altercation."

Police said they would not immediately release their named.

The Oakland County Sheriff's Office crime lab assisted, and the Oakland County Medical Examiner's Office will conduct autopsies.

Names released of 2 dead from murder-suicide witnessed by child

It happened Friday at Holiday Inn Express in Auburn Hills

file photo (Stephen Frye/MediaNews Group)

By Aileen Wingblad | awingblad@medianewsgroup.com | The Oakland Press

UPDATED: March 10, 2025 at 1:42 PM EDT

The names of the two people who died in what officials say was a homicide-suicide at an Oakland County hotel on March 7 — in front of a child — were released Monday by the Auburn Hills Police Department.

The homicide victim was identified as Jackie Jo Torrez, 34, of Saginaw. The man police say fatally shot her before killing himself was Marcus Isaiah Taylor, 33, from Vassar. Police declined to release the name of the 3-year-old girl who had been present for the shootings, which happened at the Holiday Inn Express at 3990 Baldwin Road near the Great Lakes Crossing Outlets mall.

“We are deeply saddened by the tragic events that unfolded in our community Friday night, resulting in the loss of life in the homicide-suicide incident. Our hearts go out to the victim and her family during this incredibly difficult time,” Auburn Hills Police Chief Scott McGraw stated in a news release. “Domestic violence is a serious issue that affects individuals and families in many communities. We urge anyone experiencing violence or abuse to reach out for help and support. There are resources available for victims of domestic violence, and no one should feel they have to face these challenges alone.”

As previously reported, the shootings happened at around 10:45 p.m. last Friday, and the gunshots were heard by officers in the hotel hallway while they approached the room — responding to a report of a possible domestic violence incident, McGraw said.

Officers immediately entered the room and found Torrez and Taylor dead, and the child unharmed, McGraw said. An investigation showed Taylor killed Torrez before fatally shooting himself, he said. The child was taken to an area hospital “out of an abundance of caution” and later released to a family member, he said.

Assisting in the investigation were deputies from the Oakland County Sheriff’s Office and its crime lab.

Officials said this was an isolated incident between Taylor and Torrez, with no danger to the public and no other injuries reported. Anyone who may have witnessed the incident or has additional information about it is asked to contact the Auburn Hills Police Department at 248-370-9460.

McGraw strongly urges domestic violence victims to report it to their local law enforcement agency. Help is also available at HAVEN of Oakland County at 877-922-1274 or 248-334-1274.