



## AUBURN HILLS MEETING SCHEDULE

248-370-9402 | [WWW.AUBURNHILLS.ORG](http://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	<del>Planning Commission</del>	<del>7:00 PM</del>	<b>CANCELLED</b>
<del>10</del>	<del>Zoning Board of Appeals</del>	<del>7:00 PM</del>	<b>CANCELLED</b>
14	Downtown Development Authority	5:30PM	Administrative Conference Room 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.



## AUBURN HILLS MEETING SCHEDULE

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### MAY 2025

DAY	TITLE	TIME	LOCATION
5	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
7	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
8	Zoning Board of Appeals	7:00 PM	Council Chamber 1827 N. Squirrel Road
12	City Council Goals & Objectives Workshop	5:30 PM	TBD
12	Downtown Development Authority	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
12	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
13	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
19	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
20	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
27	Public Safety Advisory Committee	5:00 PM	Public Safety Building 1899 N. Squirrel Road

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



# CITY OF AUBURN HILLS

**MONDAY, APRIL 7, 2025**

**Workshop Session ♦ 5:30 PM**

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

**Regular City Council Meeting ♦ 7:00 PM**

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

248-370-9402 ♦ [www.auburnhills.org](http://www.auburnhills.org)

Workshop Topic: Overview of Recreation and Senior Services

**1. MEETING CALLED TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL OF COUNCIL**

**4. APPROVAL OF MINUTES**

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

**5. APPOINTMENTS AND PRESENTATIONS**

5a. Introduction of Dan Kelly, representing The Kelly Firm.

Motion – To appoint The Kelly Firm as General Counsel and City Attorney of Record.

**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. Public Safety Advisory Committee, February 25, 2025

7a2. Tax Increment Finance Authority, March 11, 2025

7a3. Brownfield Redevelopment Authority, March 18, 2025

7b. Motion – To approve the purchase of YubiKey Hardware Authentication Devices for cyber security enhancements.

7c. Motion – To approve MDOT Public Act 51 mapping updates.

7d. Motion – To approve a budget amendment for the 1500 University Drive water main project.

**8. UNFINISHED BUSINESS**

8a. Public Hearing/Motion – To revoke the PUD Step One – Concept Plan and Revised PUD Step Two - Site Plan and Tree Removal Permit Approval / The Avant at Five Points.

**9. NEW BUSINESS**

9a. Public Hearing/Motion – To adopt Resolution No. 5 confirming the Special Assessment Roll – Executive Hills Boulevard.

9b. Public Hearing/Motion – To adopt Resolution No. 5 confirming the Special Assessment Roll – Centre Road SAD

9c. Public Hearing/Motion – To adopt Resolution No. 5 confirming the Special Assessment Roll – Innovation Drive SAD

9d. Motion – To approve 2025/2026 TIFA B Road Improvements Bid Award, Construction Engineering/Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting.

**10. COMMENTS AND MOTIONS FROM COUNCIL**

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.

11. CITY ATTORNEY REPORT
12. CITY MANAGER REPORT
13. ADJOURNMENT





# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 7, 2025

AGENDA ITEM NO 4A

CITY COUNCIL



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

MARCH 17, 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, and Verbeke

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Deputy Chief McGraw, Fire Chief Massingill, Asst Chief Robinson, DPW Director Baldante, Mgr of Fleet & Roads Hefner, Mgr of Municipal Properties Wisser, Community Development Director Cohen, Asst Dir of Community Development Lang, Recreation & Senior Services Director Adcock, Asst to the Mgr Hagge, Engineer Juidici

67 Guests

#### 4. APPROVAL OF MINUTES

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

Moved by Knight, Seconded by Ferguson.

**RESOLVED:** To approve the City Council Workshop Minutes of March 3, 2025.

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

No: None

**Resolution No. 25.03.052**

**Motion Carried (7 - 0)**

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

Moved by Knight, Seconded by Verbeke.

**RESOLVED:** To approve the City Council Regular Meeting Minutes of March 3, 2025.

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

No: None

**Resolution No. 25.03.053**

**Motion Carried (7 - 0)**

#### 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.

**Moved by Ferguson, Seconded by Knight.**

**RESOLVED: To confirm the appointment of Guiseppe “Joe” Ferro to the Tax Increment Finance Authority for a term ending February 28, 2027.**

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

**No: None**

**Resolution No. 25.03.054**

**Motion Carried (7 - 0)**

## **6. PUBLIC COMMENT**

Heidi Fort shared her concerns regarding speeding on Bald Mountain Road.

## **7. CONSENT AGENDA**

7a. Board and Commission Minutes

7a1. Planning Commission, March 5, 2025

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

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

**RESOLVED: 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.**

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

**RESOLVED: 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.**

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

**RESOLVED: To approve the 2025 HIDTA Agreement between Oakland County and the City of Auburn Hills and to authorize the Chief of Police to sign the agreement on behalf of the City.**

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

**RESOLVED: To approve the 2024 Emergency Federal Law Enforcement Assistance Program contract and to authorize the Chief of Police to sign the contract on behalf of the City.**

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

**RESOLVED: 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.**

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

**RESOLVED: To approve the purchase of a 2025 Billy Goat Hurricane Z3001 from Allied Equipment Rental, Inc. of Burton, MI for \$11,476.00.**

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

**RESOLVED:** 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).

7i. Motion – To amend the Major/Local Road Funds and purchase four 3,000 gallon storage tanks.

**RESOLVED:** 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. (Attachment A)

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

**RESOLVED:** 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.

Moved by Verbeke, Seconded by Fletcher.

**RESOLVED:** To approve the Consent Agenda.

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

No: None

**Resolution No. 25.03.055**

**Motion Carried (7 - 0)**

## **8. UNFINISHED BUSINESS**

## **9. NEW BUSINESS**

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

Ms. Pierce presented the eight remaining establishments seeking approval of the 2025 Liquor License. It was presented that seven of the eight establishments have corrected the violations. The remaining establishment, Crowne Plaza, has not corrected the Fire Code violations. It was requested to have the Public Hearing to consider non-renewal of the liquor license.

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

Mr. Julian Jarbo, owner of Crowne Plaza, was present to explain the outstanding fire code violations that are still pending at this location and the areas that are compliant with the fire code. He has submitted plans to the City to upgrade the building and bring it up to the State Fire Code. The City is currently reviewing the plans which he hopes to have completed as soon as possible.

Chief Massingill confirmed what Mr. Jarbo provided, stating that the violations have been corrected and that the alarm system is functioning and operational. Because there are new plans submitted for phase 2 and 3 for the building, it needs to be updated to the current fire codes.

It was discussed that as long as there is no imminent risk or heightened risk to the community or to any customer, there is no reason to close the hotel. The efforts that have been stated show that he is pursuing some sort of resolution as it relates to the fire codes.

Mr. Jarbo stated that he believes he can have phase 2 completed within 120 days and that phase 3 will take longer.

The Mayor closed the Public Hearing at 7:54 PM.

**Moved by Verbeke, Seconded by Fletcher.**

**RESOLVED:** 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, The Hub Stadium, and Nino's Italian House.

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

No: None

**Resolution No. 25.03.056**

**Motion Carried (7 - 0)**

**Moved by Verbeke, Seconded by Fletcher.**

**RESOLVED:** To recommend approval of the 2025 liquor license for Crowne Plaza, based on the condition that Phase 2 of the alarm system upgrade will be completed within the next 120 days.

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

No: None

**Resolution No. 25.03.057**

**Motion Carried (7 - 0)**

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).

Chief Massengill presented the reasons behind the amendment to this ordinance. The proposed changes are to improve the air quality for the health, safety, and welfare of residents in this community.

Mayor Marzolf opened the Public Hearing at 8:07 PM.

The following list of residents spoke to their disapproval of the amendments to this ordinance; Shari Reichard, Donna Pierce, Wes Schaar, John Ward, Benjamin Reichard, Nicholas Carver, Greg Skotzke and Alan Pierce. They are seeking a different suggestion from the city on how to handle this issue other than not burning leaves.

Season Gauntly provided their reasoning for supporting the proposed ordinance.

Terry Lang, 2361 Hempstead, submitted an email suggesting the City consider offering streetside vacuum pick-up of leaves.

Ms. Adcock provided information on the three programs available through the Senior Services Department regarding lawn services.

In addressing the idea of a leaf vacuum system, it was explained that a vacuum system would be costly to modify the vehicles and purchase the equipment.

The Mayor closed the Public Hearing at 8:44 PM.

The Mayor noted that this ordinance does not apply to a recreational bonfire in a firepit using seasoned firewood.

**Moved by Fletcher, Seconded by Knight.**

**RESOLVED:** 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. (Attachment B)

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

**Resolution No. 25.03.058**

**Motion Carried (7 - 0)**

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

Mr. Cohen presented the rezoning for this site to increase the parcel size to meet the minimum lot size. The Castle Commercial Carpentry company intends to construct a single-family home on the site.

Mr. and Mrs. Niedzwiecki of Castle Commercial Carpentry, explained the layout of the property.

**Moved by Ferguson, Seconded by McDaniel.**

**RESOLVED:** 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. (Attachment C)

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

**Resolution No. 25.03.059**

**Motion Carried (7 - 0)**

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

Mr. Lang presented the Special Land Use Permit and Site Plan for 3315 Auburn Road. The plans for this location are to enlarge the outdoor seating to accompany 104 patrons, as well as make improvements to the interior and façade. There will be a loss of nine parking places, however, the loss will accompany the most functional site design.

Mr. Lorezano, DesignHaus Architecture, explained that the goal is to make this location a central hub at the gateway of the downtown area.

There were concerns shared regarding lighting and parking for the business for which the applicant responded to.

**Moved by Fletcher, Seconded by Verbeke.**

**RESOLVED:** 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.

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

**Resolution No. 25.03.060**

**Motion Carried (7 - 0)**

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

Mr. Cohen presented the redevelopment proposal located at 975 South Opdyke. The redevelopment proposal will transform the existing building into a hybrid R & D self-storage facility. The developer will create and maintain a new Auburn Hills gateway sign as a net public benefit to the community as part of the PUD.

Mr. Josh Suardini of Etkin Management explained the purpose of this redevelopment.

Mr. Ted Bugatti, 733 Provincetown Rd., shared his appreciation for the redevelopment to this area.

**Moved by Ferguson, Seconded by Fletcher.**

**RESOLVED: To accept the Planning Commission’s recommendation and approve the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for 975 South Opdyke Self Storage Redevelopment subject to the conditions of the City’s Administrative Review Team.**

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

**No: None**

**Resolution No. 25.03.061**

**Motion Carried (7 - 0)**

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

Mr. Cohen presented the amendments to the Zoning Ordinance. These amendments will remove multi-family dwellings as a Special Land Use in the T&R districts and allow them as a PUD. This will align the Zoning Ordinance with the City Councils new Housing Policy. This gives the City Council full control over the locations and types of housing that will be implemented and require the units to be owner occupied.

**Moved by Hawkins, Seconded by Ferguson.**

**RESOLVED: 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. (Attachment D)**

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

**No: None**

**Resolution No. 25.03.062**

**Motion Carried (7 - 0)**

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.

Mr. Hefner shared an update on the reconstruction for Executive Hills Boulevard. 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, The City’s estimated share in the cost will be \$2,075,637.50. The remaining balance will be divided equally among the twelve benefiting properties and estimated at \$172,969.79 each.

**Moved by Verbeke, Seconded by Fletcher.**

**RESOLVED:** 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. (Attachment E)

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

No: None

**Resolution No. 25.03.063**

**Motion Carried (7 - 0)**

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.

Mr. Hefner shared an overview regarding the reconstruction of the Centre Road improvement project. The updated cost estimate for the Centre Road improvement portion of the project based on design costs and construction bids is \$2,524,319.62. 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.

**Moved by Fletcher, Seconded by Ferguson.**

**RESOLVED:** 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. (Attachment F)

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

No: None

**Resolution No. 25.03.064**

**Motion Carried (7 - 0)**

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.

Mr. Hefner provided an overview on the updated cost estimate for the Innovation Drive road improvement portion of the project. He stated that the design costs and construction bids will total \$1,154,571.50. 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.

**Moved by Verbeke, Seconded by Fletcher.**

**RESOLVED:** 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. (Attachment G)

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

No: None

**Resolution No. 25.03.065**

**Motion Carried (7 - 0)**

## **10. COMMENTS AND MOTIONS FROM COUNCIL**

Ms. Verbeke thanked Supervisor Chris Barnett, of Orion Township, for hosting a tour group at the GM plant.

Dr. Fletcher commented on the old golf dome that is located near TopGolf. Mr. Lang reported that there is an open ordinance enforcement against the property related to the condition of the buildings on the site. The owners have indicated that they will bring the existing buildings down.

Mr. Ferguson thanked Chief Massingill for the presentation on leaf burning. He also thanked Chief Gagnon for the work the department performed with the incident that took place at the Holiday Inn on Baldwin.

Mr. Hawkins encouraged the seniors that need assistance with leaf and yard waste to reach out to the Senior Center to receive assistance.

Mayor Marzolf thanked the residents that attended the meeting and voiced their concerns regarding the amendments to the ordinance.

**11. CITY ATTORNEY REPORT**

**12. CITY MANAGER REPORT**

Mr. Tanghe shared that Mr. Knight will be celebrating his 94<sup>th</sup> birthday and celebrated him for begin the eldest serving elected official in the State of Michigan.

**13. ADJOURNMENT**

**Moved by Verbeke, Seconded by Fletcher.**

**RESOLVED: To adjourn the meeting.**

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

**No: None**

**Resolution No. 25.03.066**

**Motion Carried (7 - 0)**

The meeting was adjourned at 9:37 PM.

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Brian W. Marzolf, Mayor

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Laura M. Pierce, City Clerk



## ATTACHMENT A

### **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 \$17,652 from 203-453-784.000.

## **ATTACHMENT B**

### **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:

ABSENT:

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 M. Pierce  
City Clerk

## ATTACHMENT C

### CITY OF AUBURN HILLS 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



SECTION II

Location Map

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:

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 M. Pierce, City Clerk

## **ATTACHMENT D**

### **CITY OF AUBURN HILLS 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:

ABSENT:

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 M. Pierce, City Clerk

## **ATTACHMENT E**

### **CITY OF AUBURN HILLS RESOLUTION ACCEPTING THE SPECIAL ASSESSMENT ROLL AND SETTING PUBLIC HEARING ON THE ROLL (RESOLUTION NO. 4) 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 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 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 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 M. Pierce  
City Clerk

City of Auburn Hills County of Oakland State of Michigan				Executive Hills Blvd. Improvement Special Assessment District			
Property Address	Parcel Number	Owner/Name1	Mailing Address	City	State	Zip	Legal Description
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
2400 Executive Hills Blvd.	02-14-26-126-005	Viasco 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 50-00-40-14 E 672.28 FT FROM NW SEC COR, TH S 69-52-25 E 698.73 FT, TH S 02-44-18 W 550.50 FT, TH S 34-32-24 W 412.05 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 A6-23-89 FR 002
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 BEARS 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
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
2193 Executive Hills Blvd.	02-14-26-126-014	Ashlin Corp	2565 Van Ormonen 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 572.82 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
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 78 L 16844 P 639 6-23-98 FR 021
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
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 58 L 16844 P 639 7-1-99 FR 019 & 020
2021 Executive Hills Blvd.	02-14-26-126-028	G&H XI BKG Pool 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 68 L 16844 P 639 7-1-99 FR 019, 020 & 022
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
2110 Executive Hills Ct.	02-14-26-126-031	EH Flex Holdings, LLC	999 Corporate Dr., Ste 210	Ladara 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
2150 Executive Hills Ct.	02-14-26-126-032	Executive Hills Drive LLC	27750 Standbury 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

Total Parcels Assessed	12	Grand Total	\$ 2075,637.50
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*I, William Griffin, City Assessor, do hereby certify that the roll has been prepared by the Assessor pursuant to the \_\_\_\_\_, 2025, Resolution of City Council, and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the \_\_\_\_\_, 2025 Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.*

Signed \_\_\_\_\_  
Date \_\_\_\_\_

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

## **ATTACHMENT F**

### **CITY OF AUBURN HILLS RESOLUTION ACCEPTING THE SPECIAL ASSESSMENT ROLL AND SETTING PUBLIC HEARING ON THE ROLL (RESOLUTION NO. 4) 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 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 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 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 M. Pierce  
City Clerk

City Council Meeting – March 17, 2025  
Page 27

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	Spillane Holdings, LLC	1195 Centre Road	Auburn Hills	MI	48326	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 35 4-7-86 FR 151-003	1	\$ 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 Assessed25

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, Resolution of City Council, and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the \_\_\_\_\_, 2025 Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.

Signed \_\_\_\_\_  
Date \_\_\_\_\_

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

## **ATTACHMENT G**

### **CITY OF AUBURN HILLS RESOLUTION ACCEPTING THE SPECIAL ASSESSMENT ROLL AND SETTING PUBLIC HEARING ON THE ROLL (RESOLUTION NO. 4) 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 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 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 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 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	Owner/Name1	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 WLY 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 Roseglan Ct	Troy	MI	48064-2691	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, Resolution of City Council, and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the \_\_\_\_\_, 2025 Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.

Signed \_\_\_\_\_

Date \_\_\_\_\_

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



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: APRIL 7, 2025**

**AGENDA ITEM NO 5A  
CITY MANAGER'S OFFICE**

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Mayor Brian Marzolf, Mayor Pro Tem Eugene Hawkins, Councilmember Cheryl Verbeke  
**Submitted:** March 25, 2025  
**Subject:** Motion – to Appoint The Kelly Firm as General Counsel and City Attorney of Record

## **INTRODUCTION AND HISTORY**

After an extraordinary 36-year career of highly dedicated and exceptional service to the City of Auburn Hills as General Counsel, tonight is City Attorney Derk Beckerleg's final City Council meeting. Mr. Beckerleg officially retires April 15. As a result of his retirement, the City embarked upon a process to choose his successor. A committee consisting of Mayor Marzolf, Mayor Pro Tem Hawkins, Councilmember Verbeke, and four members of the city's leadership staff conducted interviews with two finalist firms. At the conclusion of those interviews, the committee of seven individuals discussed the results. Because the role of City Attorney is a direct appointee of the City Council, the members of the City Council serving on the committee further discussed the two firms being considered. A few days later, Mayor Marzolf informed me of their recommendation.

The Kelly Firm of Royal Oak is before you tonight for your consideration. Dan Kelly, the principal of the firm, will be available to introduce himself. Mr. Kelly has been practicing law for more than thirty years, with much of that time focused on municipal law. He has several municipal clients in and around the metro-Detroit area including Orion Township, Pontiac, and Grosse Pointe Park, to name just a few. He can certainly expand upon his experience and client list in person. Mr. Kelly has confirmed with the committee that while other experienced members of his legal staff will handle certain aspects of their representation of us, Mr. Kelly himself will attend our City Council meetings and will be our primary legal advisor.

## **STAFF RECOMMENDATION**

The committee established for the recruitment of a new City Attorney recommend to City Council the appointment of The Kelly Firm as our City Attorney of Record, effective 12:01 a.m. on Tuesday, April 8, 2025. Any legal work currently being wrapped up by Mr. Beckerleg will continue until the end of business on April 15, 2025.

## **MOTION**

**Move to appoint The Kelly Firm as General Counsel and City Attorney of Record, effective April 8, 2025.**

**I CONCUR:**

A handwritten signature in dark ink that reads 'Thomas A. Tanghe'. The signature is written in a cursive, flowing style.

---

**THOMAS A. TANGHE, CITY MANAGER**





# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: APRIL 7, 2025**

**AGENDA ITEM NO 7A1**

**PUBLIC SAFETY ADVISORY COMMITTEE**

"Not yet approved"

## **CITY OF AUBURN HILLS**

### **PUBLIC SAFETY ADVISORY COMMISSION MEETING**

**February 25<sup>th</sup>, 2025**

**CALL TO ORDER:** Chairman Ron Moniz called the meeting to order at 5:02 PM.

**ROLL CALL:** Mr. Donearl Johnson, Present  
Ms. Gail Cartwright, Present  
Mr. Jay Boelter, Present  
Mr. Eugene Hawkins, Present  
Mr. Ron Moniz, Present

Also, Present: Assistant Chief Trevin Robinson, Fire Department  
Deputy Chief Scott McGraw, Police Department  
Lt. Brandon Hollenbeck, Police Department  
Jack Ferguson, City Council Member  
Clerk Dawn Schultz, Fire Department

**LOCATION:** Public Safety Community Room.

**APPROVAL OF MINUTES:** HAWKINS moved to approve the minutes from November 19<sup>th</sup>, 2024 with no corrections.

Supported by CARTWRIGHT.

**VOTE:** Yes: All  
No: None

**Motion carried (5-0)**

### **ADDITIONS TO THE AGENDA:**

None

### **COMMUNICATIONS (PERSONS WISHING TO BE HEARD)**

Introduction of Councilman Jack Ferguson.

## **UNFINISHED BUSINESS**

None

## **NEW BUSINESS**

- a. **Consider the Approval to Purchase TruNarc Drug Identification Device.** This item was presented by Police Department Lieutenant Brandon Hollenbeck.
  - a. Hand-held electronic device used to detect narcotics during traffic stops.
  - b. Police officers in the past would have to handle the narcotics to field test them.
    - i. Handling or inhaling narcotics poses risks to officers.
  - c. Training included in purchase.
  - d. Used in all 50 states, 78 agencies in Michigan and over 50 countries across 6 continents.
  - e. The purchase of the device has been budgeted for, and funds have been set aside from the Opioid Settlement Fund.

Discussion with questions and answers ensued regarding the need for more than one unit, availability for officers on shift, frequency of drug stops, Opioid Settlement Fund, Drug Recognition Experts, ease of use, the number of drugs that can be identified, the ability to scan through packaging and the results being downloaded and saved to a database.

**Motion** CARTWRIGHT moved to recommend to the City Council the purchase of TruNarc Drug Identification Device from ThermoFisher Scientific Portable Analytical Instruments Inc. for \$42,564.00

Supported by BOELTER.

**VOTE:** Yes: All  
No: None

**Motion carried (5-0)**

## **REPORTS FROM THE DEPARTMENTS**

- a. **Police Department Report.** Deputy Police Chief Scott McGraw presented the Police Department's 2024 Annual Report. The full report is available on-line.

Discussion with questions and answers ensued regarding calls for service, crime clearance rate, service to the community, CORE program, cost recovery, increase in license to purchase, staffing updates, updates on projects, hotel issues, and road barriers.

- b. **Fire Department Report.** Assistant Fire Chief Trevin Robinson presented the Fire Department's 2024 Annual Report. The full report is available on-line.

Discussion with questions and answers ensued regarding hotel updates, staffing updates, station renovations, burning ordinance, tone pager issues, chute times, increase in calls for service, mutual aid, Prevention Division, and ISO 2 designation.

**Motion** HAWKINS motioned to adjourn the meeting.

Supported by CARTWRIGHT.

**VOTE:** Yes: All  
No: None

**Motion carried (5-0)**

**ADJOURNMENT** 6:41 PM.

Respectfully Submitted,  
Dawn Schultz  
Fire Department Clerk



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: APRIL 7, 2025**

**AGENDA ITEM NO 7A2**

**TAX INCREMENT FINANCE AUTHORITY**

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

**March 11, 2025**

**CALL TO ORDER:** Chairman Kneffel called the meeting to order at 4:00 PM.

**ROLL CALL:** Present: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher, Barash  
Absent: Waltenspiel  
Also Present: Andrew Hagge, Assistant to the City Manager; Adam Massingill, Fire Chief; Jason Hefner, Manager of Fleet & Roads; Steve Baldante, Director of Public Works; Alex Parent, OHM Advisors  
Guests: None

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

**PERSONS WISHING TO BE HEARD**

None.

**APPROVAL OF MINUTES**

**A. TIFA Regular Meeting Minutes – February 11, 2025**

There was no discussion on the approval of the minutes.

**Moved by Mr. Moniz to approve the TIFA Board of Directors Regular Meeting Minutes from February 11, 2025, as presented.**

**Seconded by Mr. Goodhall**

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

**CORRESPONDENCE AND PRESENTATIONS**

None

**CONSENT AGENDA**

**A. FY 2025 Adopted Budget and YTD Summary – February 28, 2025**

**RESOLVED: To receive and file the financial report for the period ending February 28, 2025.**

**B. Receive and File the 2024 TIFA Annual Report**

**RESOLVED: To receive and file the 2024 TIFA Annual Report.**

Moved by Dr. Fletcher to approve the Consent Agenda.  
Seconded by Mr. Moniz

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

Motion carried

### **UNFINISHED BUSINESS**

None

### **NEW BUSINESS**

#### **A. Business Recruitment Grant Application – Talmers Auburn, LLC – 3315 Auburn Road**

Mr. Hagge presented the agenda item regarding the Business Recruitment Grant for Talmers Auburn, LLC. Mr. Hagge provided a summary of the business, the owners and operators, specifically what work the grant would cover, and the steps taken to get to this point. Staff recommended approval for the grant award to Talmers Auburn, LLC in the amount of \$100,000, and that the grant be paid out in two phases – first when the work has been completed, invoices have been paid, and has passed all necessary inspections, and second when the business is open and operational, and has received a certificate of occupancy. Furthermore, Dr. Eldredge, as a representative of the TIFA Board's grant review committee, explained the process and the outstanding application materials that Talmers Auburn, LLC still needed to provide to the Board.

Moved by Dr. Eldredge award a Business Recruitment Grant in the not-to-exceed amount of \$100,000 to Talmers Auburn, LLC for the proposed roof reconstruction and HVAC replacement for their building located at 3315 Auburn Road, Auburn Hills, Michigan 48326. The grant shall be paid out in accordance with the provisions outlined in the staff recommendation section of the cover memo. This approval shall be contingent upon permit approval from the City's Building Department for the proposed roof reconstruction and replacement of the roof top HVAC units, and the execution of a final Grant Agreement that shall be reviewed and approved by the City Attorney. Furthermore, authorize the Executive Director to execute all necessary documents and verify grant compliance.

Seconded by Dr. Fletcher

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

Motion Carried

#### **B. 2025/2026 TIF-B Road Improvements Construction Funding**

Mr. Hefner presented the agenda item concerning road improvements within the TIF-B district. Mr. Hefner summarized the funding components for the road projects, and explained the timeline for completion of those projects. Additionally, Mr. Hefner edited the motion just before the TIFA meeting. Mr. Hefner explained that the motion had to be changed to properly budget for the pathway, lights, and irrigation portion of the projects. In summary, the TIFA Board will pay for those aspects of the road projects, because the SAD funding would not cover those pathway, lights and irrigation components of the project.

Moved by Dr. Fletcher amend the 2025 budget to increase appropriations to account number 252-736-972.000-EXECUTIVESAD by \$506,476.00. Also move to fund the City's portion of the 2025/2026 TIFA-B Road Improvements construction in the amount of \$506,476.00 from account number 252-736-972.000-EXECUTIVESAD in 2025 and by transferring funds to the local roads fund as follows: \$2,454,649.15 to 252-736-995.203-EXECUTIVESAD in 2025, \$1,168,409.81 to 252-736-995.203-CENTRERD\_SAD in 2026, and \$528,285.75 to 252-736-995.203-INNOVATION in 2026.

Seconded by Mr. Moniz

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

### **C. Purchase of a Multipurpose Skid Unit for Fire Department Operations**

Fire Chief Massingill presented the agenda item regarding the Multipurpose Skid Unit. Chief Massingill explained that this unit would attach to an existing vehicle that can easily maneuver through event traffic and into city parks, for example. The purchase of this unit, as Chief Massingill explained, would carry life saving equipment and allow Fire Department personnel to provide life-saving services to those in a crowded event setting. The Board asked where the unit would be located, and Chief Massingill noted that it would be located and primarily serve the TIF-A district.

**Moved by Mr. Barash to approve the purchase of a Multipurpose Skid Unit from CET Fire Pumps Manufacturing under Sourcewell contract no. 020124-CET at a cost not to exceed \$10,670. Furthermore, authorize a budget amendment to the 2025 TIF-A budget increasing appropriations by \$10,670.00 in support of this purchase.**

**Seconded by Mr. Goodhall**

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

**Motion Carried**

### **D. Budget Amendment for the Development Incentive Grant Awarded to Greystone Pickleball Club**

Mr. Hagge presented the agenda item regarding the budget amendment for the Development Incentive Grant that was awarded to Greystone Pickleball Club in 2024. Mr. Hagge reminded the Board that almost exactly a year ago from the March 11, 2025 meeting, the TIFA Board originally awarded this grant to Greystone Pickleball Club. The TIFA Board budgeted the grant award in FY2024, and this agenda item would allow for staff to move those budgeted funds from FY2024 to FY2025.

**Moved by Mr. Gudmundsen to authorize a budget amendment to increase appropriations by \$946,500 in the 2025 TIF-B budget for the Development Incentive Grant awarded to Greystone Pickleball Club in March 2024.**

**Seconded by Mr. Moniz**

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

**Motion Carried**

### **EXECUTIVE DIRECTOR REPORT**

Mr. Hagge provided an update regarding the project status for the Public Square project. As the weather has improved, work has picked up on the site of the Public Square, and city staff expect the project to be completed by mid-May.

### **BOARD MEMBER COMMENTS**

The Board asked for an update regarding the Webster development. Public Works Director, Steve Baldante, confirmed that work has picked up at the Webster and the project is still working on its original schedule/timeframe.

### **ANNOUNCEMENT OF NEXT MEETING**

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, April 8, 2025, at 4:00 p.m. in the Administrative Conference Room in City Hall at, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

### **ADJOURNMENT**

**Moved by Mr. Moniz to adjourn the TIFA Board meeting.**

**Seconded by Dr. Fletcher**

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

**Motion carried**

**The TIFA Board of Directors meeting adjourned at 4:51 p.m.**

Steve Goodhall  
Secretary of the Board

Andrew Hagge  
Assistant to the City Manager



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: APRIL 7, 2025**

**AGENDA ITEM NO 7A3**

**BROWNFIELD REDEVELOPMENT AUTHORITY**

**“Not Yet Approved”**  
**CITY OF AUBURN HILLS**  
**BROWNFIELD REDEVELOPMENT AUTHORITY MEETING**

**March 18, 2025**

**CALL TO ORDER:** Mr. Slocum called the meeting to order at 6:16 p.m.

**ROLL CALL:**

Present:	Knight, Hopper, Schaar, Schindler and Slocum
Absent:	None
Also Present:	Stephanie Carroll, Economic Development Manager; Megan Napier, AKT Peerless
Guests:	None

**LOCATION:** Auburn Hills City Hall, Administrative Conference Room-1827 North Squirrel Road, Auburn Hills, MI 48326

**PERSONS WISHING TO BE HEARD**

None

**APPROVAL OF MINUTES**

**Item 3a. Brownfield Redevelopment Authority Regular Meeting Minutes – January 21, 2025.**

**Moved by Mr. Schaar to approve the January 21, 2025, minutes as presented.**

**Seconded by Mr. Hopper.**

**Yes: Knight, Hopper, Slocum, Schindler and Schaar**  
**No: None**

**Motion Carried**

**4. CORRESPONDENCE AND PRESENTATIONS**

Ms. Napier indicated that Q12025 sampling for the Galloway Creek and the Clinton River was conducted last week, and results will be presented at the next Brownfield Meeting.

Ms. Napier also wanted to address Mr. Knight's question regarding safeguards related to the Clinton River at the last Brownfield Meeting. Preventative measures for the Clinton River include our quarterly sampling to ensure the safety of the community at large, as well as oversight provided by the watershed council. While there is no rigid safeguard in place, educating the public about the importance of the river is crucial to its protection. Mr. Knight mentioned the upcoming Clinton River Clean-Up that occurs annually. Ms. Carroll confirmed that board members received her other follow up emails related to their questions at the last meeting.

**FINANCIAL REPORT**

**Item 5a. FY 2025 Adopted Budget and YTD Summary-February 28, 2025.**



Ms. Carroll presented the financial report for the period ending February 28, 2025. She stated that 38% of the budgeted tax increment revenue has been received, and the AHBRA has spent approximately 4% of its budget for FY2025. She noted that the payment for the loan on the Jordan is due on April 15, 2025. Five (5) payments remain on the loan, which will be paid off in 2030.

**Moved by Mr. Schaar to receive and file the Brownfield Redevelopment Authority financial report for the period ending February 28, 2025.**

**Seconded by Mr. Hopper.**

**Yes: Knight, Hopper, Slocum, Schindler and Schaar**

**No: None**

**Motion Carried**

#### **UNFINISHED BUSINESS**

**None**

#### **NEW BUSINESS**

##### **Item 7a. Proposal to Provide a Baseline Environmental Assessment and Due Care Plan for 3157 Auburn Road (PF-36580)**

Ms. Carroll presented a proposal from AKT Peerless to provide services related to a Baseline Environmental Assessment (BEA) and Due Care Plan for 3157 Auburn Road. The total cost for this work shall not exceed \$ 5,000.00. Ms. Carroll reported that nothing in the Phase I or Phase II report was alarming regarding the soil testing. She reminded the board that the Due Care Plan must be completed at least 45 days after closing.

**Moved by Mr. Schaar to approve proposal PF-36580 in the amount of \$5,000.00 for a Baseline Environmental Assessment and Due Care Plan at 3157 Auburn Road and authorize the Executive Director to execute the agreement on behalf of the Board.**

**Seconded by Mr. Schindler.**

**Yes: Knight, Hopper, Slocum, Schindler and Schaar**

**No: None**

**Motion Carried**

#### **DIRECTOR UPDATES**

**None.**

#### **BOARD MEMBER COMMENTS**

Mr. Knight inquired about an update regarding Kayak Point. Ms. Carroll indicated that she spoke to Ryan Higuchi from AKT about possible EPA funding for the site. After conducting some research, Mr. Higuchi discovered that site-specific funding is available for projects, and it appears that we are eligible to apply for such funding. The application process for this funding is quite lengthy. She will provide the board with a more formal update in the coming weeks. Mr. Knight requested an update on Kayak Point at future board meetings.

Mr. Knight asked about the car wash on Auburn Road and if that project is moving forward. Ms. Carroll will double-check with Community Development, but she believes this project is not currently moving forward.

#### **ADJOURNMENT**

There being no objections, the Brownfield Redevelopment Authority Board of Directors meeting adjourned at 7:14 p.m.

---

Stephanie Carroll  
Executive Director



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 8, 2025

AGENDA ITEM NO 7B

CITY MANAGER'S OFFICE

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Brandon Skopek, Assistant City Manager; Norm Green, Information Technology Manager  
**Submitted:** April 1, 2025  
**Subject:** Motion – To approve the purchase of YubiKey Hardware Authentication Devices for cyber security enhancements

## INTRODUCTION AND HISTORY

In April 2024, Oakland County issued a mandate that all computers that access the Courts and Law Enforcement Management Information Systems (CLEMIS) must implement multi-factor hardware authentication (MFA) devices for users by October 2024. Further, in December 2024, the City's cyber liability insurance provider added a new condition that multi-factor authentication be implemented for all City users and email accounts to bind the 2025 cyber insurance coverage for the City.

In June 2024, the Auburn Hills Police Department purchased 80 YubiKey authentication devices and successfully deployed the new devices in February 2025 to 20 users; the system has been running successfully for eight weeks. Given that the City already has a proven YubiKey MFA solution in place for Police Department users, the IT Department is recommending that YubiKey hardware authentication devices be purchased and deployed to all City users to bring the City into compliance with the new cyber security insurance carrier mandate and to further protect the City's IT infrastructure. The IT Department has conducted extensive research and evaluation of possible hardware authentication devices and recommends the purchase of 280 YubiKey hardware authentication devices. The YubiKey devices are fully compatible with the City's current IT infrastructure and are highly regarded in the IT service industry.

The following quote was obtained from CDW-G for the purchase of 280 YubiKey authentication devices. CDW-G was awarded the State of Michigan Master Computing MiDEAL contract and is part of a cooperative purchasing consortium. The product has already been competitively bid and therefore complies with the City's purchasing policy.

ITEM DESCRIPTION	QUANTITY	UNIT PRICE
Yubico YubiKey 5C NFC FIPS Hardware Authentication Device	280	\$82.80
TOTAL		\$23,184.00

There is currently \$25,200 included in the 2025 IT Department budget for the purchase of these YubiKey multifactor authentication devices.

## STAFF RECOMMENDATION

Staff recommends the purchase of 280 Yubico YubiKey Hardware Authentication Devices from CDW-G in an amount not to exceed \$23,184.

**MOTION**

Move to approve the purchase of 280 Yubico YubiKey Authentication Devices from CDW-G under Mi-DEAL contract number 071B6600110, in an amount not to exceed \$23,184.

I CONCUR:

A handwritten signature in black ink, appearing to read "Brandon Skopek", written over a horizontal line.

BRANDON SKOPEK, ASSISTANT CITY MANAGER



# YubiKey 5 Series

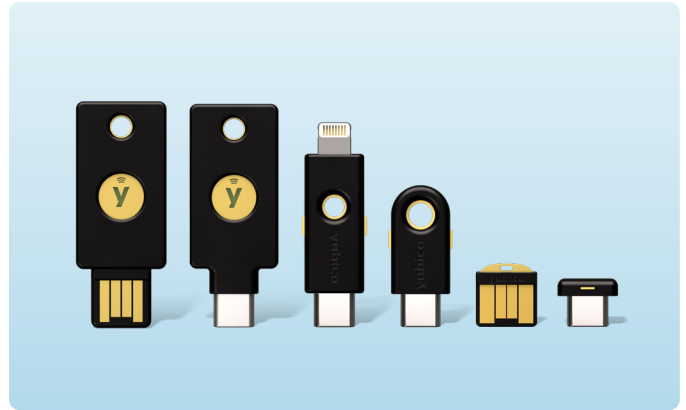
The multi-protocol security key that enables passwordless

## Relying solely on username and password security puts enterprise data at risk

Catastrophic security breaches top world headlines every day, and for good reason. A single corporate security breach costs an average of \$4.45M,<sup>1</sup> with phishing and stolen or compromised credentials the two most common initial attack vectors. As a result, IT organizations cannot rely exclusively on passwords to protect access to corporate data. Adopting stronger employee and customer authentication is essential to avoiding risk and becoming the next target.

## Phishing-resistant MFA with Smart Card/PIV and FIDO2/WebAuthn

The [YubiKey 5 Series](#) is a hardware-based authentication solution that provides superior defense against account takeovers and enables compliance. The YubiKey offers strong authentication with support for multiple protocols, including existing Smart Card/PIV, and FIDO2/WebAuthn, the new standard enabling the replacement of weak password-based authentication. With the YubiKey, security is heightened with strong hardware-based authentication using public key cryptography. And the YubiKey is easy to use, fast and reliable, and is proven at scale to significantly reduce IT costs and eliminate account takeovers.



The YubiKey 5 Series—from left to right: YubiKey 5 NFC, YubiKey 5C NFC, YubiKey 5Ci, YubiKey 5C, YubiKey 5 Nano and YubiKey 5C Nano.

## The YubiKey 5 Series security keys deliver expanded authentication options

- **Strong Single Factor—Passwordless:** Replaces weak passwords with passwordless tap-n-go secure login.
- **Strong Two Factor—Password + Authenticator:** Adds a tap-n-go second factor for secure two factor authentication.
- **Strong Multi-Factor—Passwordless + PIN:** Combines tap-n-go authentication with a PIN, to solve high assurance requirements such as financial transactions, or submitting a prescription.

## The YubiKey delivers strong authentication at scale

The YubiKey multi-protocol support streamlines authentication for existing systems while paving the way forward to a passwordless future.

- Authentication and cryptographic protocols supported include FIDO Universal 2nd Factor (U2F), FIDO2/WebAuthn, Personal Identity Verification-compatible (PIV) Smart Card, and OpenPGP smart card.
- Works across major operating systems including Microsoft Windows, macOS, iOS, Android, and Linux, as well as leading browsers.
- Available in a choice of form factors that enable users to connect via the USB, NFC or Lightning connector.
- The YubiKey 5C NFC offers multi-protocol capabilities with both USB-C and NFC capabilities for secure tap and go authentication on all the modern devices users love.
- Streamlines asset tracking and account recovery processes with enterprise attestation for custom programmed keys.
- Enforces compliance requirements and elevates security for PIN usage with the latest FIDO2 features such as Force PIN Change and Minimum PIN Length.
- Expanded storage capabilities for FIDO2 discoverable credentials and OATH one-time passwords, accommodating up to 100 passkeys and 64 OATH slots per application.



YubiKeys  
deployed in:

9 of the top 10  
global technology  
companies

4 of the top 10  
U.S. banks

5 of the top 10  
global retailers

<sup>1</sup> IBM, 2023 Cost of a Data Breach Report

# YubiKey: Proven, easy-to-use security that's trusted by the world's leading companies

## Eliminate account takeovers

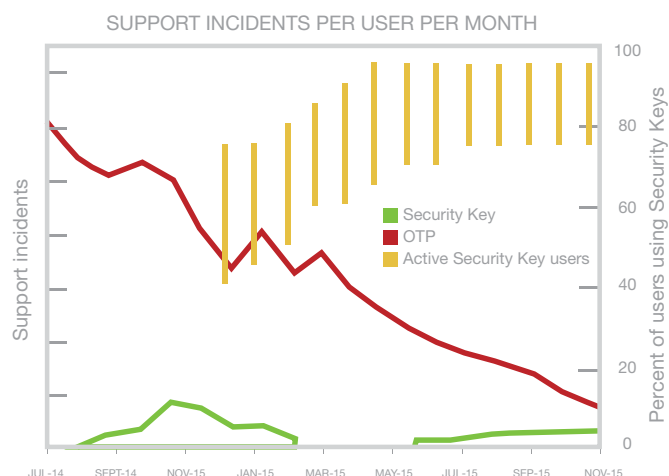
Any software downloaded on a computer or phone is vulnerable for malware and hackers. The YubiKey is based on hardware with the authentication secret stored on a separate secure chip built into the YubiKey, with no connection to the internet so it cannot be copied or stolen.

## Reduce IT costs

The YubiKey dramatically reduces the number one IT support cost—password resets—which cost Microsoft over \$12M per month.<sup>2</sup>

By switching from mobile one time passwords (OTPs) to YubiKeys, Google saw the following results.<sup>3</sup>

- Zero account takeovers
- 4x faster logins
- 92% fewer IT support calls



This graph illustrates how quickly Google reduced password support incidents after switching from OTP to YubiKey.<sup>4</sup>

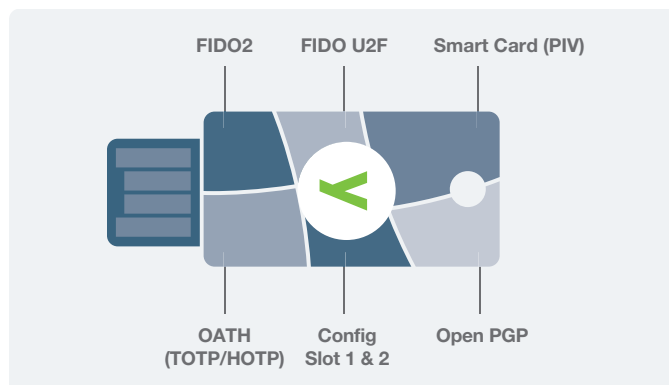
## Easy to use, fast, and reliable

Users don't need to install anything and can use the YubiKey in minutes. And the YubiKey is reliable because it does not require a battery or cellular connectivity, so it's always on and accessible.

The YubiKey 5 NFC, YubiKey 5C NFC, YubiKey 5C, and YubiKey 5Ci fit conveniently on a keyring, while the YubiKey 5 Nano and YubiKey 5C Nano are designed to remain in the USB port. This ensures every YubiKey is easy to access and provides the same level of digital security.

## Easy to deploy

IT can deploy YubiKeys in days, not months. A single key, through its flexible multi-protocol capabilities, can work out-of-the-box with hundreds of systems, both cloud and on-premises. This eliminates the need for costly integrations or separate devices for each system.



YubiKey capabilities: These functions are included in the YubiKey 5 NFC, YubiKey 5C NFC, YubiKey 5C, YubiKey 5 Nano, the YubiKey 5C Nano, and the YubiKey 5Ci security keys. Technical specifications are available at [yubico.com](https://yubico.com).

## Trusted authentication leader

Yubico is the principal inventor of the FIDO2/WebAuthn and U2F authentication standards adopted by the FIDO alliance and is the first company to produce the U2F security key and a multiprotocol FIDO2/WebAuthn authenticator.

YubiKeys are produced in our offices in the USA and Sweden, maintaining security and quality control over the entire manufacturing process.

WATER RESISTANT

CRUSH RESISTANT

MADE IN US & SWEDEN

Contact us  
[yubi.co/contact](https://yubi.co/contact)

Learn more  
[yubi.co/yk5](https://yubi.co/yk5)

<sup>2</sup> "Saying Goodbye to Passwords," Alex Simons, Manini Roy, Microsoft Ignite 2017

<sup>3</sup> Google Research, [Security Keys: Practical Cryptographic Second Factors for the Modern Web](https://research.google/pubs/pub43688)

<sup>4</sup> Google Research, [Security Keys: Practical Cryptographic Second Factors for the Modern Web](https://research.google/pubs/pub43688)



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For all other customers, click below to convert your quote to an order.

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PJM827	3/20/2025	YUBICO YUBIKEY 5C NFC	6399385	\$23,184.00

QUOTE DETAILS				
ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
<a href="#">YUBICO YUBIKEY 5C NFC FIPS</a> Mfg. Part#: 8880001146 YubiKey 5C NFC FIPS Deal Reg SMB (200-499) Contract: Michigan Master Computing-MiDEAL (071B6600110)	250	7493481	\$82.80	\$20,700.00
<a href="#">YUBICO YUBIKEY 5C NFC FIPS</a> Mfg. Part#: 8880001147 YubiKey 5C NFC FIPS Deal Reg SMB (200-499) Contract: Michigan Master Computing-MiDEAL (071B6600110)	30	7493455	\$82.80	\$2,484.00

SUBTOTAL	\$23,184.00
SHIPPING	\$0.00
SALES TAX	\$0.00
GRAND TOTAL	\$23,184.00

PURCHASER BILLING INFO	DELIVER TO
<b>Billing Address:</b> CITY OF AUBURN HILLS ATTN: IT DEPART 1827 N SQUIRREL RD AUBURN HILLS, MI 48326-2753 <b>Phone:</b> (248) 370-9400 <b>Payment Terms:</b> Net 30 Days-Govt State/Local	<b>Shipping Address:</b> CITY OF AUBURN HILLS ATTN: IT DEPART 1827 N SQUIRREL RD AUBURN HILLS, MI 48326-2753 <b>Phone:</b> (248) 370-9400 <b>Shipping Method:</b> DROP SHIP-COMMON CARRIER
<b>Please remit payments to:</b>	
CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515	



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# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

MEETING DATE: APRIL 7, 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:** March 31, 2025  
**Subject:** Motion – Approve MDOT Public Act 51 Mapping Updates

### INTRODUCTION AND HISTORY

In accordance with Public Act 51, the Michigan Department of Transportation (MDOT) requires city and villages to complete an Annual Road Mileage Certification Mapping Report. Any changes in the City's local and major street mapping are reported at that time. With the completed 2024 construction projects, the city must vacate the old Shimmons Road curve and accept the new Shimmons Road curve for our ACT 51 reporting. In addition, MDOT discovered an error in our Coe Court footage where the City is claiming more street than it has. The additional footage is being vacated as well.

The following resolutions are attached to certify changes in the City's Street Inventory:

Resolution 25-01: Vacation of Shimmons Rd from Dexter Road to Grove Lane.

Resolution 25-02: Acceptance of Shimmons Road from Dexter Road to Grove Lane.

Resolution 25-03: Vacation of Coe Court from West Term to end.

### STAFF RECOMMENDATION

Staff recommends that City Council approve the resolutions listed above to make the necessary mapping changes to the ACT 51 MDOT Map in compliance with Public Act 51 as amended.

### MOTION

**Move to approve resolution 25-01 through resolution 25-03 to reflect changes to Shimmons Road and Coe Court to the MDOT ACT 51 Map.**

### EXHIBITS

Exhibit 1 – MDOT Sheet of Additions/Subtractions during 2024

Exhibit 2 – Resolutions 25-01 through 25-03

Exhibit 3 – Addition Maps

I CONCUR:

BRANDON SKOPEK, ASSISTANT CITY MANAGER



[illegible]

**RESOLUTION NO. 25-01**  
**VACATION OF SHIMMONS ROAD FROM DEXTER ROAD TO GROVE LANE**

NOW THEREFORE IT IS RESOLVED:

At a regular meeting of the City Council of the City of Auburn Hills, Michigan, held at the City Hall on \_\_\_\_\_, the following resolution was offered by member \_\_\_\_\_, and supported by member \_\_\_\_\_.

Whereas the City of Auburn Hills does wish to vacate a portion of Shimmons Road. This vacation of Shimmons Road is located between Dexter Road and Grove Lane for a total vacation length of 1006.83 feet.

Resolution duly adopted.

\_\_\_\_\_  
(City Clerk) (Date)

Certified to be a true copy.

\_\_\_\_\_  
(City Clerk) (Date)

**RESOLUTION NO. 25-02**  
**ACCEPTANCE OF SHIMMONS ROAD FROM DEXTER ROAD TO GROVE LANE**

At a regular meeting of the City Council of the City of Auburn Hills, Michigan, held at the City Hall on \_\_\_\_\_, the following resolution was offered by member \_\_\_\_\_, and supported by member \_\_\_\_\_.

Whereas the City of Auburn Hills did acquire title to Shimmons Road.

And whereas it is necessary to furnish certain information to the State of Michigan to place this street within the City Street System for the purpose of obtaining funds under Act 51, P.A. 1951 as amended.

NOW THEREFORE IT IS RESOLVED:

1. That the centerline of said street as described:

SHIMMONS ROAD (66 FT. WIDE)  
(BETWEEN DEXTER ROAD and GROVE LANE)

A centerline of road being a part of the NW 1/4 of Section 12, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, more particularly described as follows:

Commencing at the West 1/4 corner of said Section 12; thence N 01°12'10" W 1026.32 feet along the West line of said Section 12 to the Point of Beginning; thence along the new centerline of Shimmons Road the following five (5) courses: 1) 117.40 feet along a curve to the right having a radius of 343.00 feet, delta 19°36'40", chord bears N 29°04'38" E 116.83 feet, 2) N 38°52'58" E 252.29 feet, 3) 229.55 feet along a curve to the right having a radius of 343.00 feet, delta 38°20'39", chord bears N 58°03'18" E 225.29 feet, 4) N 77°13'48" E 61.19 feet, 5) N 84°44'40" E 143.00 feet to the Point of Ending.

2. That said street is located within a City right-of-way and under the control of the City of Auburn Hills.

3. That said street is a public street and is for public street purposes.

4. That said street is accepted into the municipal street system and is open to the public for public use on or before December 31, 2024.

Resolution duly adopted.

\_\_\_\_\_  
(City Clerk) (Date)

Certified to be a true copy.

\_\_\_\_\_  
(City Clerk) (Date)

**RESOLUTION NO. 25-03**  
**VACATION OF COE COURT FROM WEST TERM TO END**

NOW THEREFORE IT IS RESOLVED:

At a regular meeting of the City Council of the City of Auburn Hills, Michigan, held at the City Hall on \_\_\_\_\_, the following resolution was offered by member \_\_\_\_\_, and supported by member \_\_\_\_\_.

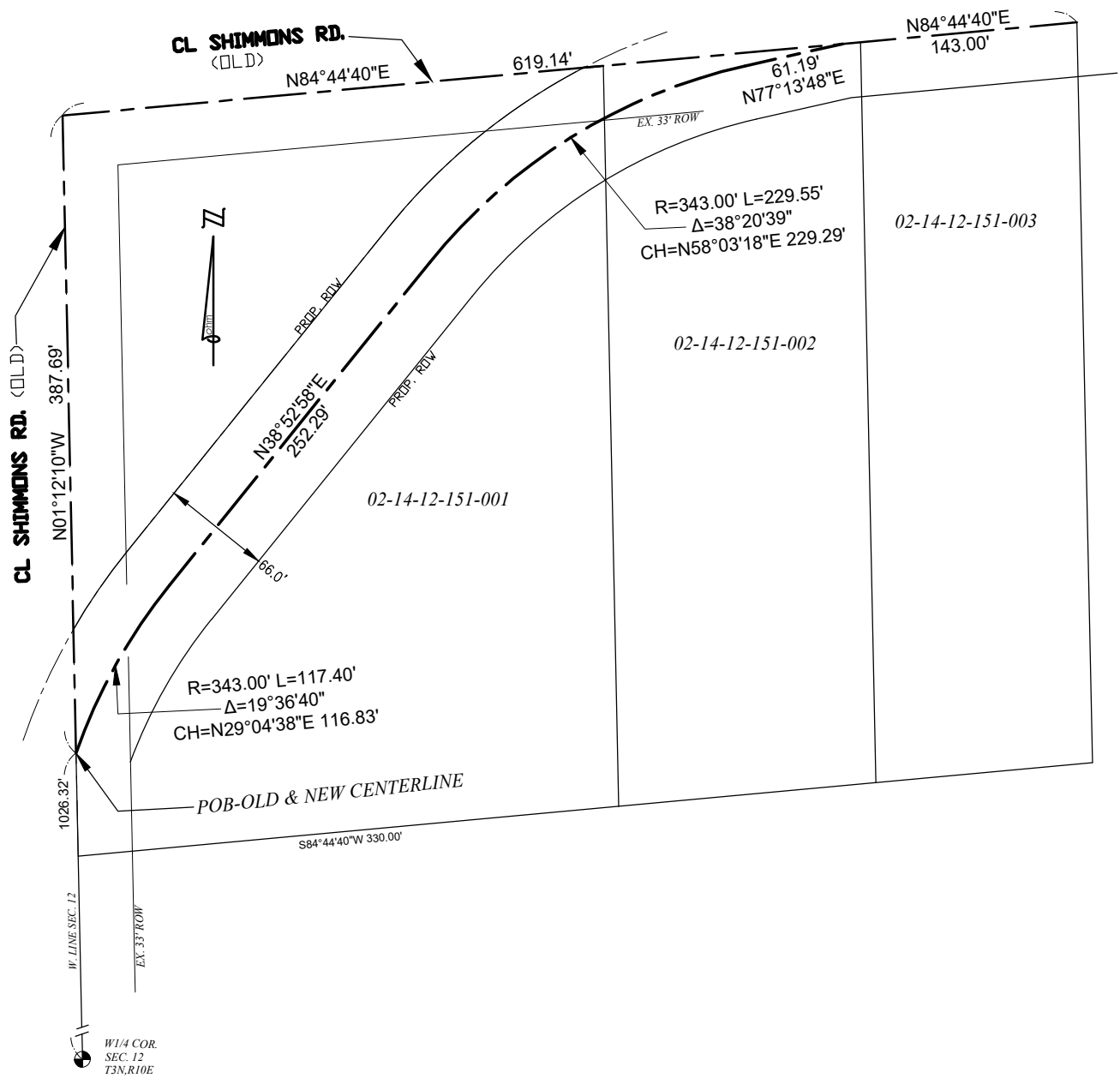
Whereas the City of Auburn Hills does wish to vacate a portion of Coe Court. This vacation of Coe Court is located between West Term and End for a total vacation length of 280 feet.

Resolution duly adopted.

\_\_\_\_\_  
(City Clerk) (Date)

Certified to be a true copy.

\_\_\_\_\_  
(City Clerk) (Date)





# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

MEETING DATE: APRIL 7, 2025

AGENDA ITEM NO 7D

DEPARTMENT OF PUBLIC WORKS

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Jason Deman, Manager of Public Utilities  
**Submitted:** April 2, 2025  
**Subject:** Motion – To approve a budget amendment for the 1500 University Drive water main project

### INTRODUCTION AND HISTORY

On November 11, 2024 City Council approved a water main extension at 1500 University Drive. This approval granted permission to complete the work and authorize a budget amendment to cover the total expenses. The entire project is being funded by the Tax Increment Finance Authority (TIFA) via transfer of funds.

Soon after approval from City Council and TIFA, we ran into an easement issue with the neighboring property owner, in which we had to work through details of the project. This delayed the start of construction in late fall and ended up pushing throughout the winter. This issue has now been rectified, and we are ready to move forward and complete this project.

The total estimated cost of this project was \$314,832. Some portions of the project have been expensed in 2024, thus the 2025 water capital improvement expense account will require an amendment of \$285,427 in order to complete the project. The budgeted funds were not encumbered or transferred at the end of the year, so we are seeking approval to move such funds from 2024 to 2025. The TIFA Board of Directors will be considering this amendment at their April 8 meeting.

### STAFF RECOMMENDATION

As mentioned above, the expenditure budget was not moved or encumbered by the end of 2024, thus we are seeking approval for the funds to be expensed in 2025. As a reminder, the TIFA is contributing the funds via transfer to cover the entire project. The water and sewer capital expense fund requires a \$285,427 budget amendment in GL 592-536-971.002 to complete the project.

### MOTION

**Move to approve an amendment to the 2025 budget increasing appropriations in GL 592-536-971.002 by \$285,427 to cover the University Drive water main project approved in 2024. The funding of this project is subject to approval from the Tax Increment Finance Authority.**

I CONCUR:

BRANDON SKOPEK, ASSISTANT CITY MANAGER



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 7, 2025

AGENDA ITEM NO 8A

COMMUNITY DEVELOPMENT

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development  
**Submitted:** April 2, 2025  
**Subject:** The Avant at Five Points  
Public Hearing/Motion – To revoke the PUD Step One – Concept Plan and Revised PUD Step Two - Site Plan and Tree Removal Permit Approval

## INTRODUCTION AND HISTORY

This action is before the City Council as OYK Engineering and Construction (OYK) has failed to comply with the conditions of its third extension of the revised PUD Step Two—Site Plan and Tree Removal Permit for The Avant at Five Points as authorized by the City Council on December 2, 2024. The 2.66-acre site, located at 3355 Five Points Drive, is zoned B-2, General Business district.

OYK has failed to meet the agreed-upon construction deadline, which is listed as 3B in the Avant at Five Points Third Amendment to the PUD Development Agreement: ***"If the Developer meets the completion deadline for Item A, but fails to begin the vertical construction of the first floor in accordance with the City-approved Building Permit by April 1, 2025, then the Developer will voluntarily terminate the Planned Unit Development approval. Vertical construction of the first floor shall correspond to the start of Item #14-Installation of the First Floor CFS Wall Panels, per OYK's construction schedule submitted on November 21, 2024."***

## PROJECT APPROVAL HISTORY

As background, OYK originally received approval from the City Council on **November 18, 2019**, to construct a three-story, 61-unit, low-rise multi-family residential development.



Bird's eye view of the proposed building from Five Points Drive



### **PROJECT APPROVAL HISTORY**

On **March 20, 2023**, OYK received revised PUD approval from the City Council to amend its site plan, increasing the number of housing units from 61 to 68 (35 one-bedroom/33 two-bedroom units), making minor alterations to the building façade, and revising the parking lot design. **A condition of the City Council's approval of the revised project was that the development, including all site improvements, be completed by July 1, 2024.**



**Photo of the site taken on March 20, 2023**

The date the project's revised PUD was granted

On **May 20, 2024**, the City Council granted OYK's **first** request for an extension to **December 30, 2025**, for project completion, with several critical construction deadlines to move the project forward. OYK had indicated that the primary reason for its delay in building construction was its need to resolve the original contractor's improper installation of the project's underground stormwater detention system. **As part of the City Council's extension, OYK agreed to commence vertical construction of the building by September 9, 2024.**



**Photo of the site taken on May 20, 2024**

The date the project's first PUD extension was granted



**PROJECT APPROVAL HISTORY (cont.)**

On **September 9, 2024**, the City Council granted OYK's **second** request for an extension to **March 30, 2026**, for project completion, with several critical construction deadlines to move the project forward. OYK was unable to meet the first extension approval deadline to commence vertical construction of the building by September 9, 2024. **The City Council's motion for the second extension required the vertical construction of the building to begin by December 9, 2024, along with other specified construction deadlines.**



**Photo of the site taken on September 3, 2024**

The project's second PUD extension was granted on September 9, 2024

On **December 2, 2024**, the City Council granted OYK's **third** request for an extension to **March 16, 2026**, for project completion, with several critical construction deadlines to move the project forward. OYK was unable to meet the second extension approval deadline of **December 9, 2024** to commence vertical construction of the building, along with other construction deadlines.



**Photo of the site taken on November 25, 2024**

The project's PUD third extension was granted on December 2, 2024

**PROJECT APPROVAL HISTORY (cont.)**

In their November 21, 2024 request for a third extension, OYK wrote:

***"We respectfully request that the City Council adopt the construction schedule previously submitted by OYK. This schedule reflects the practical challenges on the ground, realistic timelines for each phase of work, and ensures continued progress without compromising safety or quality. Adopting this schedule would provide a fair and reasonable framework for project completion .... We urge the City Council to recognize these realities and adopt our proposed construction schedule to facilitate smooth progress."***

**Per OYK's request, the City Council's December 2, 2024 motion for the third extension corresponded with OYK's submitted construction schedule. It required vertical construction of the building to start by April 1, 2025, along with other construction deadlines.** The City Council's December 2, 2024, meeting minutes reflect that "Mr. Hadid pledged to meet the timeframe he provided." The photo taken on April 1, 2025 below shows that OYK has failed to meet this requirement.



**Photo of the site taken on April 1, 2025**

**STAFF RECOMMENDATION**

**Staff recommends revoking the project's approval due to failure to comply with the conditions of The Avant at Five Points Third Amendment to the PUD Development Agreement.**

It is noted that OYK has submitted a fourth extension request to the City Council for consideration, requesting that the City Council adopt a revised construction schedule outlined in the informational packet. This updated schedule pushes the start of vertical construction of the first floor back just under seven months from April 1, 2025 to October 28, 2025.

**MOTION**

Move to revoke, as per The Avant at Five Points Third Amendment to the PUD Development Agreement, the PUD Step One – Concept Plan, Revised PUD Step Two – Site Plan, and Tree Removal Permit approval for The Avant at Five Points. OYK shall, at its own cost, remove all incomplete structures and foundations from the site and restore the site as directed by staff in accordance with City Ordinances within 90 days, which is Monday, July 7, 2025. If OYK fails to restore the site as directed, then the City Manager and/or his designee shall be authorized, but not required, to take any reasonable action to enforce the City Council's order, including but not limited to legal action, invoicing the applicant for work performed by the City that OYK fails to complete, and to place a lien against the property if the OYK does not pay such costs incurred by the City.

I CONCUR:



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BRANDON SKOPEK, ASSISTANT CITY MANAGER





## PUBLIC HEARING NOTICE

April 1, 2025

Mr. Fred Hadid, PE  
OYK Engineering and Construction  
930 W. Auburn Rd  
Rochester Hills, MI 48307

RE: Notice - Public Hearing Scheduled for Potential Revocation of Approval  
The Avant at Five Points PUD – 3355 Five Points Drive

Dear Mr. Hadid:

This letter is provided to notify you that the Auburn Hills City Council has scheduled a public hearing for **Monday, April 7, 2025 at 7:00 p.m.**

The purpose of the public hearing is to consider, pursuant to the Third Amendment to the PUD Development Agreement, the potential revocation of the Planned Unit Development Option approval previously granted by the City Council for The Avant at Five Points.

If you have any further questions regarding the above, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Cohen', with a long horizontal line extending to the right.

Steven J. Cohen, AICP  
Director of Community Development

cc: Thomas A. Tanghe, City Manager  
Derk Beckerleg, City Attorney  
Laura Pierce, City Clerk



**CITY OF AUBURN HILLS**  
REGULAR CITY COUNCIL MEETING  
MINUTES - **EXCERPT**

DECEMBER 2, 2024

**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, 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, Mgr of Fleet & Roads Hefner, Community Development Director Cohen, Asst to Dir./Construction Coord. Lang, Accountant Faulk, Assistant to the City Manager Hagge, Engineer Juidici

20 Guests

**4. UNFINISHED BUSINESS**

**8a. Motion – To extend the Revised PUD Step Two - Site Plan and Tree Removal Permit Approval / The Avant at Five Points.**

Mr. Cohen presented the extension request for the Avant at Five Points apartment complex. The project has received several extensions for completion of the project with the final extension stating that if the expectations were not met, the PUD could be voluntarily terminated unless City Council extended an approval. The expectations set and approved at the September 9, 2024 City Council have not been met.

Mr. Hadid commented that he believes he can meet the expectations that have been made. He stated that the number of staff he has is sufficient for the next step of the process and are under contract meet the April 1<sup>st</sup> deadline. He also commented that he has the finances to complete the project. He shared that he has created the construction schedule as he has with his other projects and will continue to move forward.

Mr. Cohen stated that they are providing Mr. Hadid with every opportunity possible to succeed. Mr. Hadid pledged to meet the timeframe he provided.

Mayor Marzolf commented that he does not feel that there is enough equipment nor staff to finish the project.

**Moved by McDaniel, Seconded by Verbeke.**

**RESOLVED:** To adopt Option A as set forth in the staff report. (Attachment B)

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

No: None

**Resolution No. 24.12.187**

**Motion Carried (7 - 0)**

## ATTACHMENT B

### OPTION A

Move to extend the Revised PUD Step Two – Site Plan and Tree Removal Permit approval for The Avant at Five Points from July 1, 2024 to March 16, 2026, subject to the following conditions:

1. The City Attorney shall update the Second Amendment to the Development Agreement by revising the conditions of this extension approval. If OYK fails to sign and return the updated agreement to the City by noon on **December 16, 2024**, then the applicant will voluntarily terminate the Planned Unit Development approval.
2. If OYK meets the completion deadline for Item #1 but fails to begin the vertical construction of the first floor in accordance with the City-approved Building Permit by **April 1, 2025**, then the applicant will voluntarily terminate the Planned Unit Development approval. *Vertical construction of the first floor shall correspond to the start of Item #14 – Installation of the First-Floor CFS Wall Panels per OYK's construction schedule submitted on November 21, 2024.*
3. If OYK meets the completion deadline for Item #2 but fails to completely erect and enclose the entire building (including roof, windows, and doors) in accordance with the City-approved Building Permit by **January 2, 2026**, then OYK will voluntarily terminate the Planned Unit Development approval. *The enclosure of the entire building shall correspond to the completion of Item #24 – Windows and Store Front Installation per OYK's construction schedule submitted on November 21, 2024.*
4. OYK shall complete all site improvements and landscaping per the approved Site Plan by **January 2, 2026**. *The landscaping installation shall correspond with Item #43 – Landscaping per OYK's construction schedule submitted on November 21, 2024.*
5. OYK shall complete the development and obtain a final Certificate of Occupancy Permit from the City by **March 16, 2026**. *Obtaining the final Certificate of Occupancy Permit shall correspond with Item #48—Certificate of Occupancy per OYK's construction schedule submitted on November 21, 2024.*
6. If the Planned Unit Development approval is terminated, then OYK shall, at its own cost, remove all incomplete structures and foundations from the site and restore the site as directed by staff in accordance with City Ordinances. If OYK fails to restore the site as directed, then the City Manager and/or his designee shall be authorized to take any reasonable action to enforce the City Council's order, including but not limited to legal action, invoicing the applicant for work performed by the City that the OYK fails to complete and to place a lien against the property if the OYK does not pay such costs incurred by the City.

March 31, 2025

**Steven J. Cohen**

Director of Community Development

1827 N. Squirrel Road

Auburn Hills, MI 48326

**Subject: Avant at Five Points PUD Development Agreement – Request for Extension**

Dear Mr. Cohen,

Please be advised that I am retained counsel for OYK Engineering and Construction, Inc., and OYK Five Points LLC (collectively “OYK”), the developer and builder of Avant at Five Points (“Avant”). OYK would like to update the City of Auburn Hills on the status of the Avant project, with the looming April 1, 2025, vertical construction initiation deadline, and request an additional extension.

As you are aware, Avant is located on a property that requires a strategic approach to ensure safe and efficient construction. The building’s layout presents logistical challenges, making it necessary to carefully plan and execute the basement and overall structure in stages. During past presentations to City Council, OYK clearly outlined the significant obstacles it faces, particularly in constructing the underground garages and managing the infrastructure, including the detention system. These complexities, compounded by the unique characteristics of the site, require careful execution to ensure safety and quality. Despite these efforts and explanations, the continuously imposed schedules do not align with the practical realities of this project.

**Status of Underground Garage Construction**

The City recently experienced one of the coldest winters in years. OYK kept a crew on-site for weeks and made significant progress, but continuing at that pace due to this severe weather became unfeasible and cost-prohibitive. The extreme temperatures and high moisture levels caused the ground to freeze solid, making excavation incredibly difficult. The frozen soil was tough on equipment, and once removed, it remained in large, unusable chunks that complicated backfilling and transportation. OYK also incurred significant extra costs for fuel, labor, and concrete-related expenses, including non-chloride additives, fuel surcharges, hot water charges, cartage fees due to restricted load limits, and water removal costs to prevent freezing.

Despite these severe challenges, OYK was able to make significant progress with the underground garage and foundation construction. **Exhibit A** (status as of 12/2/24) and **Exhibit B** (status as of 3/26/25), are illustrations of the underground garage and foundation construction since December.

OYK is currently waiting for frost restrictions on Michigan roads to be lifted. Five Points Drive is a Class B road, which limits the weight trucks can carry. With the ground beginning to thaw, OYK is now addressing water accumulation in the basement area. Our survey crew is scheduled to conduct an as-built survey of the

basement walls completed so far, and this data will be provided to our structural steel fabricator. Materials are on hand and OYK is ready to begin fabrication as soon as the final measurements are received. The structural steel must be installed before further backfilling to ensure the basement walls remain structurally supported. This type of construction requires the structural steel, joists, and decking to be installed as the job progresses to prevent the walls from shifting or collapsing due to ground movement and backfilling pressure.

The next immediate task is to manage water on-site and clean up debris left from winter, ensuring a dry and workable environment. OYK is committed to continue preventing disruptions to the surrounding neighborhood by minimizing mud and debris on nearby roads caused by trucking and construction activities. While these conditions add complexity to the project, OYK is prepared to work through the challenges and remains fully committed to completing the job.

#### **Key Points and Commitments:**

1. **Underground Construction Complexities:** The environmental (weather and ground conditions), technical and logistical demands of constructing the underground garages have continued to be significant, especially in ensuring the integrity, safety and maintenance of critical infrastructure.
2. **Safety and Security:** The site remains fully secure, fenced, and compliant, with no adverse effects on neighboring properties, businesses, or residents.
3. **Continuous Commitment:** OYK and its crew have been working diligently without interruptions and full coordination with the building department and inspectors, except during severe weather conditions. Our team remains committed to advancing the project responsibly and efficiently.

#### **Request for Adopting the Revised and Updated Construction Schedule**

Given the continued complexities of this project, OYK request that any future completion deadlines be set with greater consideration for site conditions and construction feasibility, avoiding overly restrictive timelines. OYK has every intention to move this project forward and has enclosed as **Exhibit C** its latest proposed milestones for future construction. This schedule reflects the current practical challenges on the ground, realistic timelines for each phase of work, and ensures continued progress without compromising safety or quality. Weather, tariffs, availability of materials, site conditions, and engineering challenges may all contribute to possible delays or ebbs and flows of this project which could prohibit OYK to meet these projected milestones, despite its earnest predictions and best efforts.

OYK has made a significant financial investment to this project to date, and has its own motivation to complete this project as soon as possible. It proposes that the City and OYK simply agree on a Certificate of Completion date of October 23, 2026, without acute or unrealistic interim deadlines, due to the ebbs and flow of the project, weather cycles, and OYK's commitment to steady progress to completion. The progress of this project is consistently monitored by the City's engineers. OYK would like to concentrate on the completion of this project, and avoid the stress of quarterly threats of termination.



**Invitation for a Site Visit**

OYK extends an invitation to you, the Mayor, and City Council members to visit the job site to witness firsthand the progress being made. This visit would provide valuable insight into the complexities OYK is managing and demonstrate the hard work and effort our team has invested to overcome these challenges.

**Conclusion**

It is crucial to emphasize that delays or challenges primarily impacts OYK as developers, both financially and logistically. OYK's focus remains on completing this project with integrity and quality, ensuring it is done safely, securely, and OYK urges the City Council to recognize these realities due to facilitating smooth progress.

OYK sincerely appreciates your time and consideration of this matter. Please do not hesitate to contact me or Mr. Hadid if you require further information or wish to arrange a site visit.

Sincerely,

A handwritten signature in blue ink that reads "Benji J. Aloia". The signature is fluid and cursive, with the first name "Benji" being more prominent.

Benjamin J. Aloia

Ecc: Derk W. Beckerleg, [Dbeckerleg@secrestewardle.com](mailto:Dbeckerleg@secrestewardle.com)  
Client

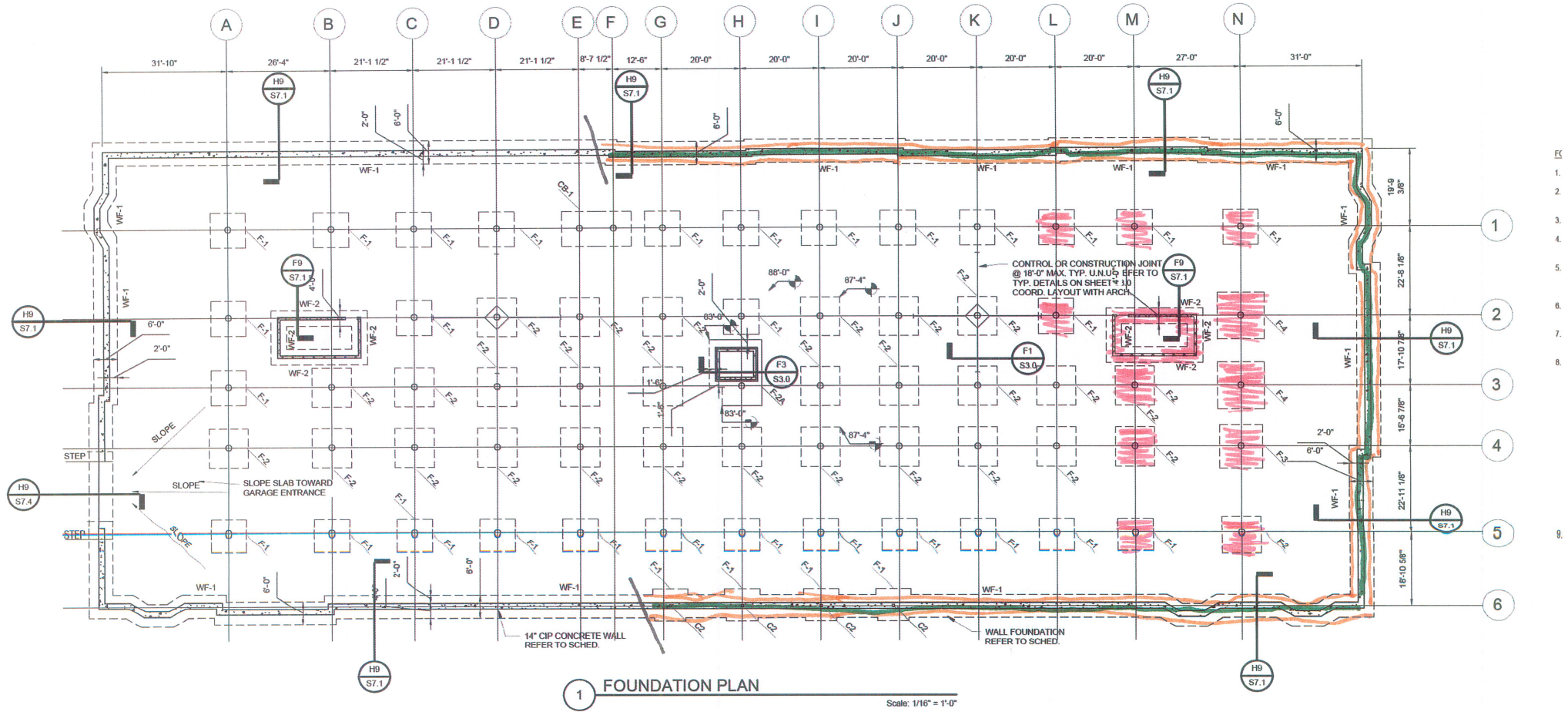
# **EXHIBIT A**

**Interior Footings**  
POURED TO DATE

**SPREAD FOOTING**  
TO DATE

**WALLS POURED**  
TO DATE

12/2/24



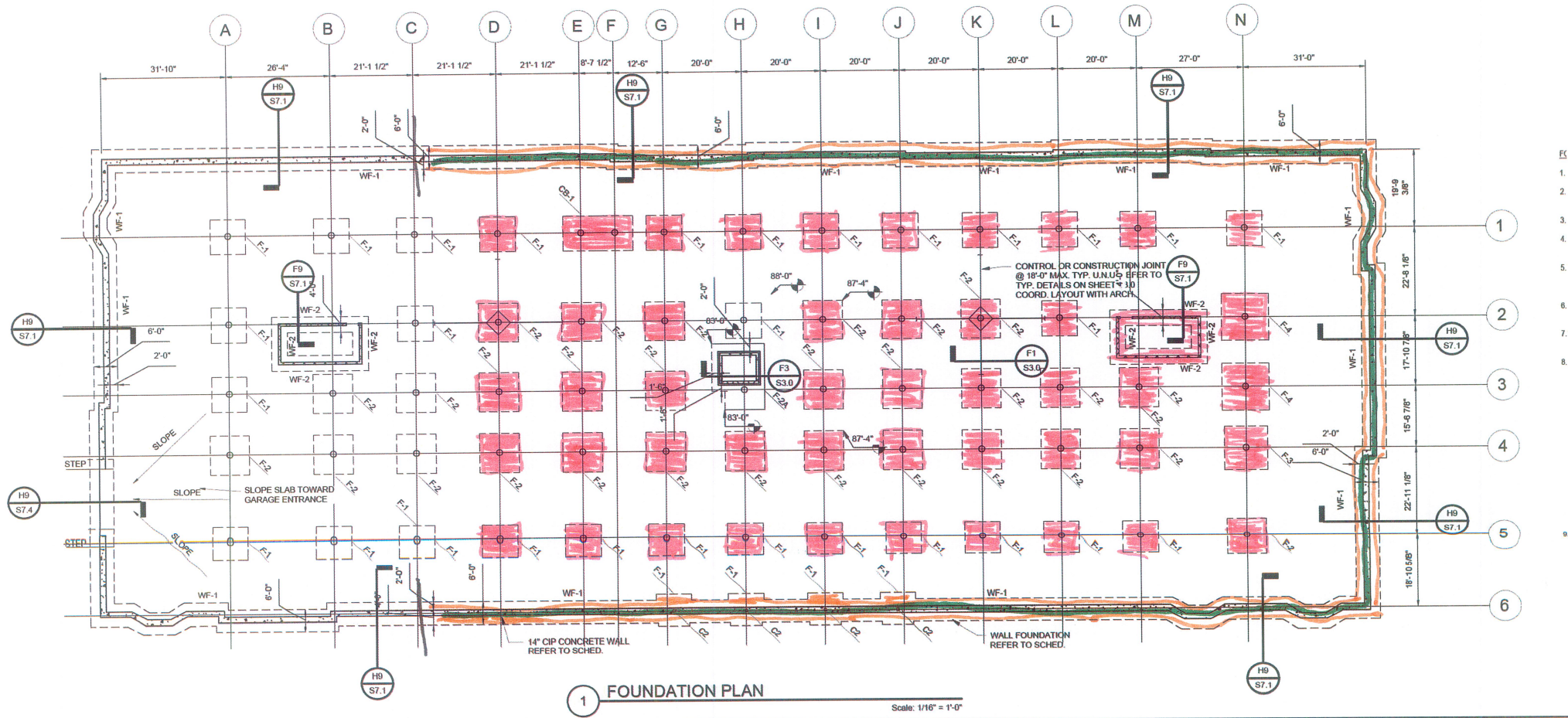
# **EXHIBIT B**

**Interior Footings**  
POURED TO DATE

**SPREAD Footing**  
TO DATE

**WALLS POURED**  
TO DATE

3/26/25



# **EXHIBIT C**



Tentative Schedule March 2025												
ID	Task Name	Duration	Start	Finish	2025				2026			
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	City Review update and partial approval	114 days	Wed 1/3/24	Mon 6/10/24	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
2	Site Grading and Infrastructure	114 days	Wed 1/3/24	Mon 6/10/24								
3	Foundation Excavation	290 days	Fri 6/21/24	Thu 7/31/25								
4	Footing and Piers	290 days	Fri 6/21/24	Thu 7/31/25								
5	Foundations	290 days	Fri 6/21/24	Thu 7/31/25								
6	Concrete Columns	290 days	Fri 6/21/24	Thu 7/31/25								
7	Garage Slab Prep	290 days	Fri 6/21/24	Thu 7/31/25								
8	Place Garage Floor Concrete	91 days	Fri 5/23/25	Fri 9/26/25								
9	Retaining Wall Parking Ramp	91 days	Fri 5/23/25	Fri 9/26/25								
10	Garage Level Structural Steel	91 days	Fri 5/23/25	Fri 9/26/25								
11	Elevator and Stair Tower	91 days	Fri 5/23/25	Fri 9/26/25								
12	Steel Stair Installation	60 days	Mon 9/1/25	Fri 11/21/25								
13	First floor slab	60 days	Tue 9/16/25	Mon 12/8/25								
14	First Floor CFS Wall Panels	60 days	Tue 10/28/25	Mon 1/19/26								
15	Second Floor Joist and Decking	15 days	Tue 1/13/26	Mon 2/2/26								
16	Second floor slab	10 days	Mon 2/9/26	Fri 2/20/26								
17	Second Floor CFS wall panels	25 days	Mon 2/23/26	Fri 3/27/26								
18	Third floor joist and decking	15 days	Mon 3/30/26	Fri 4/17/26								
19	Third floor Slab	10 days	Mon 4/20/26	Fri 5/1/26								
20	Thired floor CFS wall panels	30 days	Mon 5/4/26	Fri 6/12/26								
21	Roof Joist and decking	30 days	Mon 5/4/26	Fri 6/12/26								
22	Roof Framing	30 days	Mon 5/4/26	Fri 6/12/26								
23	Roofing	60 days	Mon 5/18/26	Fri 8/7/26								
24	Windowes & Store front installation	90 days	Mon 5/4/26	Fri 9/4/26								
25	Mason & siding	120 days	Mon 3/2/26	Fri 8/14/26								
26	Electrical Rough-in	95 days	Mon 2/2/26	Fri 6/12/26								
27	Plumbing Rough-in	95 days	Mon 2/2/26	Fri 6/12/26								
28	HVAC Rough-in	95 days	Mon 2/2/26	Fri 6/12/26								
29	Fire Alarm & Supresion	95 days	Mon 2/2/26	Fri 6/12/26								
30	Drywall Installation and Taping	120 days	Mon 4/6/26	Fri 9/18/26								
31	painting	120 days	Mon 5/11/26	Fri 10/23/26								
32	Electrical Final	90 days	Mon 6/8/26	Fri 10/9/26								
33	Plumbing Final	90 days	Mon 6/8/26	Fri 10/9/26								
34	HVAC Final	90 days	Mon 6/8/26	Fri 10/9/26								
35	Fire Alaram & Supresion Final	90 days	Mon 6/8/26	Fri 10/9/26								
36	Flooring	90 days	Mon 6/22/26	Fri 10/23/26								
37	Door & hardware	90 days	Mon 6/22/26	Fri 10/23/26								
38	Kitchen & Appliance	90 days	Mon 6/22/26	Fri 10/23/26								
39	Security & IT	90 days	Mon 6/22/26	Fri 10/23/26								
40	Curb & Entries concrete	60 days	Mon 7/6/26	Fri 9/25/26								
41	Exterior Lighting & Signs	60 days	Mon 7/6/26	Fri 9/25/26								
42	Landscape	60 days	Mon 7/6/26	Fri 9/25/26								
43	Garage Finishing & Doors	60 days	Mon 7/6/26	Fri 9/25/26								
44	Site concrete/sidewalk	60 days	Mon 7/6/26	Fri 9/25/26								
45	Final Grading and Paving	60 days	Mon 7/6/26	Fri 9/25/26								
46	Punch List	60 days	Mon 8/3/26	Fri 10/23/26								
47	Clean-Up	60 days	Mon 8/3/26	Fri 10/23/26								
48	Certificate of Occupancy	30 days	Mon 9/14/26	Fri 10/23/26								



2991 S. Livernois Road, Suite 206 - Rochester Hills, MI 48307 | 248-656-7695

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November 21, 2024

**Steven J. Cohen**

Director of Community Development  
1827 N. Squirrel Road  
Auburn Hills, MI 48326

**Subject: Request for Construction Schedule Adjustment and Continued Progress Update**

Dear Mr. Cohen,

I am writing on behalf of OYK to address the ongoing progress of our project at Five Points and to formally reiterate our request for the City of Auburn Hills to adopt the construction schedule previously provided. This schedule, now reattached, is based on the realities of our site conditions, the challenges faced, and the progress achieved to date.

During our presentation to the City Council in September, we clearly outlined the significant obstacles we face, particularly in constructing the underground garages and managing the infrastructure, including the detention system. These complexities, compounded by the unique characteristics of the site, require careful execution to ensure safety and quality. Despite these efforts and explanations, the imposed schedule does not align with the practical realities of this project.

### **Key Challenges and Efforts**

1. **Underground Construction Complexities:** The technical and logistical demands of constructing underground garages have been significant, especially in ensuring the safety and maintenance of critical infrastructure.
2. **Safety and Security:** The site remains fully secure, fenced, and compliant, with no adverse effects on neighboring properties, businesses, or residents.
3. **Continuous Commitment:** OYK and its crew have been working diligently without interruptions and full coordination with the building department and inspectors, except during severe weather conditions. Our team remains committed to advancing the project responsibly and efficiently.

### **Request for Adopting the Construction Schedule**

We respectfully request that the City Council adopt the construction schedule previously submitted by OYK. This schedule reflects the practical challenges on the ground, realistic timelines for each phase of work, and ensures continued progress without compromising safety





**2991 S. Livernois Road, Suite 206 - Rochester Hills, MI 48307 | 248-656-7695**

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or quality. Adapting this schedule would provide a fair and reasonable framework for project completion.

### **Invitation for a Site Visit**

We extend an invitation to you, the Mayor, and City Council members to visit the job site to witness firsthand the progress being made. This visit would provide valuable insight into the complexities we are managing and demonstrate the hard work and effort our team has invested to overcome these challenges.

### **Conclusion**

It is crucial to emphasize that delays or challenges primarily impact us as developers, both financially and logistically. Our focus remains on completing this project with integrity, ensuring it is done safely, securely, and to the highest standards. We urge the City Council to recognize these realities and adopt our proposed construction schedule to facilitate smooth progress.

We sincerely appreciate your time and consideration of this matter. Please do not hesitate to contact me if you require further information or wish to arrange a site visit.

Sincerely,

Thank you

Fred M. Hadid, PE

**Attachment:** Updated Construction Schedule





**CITY OF AUBURN HILLS**  
**REGULAR CITY COUNCIL MEETING**  
**MINUTES - EXCERPT**

SEPTEMBER 9, 2024

**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, and Verbeke

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, Deputy Klassen, Chief of Police Gagnon, Director Cohen, Asst to Dir./Construction Coord. Lang, Economic Developer Carroll, Appraiser of Commercial Properties Griffin, DPW Director Baldante, Mgr of Fieldstone Hierlihy, Mgr of Municipal Properties Wisser, Assistant to the Manager Hagge, Engineer Juidici, Engineer Driesenga

18 Guests

**8. UNFINISHED BUSINESS**

**8a. Motion – To extend the Revised PUD Step Two - Site Plan and Tree Removal Permit Approval / The Avant at Five Points**

Mr. Cohen presented the request for an extension for the Avant at Five Points Drive which was originally approved five years ago. He commented that three months ago this project was to have the first floor completed as part of conditions of the approval. Mr. Cohen provided that they have worked with a number of timelines and set the timelines based on a discussion that took place in May. Those timelines were not met. He shared that there has to be some movement on their part to get more resources into the site. There is a lot of work to be completed, and they need to accelerate their progress.

Council voiced their concerns about the delays in the project and that they have not met the deadlines that have been requested of them. Council stated that they are understanding of delays due to Covid, but at this time there needs to be more progress. Mayor Marzolf stated that in the time this project has been going on, many other projects have been designed and occupied.

Mr. Hadid of OYK Engineering & Construction and the Project Manager, Jim Tack were present. They stated that the reason for the delays were based on the approval of the permits, water/rain issues and complex construction that is a logistical issue. It was also shared that they could not move forward until the detention system was 100% complete.

Mr. Tanghe mentioned that the city is a development friendly community and is attentive to both the residents and businesses within the community. He commented that he did not appreciate the city being blamed for the delays. He stated that the initial installation was done incorrectly and that it had to be torn out and then installed correctly.

Mr. McDaniel asked Mr. Hadid if he felt this project could fulfill the recommendations of the first floor going vertical by December 9<sup>th</sup> ~~and if is this realistic.~~ and if this is realistic.

Mr. Hadid commented that they are moving forward on a continuous basis and that as soon as the foundation is installed, then everything will be put in place.

Mr. Tack commented that it is a stringent request and requested clarification as to what was needed by the December 9<sup>th</sup> deadline.

Mr. Lang provided clarification stating that first floor construction, meaning the parking deck, is to be done and the issue that is currently going on in the structural set between what is the first floor, and the parking deck division is resolved. He stated that currently they are waiting on revisions from DesighHaus for OYK. He reiterated that the roof of the parking deck needs to be done, and the first floor needs to be going up.

Mr. McDaniel questioned Mr. Hadid if these conditions could be met by the December 9<sup>th</sup> deadline and if not, what would be completed at that time.

Mr. Hadid stated that he did not think that he could make that deadline and stated that according to his schedule, the first-floor installation would be March 2025. He shared that the issues are more than the progress, there is a lot of structural steel in the lower level that is all tied in the joist, the bar joist, the decking, and the floor pours. There are two stair towers that go all the way to the basement and the elevator shaft, balancing all of this. The logistics of the site will affect everything around it.

Attorney Beckerleg stated that the applicant has basically asked for no deadlines, and that is unworkable when a project has gone on this long. He shared that Mr. Hadid has not stated that he won't meet the deadline, he did not state that they cannot meet the deadlines. There is a distinction between the two.

Mr. McDaniel stated that it is not in the best interest of the city to vacate the project and leave the material there. He understands that steel has been ordered. He commented directly to Mr. Hadid that if the deadlines were not met, he will not need to come back before this board that he has already signed that he will vacate the project.

Mr. Hadid stated that the contract says so. He commented that this project has had a lot of challenges. He is hopeful to have the Certificate of Occupancy in February 2026 and that in March of 2025 is when they plan to go vertical.

Ms. Verbeke stated that she is not in favor of voting for something that is going to fail.

**Moved by Knight, Seconded by Hawkins.**

**RESOLVED: To selection Option A**

**OPTION A**

**To extend the Revised PUD Step Two – Site Plan and Tree Removal Permit approval for The Avant at Five Points from July 1, 2024 to March 30, 2026, subject to the following conditions:**

- 1. The City Attorney shall update the First Amendment to the Development Agreement by revising the conditions of this extension approval. If OYK fails to sign and return the updated agreement to the City by noon on September 23, 2024, then the applicant will voluntarily terminate the Planned Unit Development approval.**

2. If OYK meets the completion deadline for Item #1 but fails to begin the vertical construction of the first floor in accordance with the City-approved Building Permit by December 9, 2024, then the applicant will voluntarily terminate the Planned Unit Development approval.
3. If OYK meets the completion deadline for Item #2 but fails to completely erect and enclose the entire building (including roof, windows, and doors) in accordance with the City-approved Building Permit by June 1, 2025, then OYK will voluntarily terminate the Planned Unit Development approval.
4. OYK shall complete all site improvements and landscaping per the approved Site Plan by November 15, 2025.
5. OYK shall complete the development and obtain a final Certificate of Occupancy Permit from the City by March 30, 2026.
6. If the Planned Unit Development approval is terminated, then OYK shall, at its own cost, remove all incomplete structures and foundations from the site and restore the site as directed by staff in accordance with City Ordinances. If OYK fails to restore the site as directed, then the City Manager and/or his designee shall be authorized to take any reasonable action to enforce the City Council's order, including but not limited to legal action, invoicing the applicant for work performed by the City that the OYK fails to complete and place a lien against the property in the OYK does not pay such costs incurred by the City.

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

**No:** Verbeke

**Resolution No. 24.09.137**

**Motion Carried (6 - 1)**



**CITY OF AUBURN HILLS**  
**REGULAR CITY COUNCIL MEETING**  
**MINUTES - EXCERPT**

**MAY 20, 2024**

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**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 and Verbeke

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Roberts, City Clerk Pierce, Deputy Chief of Police McGraw, Fire Chief Massingill, DPW Director Baldante, Manager of Fleet & Roads Hefner, Community Development Director Cohen, Asst to Dir./Construction Coord Lang, Deputy Assessor Collias, Economic Development Manager Carroll, Assistant to the Manager Hagge, Engineer Juidici & Driesenga

19 Guests

**4. NEW BUSINESS**

**9e. Motion - To extend the Revised PUD Step Two - Site Plan and Tree Removal Permit Approval / The Avant at Five Points.**

Mr. Cohen presented the request from OYK Engineering & Construction for an extension of The Avant's PUD approval due to construction delays associated with addressing the incorrect installation of the project's underground stormwater detention system. He explained the background of the project and noted that a condition of the City Council's approval of the revised project required that the development, including all site improvements, be completed by July 1, 2024. He noted that the detention system has now been resolved and is functioning, but the project will not be completed by July 1<sup>st</sup>. He stated that Mr. Hadid, with OYK Engineering & Construction, believes that the project will be complete in 18 months, once construction begins on the building foundations.

Fred Hadid, owner and developer of the project, explained that the delays were caused by difficulties with the underground detention system. It is now complete and ready for the foundation. Mr. Juidici confirmed that they have not noted any residual or additional water issues related to the development.

Mayor Marzolf expressed concerns that it is too much building for the site, the water issues, and the substantial amount of permit fees that have not been paid. In addition, he stated his concern that the wetland that was filled in.

Mr. Hadid confirmed for Council that he is able to meet the deadlines in the motion.

**Moved by Knight, Seconded by McDaniel.**

**RESOLVED:** To extend the Revised PUD Step Two – Site Plan and Tree Removal Permit approval for The Avant at Five Points from July 1, 2024 to December 30, 2025, subject to the following conditions:

1. The First Amendment to the Development Agreement previously drafted by the City Attorney after the revised project's March 20, 2023 approval has yet to be signed by all parties and recorded with the Oakland County Register of Deeds. The City Attorney shall update the First Amendment to the Development Agreement by adding the conditions of this extension approval. If OYK Engineering and Construction (the applicant) fails to sign and return the updated agreement to the City by June 7, 2024, then the applicant will voluntarily terminate the Planned Unit Development approval.
2. If the applicant meets the completion deadline for Item #1 but fails to begin pouring the foundations of the building by June 25, 2024, in accordance with the City-approved Building Permit, then the applicant will voluntarily terminate the Planned Unit Development approval. The applicant shall obtain Building Permit approval from the Building Official and pay the Building Permit and Building Plan review fees totaling \$149,672 to the City before the commencement of this work.
3. If the applicant meets the completion deadline for Item #2 but fails to begin the vertical construction of the first floor in accordance with the City-approved Building Permit by September 9, 2024, then the applicant will voluntarily terminate the Planned Unit Development approval.
4. If the applicant meets the completion deadline for Item #3 but fails to completely erect and enclose the entire building (including roof, windows, and doors) in accordance with the City-approved Building Permit by March 1, 2025, then the applicant will voluntarily terminate the Planned Unit Development approval.
5. The applicant shall complete all site improvements and landscaping per the approved Site Plan by October 15, 2025.
6. The applicant shall complete the development and obtain a final Certificate of Occupancy Permit from the City by December 30, 2025.
7. If the Planned Unit Development approval is terminated, then the applicant shall, at its own cost, remove all incomplete structures and foundations from the site and restore the site as directed by staff in accordance with City Ordinances. If the applicant fails to restore the site as directed, then the City Manager and/or his designee shall be authorized to take any reasonable action to enforce the City Council's order, including but not limited to legal action, invoicing the applicant for work performed by the City that the applicant fails to complete and to place a lien against the property if the applicant does not pay such costs incurred by the City.

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

**No:** Marzolf

**Resolution No. 24.05.81**

**Motion Carried (6 - 1)**



**CITY OF AUBURN HILLS**  
**REGULAR CITY COUNCIL MEETING**  
**MINUTES - EXCERPT**

MARCH 20, 2023

**CALL TO ORDER:** Mayor McDaniel at 7:00 PM.

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

Present: Mayor McDaniel, Council Members Carrier, Cionka, Knight, Marzolf, Verbeke

Absent: Council Member Hawkins

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Ballantyne, City Clerk Pierce, Police Chief Gagnon, Fire Chief Massingill, DPW Director Baldante, Mgr of Fleet & Roads Hefner, Mgr of Municipal Properties Wisser, Mgr. of Public Utilities Deman, Community Development Director Cohen, City Planner Keenan, Construction Coord Lang, Management Assistant Hagge, Engineers Juidici & Driesenga

13 Guests

**9. NEW BUSINESS**

**9a. Motion – To approve the Revised PUD Step Two – Site Plan and Tree Removal Permit / The Avant at Five Points.**

Mr. Cohen presented the revisions for The Avant at Five Points PUD project and shared that this project was originally approved by City Council on November 18, 2019. He stated that the developer is wanting to change the interior units from 61 units to 68 units, removing the option for three-bedroom dwellings. These will be rental units per the original agreement. He stated that the physical structure will not be changing, only the interior designs. These changes will require seventeen additional parking spaces. He explained that there have been two main issues causing concerns from residents in the area: landscaping and excess water.

Mr. Hadid, owner of OYK Engineering and Construction was present.

Mr. Juidici explained that the existing water issues are due to the high-water table. He stated that swales will be installed to manage the different elevations allowing water to exit into the Hobart Drain and the storm water system, which at this time is only partially installed. It was also explained that there will be trees installed on the property to help with landscaping issues.

Patty Hassett, 2471 Joswick, addressed her concerns regarding the excess water and the workmanship of the project.

Mario DiBartolomeo, 2401 Joswick, spoke to the concerns regarding the craftsmanship and the elevation of the building.

Mayor McDaniel shared that he understands the concerns of the residents. However, he believes the engineering firm will make sure the developer follows the Development Agreement, or they do not get an occupancy permit. He also stated that the engineers have confirmed that what has been proposed will help the current water situation. Staff will handle any concerns with the wall through Code Enforcement. He reminded City Council that this area is zoned for B-2, which could allow for another type of establishment to be developed here.



Mr. Cohen reported that this land is zoned as B-2 but with a PUD overlay. He stated the PUD will address concerns with the wall. He stated that the wall, that was being referenced, did not display proper workmanship, so it was torn down and rebuilt and now displays a high level of workmanship.

Mr. Marzolf stated that he appreciates all the efforts that have been made. He stated that he has a fundamental problem with developing a wetland area. He also questioned the harmonious relationship with the development and the neighborhood, and this may have a detrimental effect on the natural characteristics of the parcel. He feels that there is too much of a development for too small of an area and expressed concern with water issues in the future that will be difficult to remedy.

Ms. Verbeke also shared her concerns regarding this development and is not in favor of developments where there are wetlands. She stated that Council has a responsibility to make sure the PUD is in the best interest of the community. She commented that if she lived in this area, she would have problems with the excess water as well. However, she stated she also understands the situation from the developer's point of view and his struggles with trying to complete a project through difficulties which have delayed the project.

**Moved by Cionka, Seconded by Knight.**

**RESOLVED: To accept the Planning Commission's recommendation and approve the Revised PUD Step Two – Site Plan and Tree Removal Permit for The Avant at Five Points to construct a multiple-family residential development, subject to the conditions of the City's Administrative Review Team. The revised project, including all site improvements, shall be completed by July 1, 2024.**

**VOTE: Yes: Carrier, Cionka, Knight, McDaniel, Verbeke**

**No: Marzolf**

**Resolution No. 23.03.032**

**Motion Carried (5- 1)**



CITY OF AUBURN HILLS  
PLANNING COMMISSION  
MINUTES - **EXCERPT**

March 8, 2023

**CALL TO ORDER:** Chairperson Ouellette called the meeting to order at 7:00 p.m.

**ROLL CALL:** Present: **Sam Beidoun, Dominick Tringali, Laura Ochs, Cynthia Pavlich, Brian Marzolf, Greg Ouellette**  
Absent: Carolyn Shearer, Chauncey Hitchcock, Ray Saelens  
Also Present: Director of Community Development Steve Cohen, City Planner Shawn Keenan  
Guests: 10

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

**5. PETITIONERS**

**5a. The Avant at Five Points (7:02 p.m.)**  
**Public Hearing/Motion – Recommendation to City Council for approval of the Revised PUD Step Two – Site Plan and Tree Removal Permit to construct a multiple-family residential development.**

Mr. Keenan explained that this is a request from OYK Engineering and Construction (OYK) for approval to revise the site plan, previously approved by City Council on November 18, 2019. The revised plans call for a 68-unit, low-rise multi-family residential development on the 2.66-acre parcel located at 3355 Five Points Drive that is zoned B-2, General Business district.

The applicant provided a letter from his attorney explaining the reason for the delay and the changes in the plan. The general appearance and function of the proposed building will remain the same as previously approved by the City Council with the following revisions to the site plan:

1. Seven apartment units were added to the building, increasing the total number from 61 to 68 units. The unit makeup is now closer to a 50/50 mix of one and two-bedroom units.
2. The building façade has fewer windows and balconies than the previously approved building.
3. Seventeen parking spaces were added to the outdoor parking lot, with the parallel parking spaces being converted to 90-degree parking spaces.
4. The drainage swale was extended along the north, west, and south property lines.
5. The number of landscape trees was increased from 65 to 75 trees with the extra trees to be planted in the west buffer.

All seven design elements from the previous plan are carried over to this plan. The applicant also agreed to further enhance the buffer by adding ten more trees to help address residents' concerns about vehicle headlights. Staff would like to note that the site design exceeds City standards for buffer area and screening requirements designed for developments that immediately abut a one-family zoning district.

Construction is anticipated to begin in spring 2023, with completion by spring 2024. The total investment is estimated at \$10 million.

**Peter Stuhlreyer, Designhaus Architecture, 3300 Auburn Road, Suite 300, Auburn Hills, MI 48326 and Fred Hadid, OYK Engineering & Construction, 30700 Telegraph Road, Franklin, MI 48025** and the rest of their team were available to answer any questions of the Commission.

Mr. Beidoun asked what precipitated the re-design to smaller units. Mr. Stuhlreyer explained that market analysis revealed that it would be prudent to modify the design given current conditions. The three-bedroom units were changed to one-bedroom units.

Mr. Marzolf stated he was concerned with the wetland area in 2019, and is still concerned. He asked the applicant how the standing water on the site is being handled. Mr. Stuhlreyer stated that drainage and excavation will be part of the engineering process. He explained that they will be installing two sump pumps to redirect the surface water.

Jim Tack, OYK Engineering, explained that around the holidays' OHM requested that a bulkhead be installed at the exit point. Prior to that, the water had been removed down to 2'. The applicant discovered that clay tiles had been installed years ago and the water was draining from the AT&T site. This was mostly surface water. The clay tiles have been removed, and repairs will be done to fix the detention area.

Mr. Marzolf asked if it could be spring fed. Mr. Tack stated that there was no underground spring. PEA and OHM have both been to the site. Mr. Stuhlreyer stated that they would not pursue the project if there was a concern with the engineering.

Ms. Ochs asked where the water was redirected to once those clay tiles were removed. Mr. Tack stated that the water was stopped from entering this property by removing those clay tiles draining water from the AT&T property.

Mr. Tringali asked if the elevation and height of the development would be staying the same as originally approved in 2019. Mr. Stuhlreyer confirmed that elevation and height have not changed.

Mr. Ouellette asked if the lighting on the property would stay on all night. Mr. Stuhlreyer explained that the lighting will be shielded in such a way as to shine down and will not leave the site. It is the minimum lighting required for safety. He stated that they would follow the code and provide calculations in the permitting process.

Mr. Cohen stated that the police department will require lighting to be on all night for safety and security purposes. It will be at a minimum level and directed downward.

Mr. Ouellette asked if the wall, berm and screening will be sufficient to protect neighboring properties from headlights. Mr. Stuhlreyer explained that the light will be completely shielded from Joswick. The applicant has measured the height of headlights on a number of larger vehicles. The 6' screening wall and 4' berm with trees on top will be more than sufficient to screen neighboring properties. He further explained that the proposal exceeds the City's standards.

Mr. Marzolf asked about the building permit that the applicant had referenced. Mr. Cohen explained that a building permit had been issued for construction under the original approved project. The applicant has chosen to modify their plan and will need to apply for a new permit if site plan amendments are approved.

Mr. Ouellette opened the public hearing at 7:26 p.m.

Patricia Hassett, 2471 Joswick, stated that she appreciated the work the applicant did to measure the headlights. She expressed concern with the water in the pond, concern with the underground parking and the noise from two constantly running sump pumps. She also stated that by changing the 3-bedroom units to 1-bedroom units there will be a lot more cars on the site, increasing traffic in the area.

Mario DiBartolomeo, 2401 Joswick, stated that he is concerned with the headlights. He feels the headlights will shine onto his property and requested that the applicant plant arbor vitae to help screen the area. He is also concerned with the water. Additionally, he questioned the applicant's hardship.

Mr. Ouellette asked the applicant to describe the noise from the sump pumps. Mr. Stuhlreyer explained that the sump pumps are submersible pumps in the parking structure, below the slab. The parking structure is enclosed and has a door. He confirmed that there will be no noise pollution from the sump pumps. Mr. Ouellette asked if the sump pump drains into the storm sewer. Mr. Stuhlreyer confirmed that it does drain into the storm sewer.

Mr. Beidoun asked if the applicant was open to adding arbor vitae to provide further screening for Mr. DiBartolomeo's property. Mike Pizzola, Designhaus, explained that 6'-8' evergreen trees are being planted. These trees will provide much more screening than arbor vitae. There will also be deciduous trees, and more evergreens adjacent to the parking area. Ornamental trees will be planted, as well as oak trees. There will be more screening designed to block headlights than is required by the City.

Mr. Tringali asked if engineering had reviewed the plan. Mr. Keenan stated that the swale has been extended and engineering has reviewed the storm management plan.

Ms. Ochs asked Ms. Hassett when she observed standing water. Ms. Hassett stated that there has not been a

time that water was not on the site. Mr. Stuhlreyer explained that the clay tiles were removed in the fall of 2021, following record rainfalls. A sump pump was used to pump out the water and it was reduced to a level of approximately 1'-2'. The current water table is below the proposed basement elevation.

Ms. Ochs stated that she is sensitive to preserving trees and asked whether it would be possible to include some arbor vitae to provide additional screening. Mr. Tack explained that it is possible; however, he cautioned that arbor vitae grow to be approximately 3' wide at maturity. An 8' tall evergreen will provide 5'-6' of screening. He explained that the tiered approach that is being proposed will provide a solid mass of screening.

Mr. Keenan explained that the city's woodland consultant has looked at the plan. The future growth of the trees is taken into consideration. The applicant's proposal exceeds what is required for developments built immediately adjacent to a one-family residential district. The distance from the closest parking spot to the closest house is 191'. He also reminded the Commission that headlights are designed to shine out and down and do not stay on indefinitely.

There being no further public comments, Mr. Ouellette closed the public hearing at 7:37 p.m.

**Moved by Beidoun to recommend to City Council approval of the Revised PUD Step Two – Site Plan and Tree Removal Permit for The Avant at Five Points to construct a multiple-family residential development, subject to the conditions of the City's Administrative Review Team. The revised project, including all site improvements, shall be completed by July 1, 2024.**

**Second by Tringali.**

**VOTE: Yes: Ochs, Tringali, Beidoun, Pavlich, Ouellette**

**No: Marzolf**

**Motion Carried (5-1)**



## CITY OF AUBURN HILLS

Regular City Council Meeting

Minutes - Excerpt

November 18, 2019

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**CALL TO ORDER:** Mayor McDaniel at 7:00 p.m.

**LOCATION:** City Council Chamber, 1827 N. Squirrel Road, Auburn Hills, MI 48326

Present: Mayor McDaniel, Council Members Burmeister, Hammond, Kittle, Knight, Moniz and Verbeke

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Grice, City Attorney Beckerleg, City Clerk Pierce, Fire Chief Taylor, Police Lieutenant Gagnon, Community Development Director Cohen, Recreation Director Hegdal, Senior Services Director Adcock, Finance Director/Treasurer Schulz, DPW Director Melchert, Deputy DPW Director Stahly, Director of Authorities Skopek, Deputy Clerk Klassen, Mgr of Business Development Carroll, City Engineer Juidici, Management Intern Hagge

30 Guests

### 15. NEW BUSINESS

15f. Motion – To approve the Combined PUD Step One – Concept Plan and PUD Step Two – Site Plan / The Avant at Five Points.

Mr. Cohen presented the new development of a 61 unit, low-rise multi-family residential district through the PUD option. He stated that this is the best use of the land for this area and has less of an impact on the surrounding residential areas than the current zoning for a B-2 district.

Mr. Peter Stuhleyer, of Designhaus and Mr. Fred Hadid and Mr. Motaz Kaakarli of OYK Engineering, LLC were present to answer any questions. Mr. Stuhleyer shared that this area is ideal for this project. He shared that the designers have worked hard to meet all the recommendations that have been asked of them by staff. This site will have underground parking and surface parking which makes this property unique. When designing the property all the setbacks have been followed to make this property fall into full compliance with the ordinance. The storm water will be maintained in an underground detention facility, eliminating standing water. Mr. Stuhleyer shared that there will be interior trash and mail rooms, small gym and the building will have high security with key fobs, cameras and onsite management. The site will also have four electronic charging stations. Mr. Kaakarli stated that City Staff expected high standards thought out the process and they have worked diligently to obtain that.

Mr. Knight shared that the Joswick street residents are concerned about the wetlands being taken away. Mr. Juidici clarified that the wetland area on this site is only 1.05 acre. He stated that this is a "pocket" wetland and there is an outlet from this wetland that runs to the existing Hobart drain which is owned by the County and runs close to Joswick road. This wetland area is not regulated under the DEQ since it is less than 5 acres in size and is not near an inland lake or stream. It is also not regulated by the City wetland ordinance because it is under two acres and is not within 500 feet of a lake or stream nor is it critical to the protection of State resources. Mr. Juidici shared that the developer's proposal is to fill the wetland area that is on the site. He stated that the wetlands to the north of this site are not contiguous with this site and that it is isolated as its own pocket which outlets to the drain to the west. He stated that the intent is to drain towards the drain and then have the water carried away so that there is no standing water. Mr. Juidici stated that any issues with standing water for the residents on Joswick is a different matter. Mr. Moniz shared the concern regarding draining the detention pond by the YMCA. Mr. Juidici shared that there is possible wetland area nearby and that there is an existing detention pond that is part of the storm water management system for the YMCA.

Mr. Kittle questioned the need for pumps for the underground storm water storage. Mr. Stuhleyer stated that the underground storage, which collects from property to property, does not require pumps. He did share that the basement parking may require some type of sump pump to lift water to the storage area and then allow it to gravity drain into the storm sewer main. It was stated that the water on the site is standing water and not spring fed.

Mr. Burmeister shared his concerns regarding the traffic flow in the area, that there is no access to Joswick from the back of the development. He is concerned with traffic flow on Squirrel Road during rush hour and having backups on the surrounding streets. Lieutenant Gagnon stated that vehicles cannot be prohibited from utilizing city streets but he will look at prohibited turns onto Five Points Drive.

Mr. Knight and Mr. Kittle shared their thoughts regarding converting these apartments to condominiums. Mr. Knight wondered if this was a trend anymore with construction companies. Mr. Stuhleyer stated that it was an option that was presented to them but they do not intend to construct condominiums at this time. Mr. Kittle stated that he would love to see units that were for sale due to the City needing more home ownership. Mr. Stuhleyer stated that the provision of underground parking, could make these apartments convert to condominiums.

Mayor McDaniel provided time for residents to speak on the topic but clarified that this was not a public hearing.

Ms. Antonia Flores, 2379 Joswick Rd was present to share her opposition with this project. She spoke on the water pressure issues she has with her property. She is concerned that she could have sinkholes that might develop on her property due to this construction.

Mr. Mario DiBartolomeo, 2401 Joswick was present to share his opposition with this project. He stated that he is concerned that the thinking is the two wetlands are not connected. He stated that the wetlands are important and does feel that they are covered under the wetland articles in the City Ordinance.

Mr. Patrick Hassett, 2471 Joswick was present to share his opposition with this project. He stated that his concern is for the high density of people in this area.

Mr. Marzolf questioned the possibility of an open retention pond. Mr. Stuhleyer stated that it was discussed but not opted for because of the trees it would effect. The retention pond would not allow for the berm. If the retention pond were to be placed to the front of the property it would push the building too far back onto the property. It was discussed that the berm would be roughly five feet in height with plantings on top of that. The design was created to avoid headlights from being a nuisance to the residents on Joswick. Mr. Burmeister stated that he is hoping the trees that are on the property will continue to be a shield to the nearby residents.

Mr. Moniz stated that he originally voted no on this project at the Planning Commission meeting because he wanted to take a closer look at the issues and concerns of the residents. He stated that after taking time to review and walk the property that he is hoping this project will be good neighbors to the residents on Joswick.

Mr. Knight stated that he was not in support of this project until he saw that the PUD would bring about the best use of the property.

Mayor McDaniel stated that he wouldn't want the property to stay vacant or have something else built that would not be pleasant to the surrounding residents.

**Moved by Knight, Seconded by Kittle.**

**RESOLVED: To accept the Planning Commission's recommendation and to approve the combined PUD Step One – Qualification / Step Two – Site Plan for The Avant at Five Points subject to the conditions of the City's Administrative Review Team.**

**VOTE: Yes: Burmeister, Kittle, Knight, McDaniel, Moniz**

**No: Marzolf**

**Resolution No. 19.11.189**

**Motion Carried (5 - 1)**



## CITY OF AUBURN HILLS PLANNING COMMISSION MINUTES

October 16, 2019

**CALL TO ORDER:** Chairperson Ouellette called the meeting to order at 7:00 p.m.

**ROLL CALL:** Present: Moniz, Hitchcock, Ochs, Beidoun, Mendieta, Pederson, Ouellette  
Absent: Shearer, Pierce  
Also Present: Director of Community Development Cohen, City Planner Keenan, City Engineer Juidici  
Guests: 21

**LOCATION:** City Council Chamber, 1827 N. Squirrel Road, Auburn Hills, MI 48326

### 5. PETITIONERS

**5b. The Avant at Five Points (f.k.a. Residences of Five Points (7:24 p.m.)  
Public Hearing/Motion – Recommendation to City Council for combined PUD Step One –  
Qualification/Step Two – Site Plan approval.**

Mr. Cohen introduced the request from OYK Engineering and Construction to build a 61-unit, low-rise multi-family residential development on 2.66 acres of land located north of University Drive, between Joswick Road and Five Points Drive. The parcel is zoned B-2, General Business district. The City's Master Land Use Plan allows the City Council, after Planning Commission recommendation, to approve this type of land use deviation via the PUD process. Mr. Cohen further explained that from a planning and zoning standpoint, multi-family residential land use is traditionally utilized on parcels like this to buffer commercial uses from nearby lower density single-family residential areas.

Mr. Cohen stated that, based on input from both the adjacent property owners and staff, the applicant worked to mitigate potential land-use conflicts in the following ways:

1. Lowering the building height from three stories to two stories on the Joswick Road side;
2. Positioning the building to be over 100' away from the west property line near Joswick Road;
3. Proposing a new concrete masonry screen along Joswick Road that connects to and is consistent with the existing adjacent masonry screen wall located along the roadway.
4. Preserving the existing tree stand and underbrush adjacent to Joswick Road in its natural state, with the addition of a 4-foot tall landscaped berm to create a buffer separation between the development and the roadway.
5. Significantly reducing the size of the surface parking lot by creating a secured underground parking garage with controlled access.
6. There will be no exterior trash receptacle. A trash storage area has been incorporated into the north side of the building.
7. Light poles will be shorter than required by City ordinance with LED cut-off fixtures specifically designed to direct light downward and to not allow light trespass.
8. There will be no pedestrian or vehicular access to Joswick Road.

Mr. Cohen stated that construction is expected to begin in September 2020, with completion by May 2021. The total investment is estimated at \$15 million.

**Peter Stuhlreyer, DesignHaus Architecture, 301 Walnut Blvd., Rochester, MI** was available to answer any questions of the Commission. Mr. Stuhlreyer stated that they have met with the neighbors on Joswick Road a number of times, and have designed the project so as to minimize the impact to the neighbors. The proposed berm and setback on the Joswick Road side is designed with the adjoining owners in mind. There will be no balconies on that side and the height of the building has been reduced to two stories on the Joswick Road side. He explained that most of the parking will be underground, providing major security for the tenants.

Ms. Pederson asked if the screening on the Joswick Road side could be higher. Mr. Stuhlreyer explained that it is



the perspective of the photograph that makes the vehicles look like they are above the screening.

Ms. Pederson asked if there is a concern that the three-bedroom apartments will be used by students, increasing the number of tenants that can be in each apartment. Mr. Stuhldreier explained that the price point for the apartments would not support student housing. He also confirmed that there will be a manager on-site.

Mr. Moniz asked where the water from the site will flow. Mr. Juidici explained that the stormwater drainage will be contained on-site with an underground detention system that will run to the County drain. He further explained that while the Hobart drain is clear, some of the yards on Joswick Road have obstructions. The drain was constructed in the late 60s/early 70s.

Mr. Moniz asked if there were any assurances to the residents on Joswick Road that they will be protected if issues arise. Mr. Juidici stated that he does not believe there will be adverse impacts, which would cause the pre-existing water issues on Joswick Road to be increased. Mr. Stuhldreier stated that because they will be handling all water on-site, he does not foresee any increased impact. They have discussed the possibility of a west edge catch basin, if necessary. If the water were to ever crest the road on the west side, a catch basin could be installed. Mr. Juidici confirmed that Joswick Road was built with ditches on either side, and the Hobart drain was designed to deal with both sides.

Mr. Moniz asked if the underground garage would have security cameras. Mr. Stuhldreier stated that there would be cameras and full fire suppression. It is anticipated that all residents will utilize the underground parking with any visitor parking utilizing the spaces on the south side.

Mr. Moniz expressed concern that this development will open up the possibility of additional PUD developments on Five Points Drive. Mr. Cohen reminded the Commission that the City has full control over the granting of PUD developments.

Mr. Ouellette asked whether these will be apartments or condominiums. Mr. Stuhldreier stated that they are being developed as apartments. That may change in the future, but not anytime soon.

Mr. Beidoun asked whether there will be electric charging stations. Mr. Stuhldreier confirmed that there will be four spaces.

Mr. Ouellette opened the public hearing at 7:47 p.m.

**Mario Di Bartolomeo, 2401 Joswick, Auburn Hills, MI** stated that he represents most of the property owners on Joswick Road, who are adamantly opposed to this proposal and have signed a petition to this effect. He noted several issues as follows:

- Joswick Road already experiences water issues. Filling in the wetlands could possibly redirect the excess water to their already saturated properties;
- The additional traffic will cut through Joswick Road to get to Walton, increasing traffic through their neighborhood;
- This is a high-density development that is not in keeping with their half-acre lots;
- This high-density development opens the door for other high traffic generating developments;
- The 24-hour unwanted noise and constant traffic impacting the quiet neighborhood;
- A commercial building with a retention pond on-site would be better suited.

**Patrick Hassett, 2471 Joswick, Auburn Hills, MI** stated that he has a major concern putting an excess of 120 people on this small parcel of land. He feels that it is too high a density for the area. He further expressed concern with the water issues and thanked the Planning Commission and DesignHaus for attempting to work with the property owners.

**Antonia Flores, 2379 Joswick, Auburn Hills, MI** expressed concern with the water issues on Joswick Road. She is also concerned that cut-through traffic, which is already a problem, will become an even greater issue. She asked if it would be possible to have speed bumps installed.

**Kay Reinke, 2359 Dexter Road, Auburn Hills, MI** stated that traffic cuts through Joswick Road in excess of 60 mph. She stated that while the police monitor it, they are not there during peak times.

**Robert Kittle, 4027 Hillsdale Drive, Auburn Hills, MI** does not feel that this development is a good use of the property. He does not feel that additional apartment buildings are needed in the area. He believes that young people are looking for affordable houses, and another apartment building would encourage a transient population. He stated that apartment buildings do not serve the residents and taxpayers of Auburn Hills.

Hearing no further comments, Mr. Ouellette closed the public hearing at 8:06 p.m.

Mr. Beidoun asked for further explanations regarding the water issue. Mr. Juidici explained that the water issues on Joswick Road are not related to the development of this site. The homes on Joswick Road were built in an area with a high water table. The groundwater flows to the south and east toward Galloway Creek, not backward toward Joswick Road. The water levels in the pond on the proposed site fluctuate seasonally.

Mr. Ouellette asked how this site was chosen for this development. Mr. Stuhlreyer explained that the applicant looked at properties along Five Points Drive. This site has been vacant for a number of years.

Mr. Ouellette asked whether Joswick Road could be posted "No Through Traffic." Mr. Juidici stated that he does not believe it could be designated this way because it is a public road. In order to change the designation, it would have to be changed to a private road. He further explained that traffic on Joswick Road has increased over the last couple of years due to a number of large construction projects that are now nearing completion. This may alleviate some of the cut-through traffic.

Mr. Moniz stated that he is very concerned with the water flow and the cut-through traffic on Joswick Road.

Mr. Stuhlreyer stated that this proposal offers much less density than could be proposed according to the zoning. The applicant began meeting immediately with the neighbors in order to bring the best proposal forward, offering the least impact to the neighbors.

Mr. Hitchcock stated that he is impressed with the efforts of both the residents and the developer. He stated that he felt the developer made every effort to lessen the impact on the neighbors and work with them.

Ms. Pederson asked what would make the project work better for the neighbors. Mr. Di Bartolomeo stated that because the property is zoned B-2, some type of commercial project would be more fitting for the area.

Mr. Moniz asked if there has been any interest in a commercial project for the site. Mr. Cohen stated that over his 20-year career at the City, he has not seen any commercial development interest in the property. He further stated that the question would be best addressed by the property owner, Tom Vestevich. Mr. Cohen explained that there is no guarantee that a future developer with a commercial project would be as willing to mitigate any potential nuisances/land use conflict with the adjacent residential area as this developer has been willing to do via the PUD negotiation process.

Mr. Ouellette stated that while the Commission needs to remain cognizant of the objections of the neighbors, they also have to consider what is best for the City as a whole.

Mr. Mendieta asked whether it would be possible to install speed bumps on Joswick Road. Mr. Juidici explained that traffic calming studies have shown that overall, speed bumps on a straight stretch of road actually cause significant speed increases. People tend to accelerate at a higher rate between the speed bumps. They would also create an issue with road maintenance and emergency vehicles.

Ms. Ochs asked if there was anything that could make this project more acceptable to the Joswick Road residents. Mr. Di Bartolomeo stated that the water issues would need to be addressed in writing that any issues would be corrected for them, and they would like Joswick Road to be designated as a dead-end road.

Ms. Ochs stated that Joswick Road experiences water issues without the site being developed because of the wetlands. The developer will be doing a lot to mitigate the problems and it is possible that issues would resolve to some extent. Mr. Juidici explained that the development would have an on-site water management system. That underground management system is the same whether the property is developed with this proposal or with a commercial proposal. There will be a sophisticated water system to keep water out of the area. The developer will manage the water to protect his investment. Further, traffic in a commercial development would be significantly higher than a residential use.

Ms. Ochs asked whether there was a way for residents to document their current water situation to show any change if the property is developed. Mr. Juidici explained that a baseline study would have to be done over a number of years, taking into account a number of variables.

Chairman Ouellette allowed additional public comment.

Mr. Di Bartolomeo stated that he has a petition signed by 13 property owners along Joswick Road. A copy of the petition was given to Mr. Keenan (attached).

**Moved by Hitchcock to recommend to City Council approval of the combined PUD Step One – Qualification/Step Two-Site Plan for The Avant at Five Points subject to the conditions of the City’s Administrative Review Team.  
Second by Beidoun.**


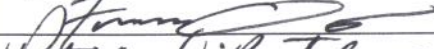
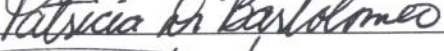


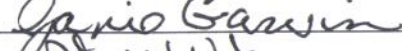


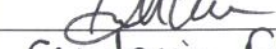
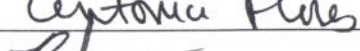




**VOTE: Yes: Pederson, Mendieta, Ochs, Hitchcock, Beidoun, Ouellette  
No: Moniz**

**Motion Carried (6-1)**

# **Petition in relation in to the new development proposal at 3555 Five points Drive**

Petition promoter- M. Di Bartolomeo 2401 Joswick Road - 586-212-6857 Initiated 9/28/2019

**We the undersigned do not want changes made to the area's zoning or implementation of a Planned Unit Development**

Printed name	Address	Signature	Date
MARIO D. BARTOLOMEO	2401 JOSWICK		9-28-2019
FRANCO DI BARTOLOMEO	2391 JOSWICK		9-28-19
Patricia Di Bartolomeo	2401 Joswick		9/28/2019
PATRICK W. HASSETT	2471 JOSWICK		9/28/2019
KATRICA A HASSETT	2471 Joswick		9/28/2019
JARVIS M. GARVIN	2335 JOSWICK		9/28/2019
PETER WINTER	2359 Joswick		9/28/2019
Amanda Hollen	2429 Joswick		9/28/2019
Dale Coats	undeveloped lot Joswick		9/30/2019
Antonia Flores	2379 JOSWICK Rd		9/30/2019
BRETT JOHNSON	2275 JOSWICK		10/3/2019
Craig Hurst	2321 Joswick		10/3/2019
Glenn Nelson	2459 Joswick		10/4/2019
Nicholas Demattin	2303 Joswick Rd.		10/20/19
THE SIGNATURES ABOVE REPRESENT VIRTUALLY 100% OF THE HOMEOWNERS ON JOSWICK			



Dear Members of the Auburn Hills Planning Commission,

The citizen property owners on Joswick road have reviewed the Five Points proposal documentation you sent. We have reviewed and discussed your proposal prior to this October 16, 2019 Planning Commission meeting. In the paragraphs below we have compiled and brought you the reasons we are unified and against this proposal.

We have been informed the proposed building site will be filled in and the water that currently flows in to that natural basin will be displaced or redirected. Filling in that large body of water that resides there poses the risk that residents might experience additional water on their properties. The city and the engineering firm have clearly stated they cannot and will not accept any liability risk. We feel none of the residents should be asked to accept that risk either.

We know from firsthand experience that there will be additional traffic if sixty-one additional rentals are built across the street. The easiest way to access Walton is to cut through Joswick. An increase in traffic occurred when the apartment buildings went up on the other side of Five Points. Increasing traffic on our residential street will hurt property values, increases the noise level, and presents an increased danger due to reckless speeding. Here too there is no reason to support such a construction project as there is only downside to the residents.

The MSU credit union located next to the proposed property development is moving. If the Five Points project is approved, it could open the door for further multiunit projects which would further drive an increase in traffic. Visitors to commercial buildings generally stay on the main roads and do not learn the quick short cuts. There is no reason the Joswick home owners would want to accept the possibility of even more traffic and road noise.

A sixty-one unit complex across the street will certainly add seven day a week noise to a relatively quiet neighborhood. The density of our neighborhood is one household per  $\frac{1}{2}$  acre. Your high density proposal is not what the citizens that purchased homes on Joswick expected, your proposal would definitely change the character of the neighborhood. The home owners knew the types of buildings they would be living next to before buying. Commercial buildings are generally busy during weekdays but in the evenings and weekends it really quiets down.

The original city planners assigned the proposed building site as B2. With the growing University and recent medical school addition there will be a need for supporting businesses requiring commercial buildings. A commercial building with an engineered retention pond would be well suited for that site. There is no reason to deviate from their well laid out plan. The Joswick citizens stand with the original planners zoning assignment (B2) in conformance and without deviation just as the parcels adjacent to it.

Accompanying this letter is a petition signed by virtually all of the Joswick citizens stating we do not want a change in zoning or a PUD implemented. We are missing just two signatures because we are still trying to make contact with them. Should this petition have to be presented at the city council meeting we anticipate it to be at a 100% proposal rejection.

The Joswick road citizens recommend rejecting this proposal prior to the November City Council meeting.

Your point of contact should you have any questions is-

Mario Di Bartolomeo

2401 Joswick, mario@comcast.net, 586-212-6857

October, 16, 2019



## **AVANT AT FIVE POINTS THIRD AMENDMENT TO PUD DEVELOPMENT AGREEMENT**

This Avant at Five Points Third Amendment to PUD Development Agreement ("Third Amendment") dated December 13<sup>th</sup>, 2024 by and between the City of Auburn Hills, a Michigan municipal corporation ("City") and OYK Engineering and Construction, a Michigan corporation ("Developer") is entered into to confirm certain rights and obligations relating to the development and use of an approximately 2.66-acre parcel of property located in the City of Auburn Hills, Michigan, and more particularly described on the attached Exhibit A hereto (the "Property" and/or the "Subject Property").

### **BACKGROUND**

- A. The Developer is the owner of the approximately 2.66-acre parcel of property located north of University Drive between and on Joswick Road and Five Points Drive in Auburn Hills, Michigan, as legally described and depicted on Exhibit A which is attached hereto and incorporated herein by reference.
- B. Pursuant to Section 1830 of the Auburn Hills Zoning Ordinance, the Developer applied for approval of the Site Plan on file with the Auburn Hills Community Development Department (the "Site Plan") which is part of the PUD process for the apartment development being known as Avant at Five Points ("Avant at Five Points") and on November 18, 2019 the Auburn Hills City Council approved combined PUD Step One – Qualification and PUD Step Two – Site Plan Approval ("Site Plan and PUD Approval"), for the Avant at Five Points, subject to several conditions including, but not limited to, the condition that the Developer and the City enter into a Development Agreement. The Developer and the City did enter into such a Development Agreement on January 20, 2020.
- C. Due to the 2020 COVID 19 Pandemic and the economic shutdown appurtenant to that global event and other unrelated delays, the Developer was unable to timely develop the site pursuant to the original Development Agreement.
- D. In 2023, the Developer applied to the City for approval to revise the PUD Step Two Site Plan and Tree Removal Permit previously approved by the City Council on November 18, 2019. The revised development will consist of 35 one-bedroom and 33 two-bedroom units ranging from 475 square feet to 1,060 square feet in size, with the general appearance and function of the proposed building remaining the same as previously approved by the City Council.
- E. The Planning Commission met to consider the application to revise the PUD Step Two Site Plan on March 8, 2023.
- F. On March 20, 2023, the City Council met to consider the application to revise the PUD Step Two Site Plan and Tree Removal Permit. The Council considered tree coverage, drainage concerns, and concerns about inspections and the quality of the construction and the City Council on March 20, 2023 approved the revised PUD Step Two Site Plan and Tree Removal Permit subject to the conditions of the Administrative Review Team outlined in the Development Agreement, as amended.
- G. On May 20, 2024, the City Council granted Developer's request for an extension of time for various completion dates for the Avant at Five Points project and on June 4, 2024, the parties hereto entered into the Avant at Five Points First Amendment to PUD Development Agreement, containing among other things the extended completion dates.
- H. On September 9, 2024, the City Council granted Developer's request for an additional extension of time for the various completion dates for the Avant at Five Points project, which extended the completion dates as set forth in the Avant at Five Points Second Amendment to PUD Development Agreement.



- I. On December 2, 2024, the City Council granted Developer's request for an additional extension of time for the various completion dates for the Avant at Five Points project, which extended completion dates are contained in this Avant at Five Points Third Amendment to PUD Development Agreement.
- J. It is the purpose of this Third Amendment to confirm the rights and obligations of the Developer and the City with respect to the development and use of the Subject Property and to set forth the new completion dates.

**NOW, THEREFORE**, for good and valuable consideration given, the receipt of which is hereby acknowledged by the parties, it is agreed as follows:

1. **Amended Site Plan.** The Developer shall develop the Project in accordance with the Revised PUD Step Two Site Plan and Tree Removal Permit approved by the City Council on March 20, 2023. The final development shall consist of 35 one-bedroom units and 33 two-bedroom units for a total of 68 units contained in a three-story building. The three-story building shall adhere to the façade, dimensions, setbacks, height requirements, and all other dimensional and other requirements as shown in the approved Revised Site Plan on file with the Auburn Hills Community Development Department.
2. **Sufficient Parking Spaces.** The Developer shall, at its own cost, provide for an additional 17 parking spaces in the outdoor parking lot for a total of 100 outdoor parking spaces in addition to the 70 underground parking spaces located in the garage.
3. **Completion Date.**
  - A. The Developer shall sign this Third Amendment to PUD Development Agreement and return said Third Amendment to PUD Development Agreement to the City by Noon on December 16, 2024. If the Developer fails to sign and return the Third Amendment to PUD Development Agreement to the City by Noon on December 16, 2024, then the Developer will voluntarily terminate the Planned Unit Development approval.
  - B. If the Developer meets the completion deadline for Item A, but fails to begin the vertical construction of the first floor in accordance with the City-approved Building Permit by April 1, 2025, then the Developer will voluntarily terminate the Planned Unit Development approval. Vertical construction of the first floor shall correspond to the start of Item #14-Installation of the First Floor CFS Wall Panels, per OYK's construction schedule submitted on November 21, 2024.
  - C. If the Developer meets the completion deadline for Item B, but fails to completely erect and enclose the entire building (including roof, windows, and doors) in accordance with the City-approved Building Permit by January 2, 2026, then the Developer will voluntarily terminate the Planned Unit Development approval. The enclosure of the entire building shall correspond to the completion of Item #24-Windows and Store Front Installation, per OYK's construction schedule submitted on November 21, 2024.
  - D. The Developer shall complete all site improvements and landscaping per the approved Site Plan by January 2, 2026. The landscaping installation shall correspond with Item #43-Landscaping, per OYK's construction schedule submitted on November 21, 2024.
  - E. The Developer shall complete the development and obtain a final Certificate of Occupancy Permit from the City by March 16, 2026. Obtaining the final Certificate of Occupancy Permit shall correspond to Item #48-Certificate of Occupancy, per OYK's construction schedule submitted on November 21, 2024.
  - F. If the Planned Unit Development approval is terminated, then the Developer shall, at its own cost, remove all incomplete structures and foundations from the Subject Property and restore the Subject Property as directed by staff in accordance with City Ordinances. If the Developer fails to restore the Subject Property as directed, then the City Manager and/or his designee shall be authorized to take any reasonable action to enforce the City Council's order, including but not limited to legal action, invoicing the Developer for work performed by the City that the Developer fails to complete and to place a lien against the Subject Property if the Developer does not pay such costs incurred by the City.
4. **Trees.** Twenty-one additional trees shall be planted at the Developer's own expense for a total of eighty-six replacement trees. The Development shall plant eighty-six replacement trees as shown in the updated site and landscape plan.



5. **Incorporation.** Except as specifically amended in this Avant at Five Points Third Amendment to PUD Development Agreement, and Revised PUD Step Two Site Plan and Tree Removal Permit, all other terms, conditions, and requirements of the Development Agreement, as amended, remain in full force and effect.

**THIS AVANT AT FIVE POINTS THIRD AMENDMENT TO PUD DEVELOPMENT AGREEMENT** is executed by the respective parties on the date specified with the notarization with their names.

OYK Engineering and Construction,  
a Michigan corporation

By: [Signature]  
Name: Fred Hadid  
Its: Owner

STATE OF MICHIGAN )  
 )ss  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2024, by Fred Hadid, the Owner of OYK Engineering and Construction, a Michigan corporation, on behalf of said corporation.

CHRISTIE NAZAL  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires 02-15-2029  
Acting in the County of Oakland

[Signature]  
Notary Public  
Macomb County, Michigan  
My Commission Expires: 2-15-2029  
Acting in Oakland County

CITY OF AUBURN HILLS,  
a Michigan municipal corporation

By: [Signature]  
Brian Marzolf, Mayor

By: [Signature]  
Laura Pierce, City Clerk

STATE OF MICHIGAN )  
 )ss  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2024, by Brian Marzolf, as Mayor, and Laura Pierce, as City Clerk, on behalf of the City of Auburn Hills, a Michigan municipal corporation, on behalf of the corporation.

[Signature]  
Notary Public  
Oakland County, Michigan  
My Commission Expires: 11-24-29  
Acting in Oakland County

Drafted by and when recorded return to:

Derk W. Beckerleg  
2600 Troy Center Drive  
P.O. Box 5025  
Troy, MI 48007-5025

9455557

KRISTINE M. KLASSEN  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires Nov. 24, 2029  
Acting in the County of Oakland

# EXHIBIT A

## Legal Description of the Parcel

LOT 2, WESSON ESTATES SUB NO. 1, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, AS  
RECORDED IN LIBER 35, PAGE 28, OAKLAND COUNTY RECORDS.

Contains 2.66 Acres Gross (2.22 Acres Net) of land.

Commonly known as: 3355 Five Points Drive, Auburn Hills, MI 48326

Tax Parcel No.: 14-13-126-008

## **AVANT AT FIVE POINTS SECOND AMENDMENT TO PUD DEVELOPMENT AGREEMENT**

This Avant at Five Points Second Amendment to PUD Development Agreement ("Second Amendment") dated Sept. 23rd, 2024 by and between the City of Auburn Hills, a Michigan municipal corporation ("City") and OYK Engineering and Construction, a Michigan corporation ("Developer") is entered into to confirm certain rights and obligations relating to the development and use of an approximately 2.66-acre parcel of property located in the City of Auburn Hills, Michigan, and more particularly described on the attached Exhibit A hereto (the "Property" and/or the "Subject Property").

### **BACKGROUND**

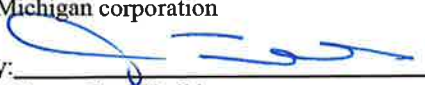
- A. The Developer is the owner of the approximately 2.66-acre parcel of property located north of University Drive between and on Joswick Road and Five Points Drive in Auburn Hills, Michigan, as legally described and depicted on Exhibit A which is attached hereto and incorporated herein by reference.
- B. Pursuant to Section 1830 of the Auburn Hills Zoning Ordinance, the Developer applied for approval of the Site Plan on file with the Auburn Hills Community Development Department (the "Site Plan") which is part of the PUD process for the apartment development being known as Avant at Five Points ("Avant at Five Points") and on November 18, 2019 the Auburn Hills City Council approved combined PUD Step One – Qualification and PUD Step Two – Site Plan Approval ("Site Plan and PUD Approval"), for the Avant at Five Points, subject to several conditions including, but not limited to, the condition that the Developer and the City enter into a Development Agreement. The Developer and the City did enter into such a Development Agreement on January 20, 2020.
- C. Due to the 2020 COVID 19 Pandemic and the economic shutdown appurtenant to that global event and other unrelated delays, the Developer was unable to timely develop the site pursuant to the original Development Agreement.
- D. In 2023, the Developer applied to the City for approval to revise the PUD Step Two Site Plan and Tree Removal Permit previously approved by the City Council on November 18, 2019. The revised development will consist of 35 one-bedroom and 33 two-bedroom units ranging from 475 square feet to 1,060 square feet in size, with the general appearance and function of the proposed building remaining the same as previously approved by the City Council.
- E. The Planning Commission met to consider the application to revise the PUD Step Two Site Plan on March 8, 2023.
- F. On March 20, 2023, the City Council met to consider the application to revise the PUD Step Two Site Plan and Tree Removal Permit. The Council considered tree coverage, drainage concerns, and concerns about inspections and the quality of the construction and the City Council on March 20, 2023 approved the revised PUD Step Two Site Plan and Tree Removal Permit subject to the conditions of the Administrative Review Team outlined in the Development Agreement, as amended.
- G. On May 20, 2024, the City Council granted Developer's request for an extension of time for various completion dates for the Avant at Five Points project and on June 4, 2024, the parties hereto entered into the Avant at Five Points First Amendment to PUD Development Agreement, containing among other things the extended completion dates.
- H. On September 9, 2024, the City Council granted Developer's request for an additional extension of time for the various completion dates for the Avant at Five Points project, which extended completion dates are contained in this Avant at Five Points Second Amendment to PUD Development Agreement.
- I. It is the purpose of this Second Amendment to confirm the rights and obligations of the Developer and the City with respect to the development and use of the Subject Property and to set forth the new completion dates.

**NOW, THEREFORE**, for good and valuable consideration given, the receipt of which is hereby acknowledged by the parties, it is agreed as follows:

1. **Amended Site Plan.** The Developer shall develop the Project in accordance with the Revised PUD Step Two Site Plan and Tree Removal Permit approved by the City Council on March 20, 2023. The final development shall consist of 35 one-bedroom units and 33 two-bedroom units for a total of 68 units contained in a three-story building. The three-story building shall adhere to the façade, dimensions, setbacks, height requirements, and all other dimensional and other requirements as shown in the approved Revised Site Plan on file with the Auburn Hills Community Development Department.
2. **Sufficient Parking Spaces.** The Developer shall, at its own cost, provide for an additional 17 parking spaces in the outdoor parking lot for a total of 100 outdoor parking spaces in addition to the 70 underground parking spaces located in the garage.
3. **Completion Date.**
  - A. The Developer shall sign this Second Amendment to PUD Development Agreement and return said Second Amendment to PUD Development Agreement to the City by Noon on September 23, 2024. If the Developer fails to sign and return the Second Amendment to PUD Development Agreement to the City by Noon on September 23, 2024, then the Developer will voluntarily terminate the Planned Unit Development approval.
  - B. If the Developer meets the completion deadline for Item A, but fails to begin the vertical construction of the first floor in accordance with the City-approved Building Permit by December 9, 2024, then the Developer will voluntarily terminate the Planned Unit Development approval.
  - C. If the Developer meets the completion deadline for Item B, but fails to completely erect and enclose the entire building (including roof, windows, and doors) in accordance with the City-approved Building Permit by June 1, 2025, then the Developer will voluntarily terminate the Planned Unit Development approval.
  - D. The Developer shall complete all site improvements and landscaping per the approved Site Plan by November 15, 2025.
  - E. The Developer shall complete the development and obtain a final Certificate of Occupancy Permit from the City by March 30, 2026.
  - F. If the Planned Unit Development approval is terminated, then the Developer shall, at its own cost, remove all incomplete structures and foundations from the Subject Property and restore the Subject Property as directed by staff in accordance with City Ordinances. If the Developer fails to restore the Subject Property as directed, then the City Manager and/or his designee shall be authorized to take any reasonable action to enforce the City Council's order, including but not limited to legal action, invoicing the Developer for work performed by the City that the Developer fails to complete and to place a lien against the Subject Property if the Developer does not pay such costs incurred by the City.
4. **Trees.** Twenty-one additional trees shall be planted at the Developer's own expense for a total of eighty-six replacement trees. The Development shall plant eighty-six replacement trees as shown in the updated site and landscape plan.
5. **Incorporation.** Except as specifically amended in this Avant at Five Points Second Amendment to PUD Development Agreement, Revised PUD Step Two Site Plan and Tree Removal Permit, all other terms, conditions, and requirements of the Development Agreement, as amended by the Avant at Five Points First Amendment to PUD Development Agreement, remain in full force and effect.

**THIS AVANT AT FIVE POINTS SECOND AMENDMENT TO PUD DEVELOPMENT AGREEMENT** is executed by the respective parties on the date specified with the notarization with their names.

OYK Engineering and Construction,  
a Michigan corporation

By:   
Name: Fred Hadid  
Its: Owner



STATE OF MICHIGAN       )  
  )ss  
COUNTY OF OAKLAND       )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of September, 2024, by Fred Hadid, the Owner of OYK Engineering and Construction, a Michigan corporation, on behalf of said corporation.

CHRISTIE NAZAL  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires 02-15-2029  
Acting in the County of Oakland

Christie Nazal  
Notary Public  
Macomb County, Michigan  
My Commission Expires: 2-15-2029  
Acting in Oakland County

CITY OF AUBURN HILLS,  
a Michigan municipal corporation

By: Brian Marzolf  
Brian Marzolf, Mayor

By: Laura M. Pierce  
Laura Pierce, City Clerk

STATE OF MICHIGAN       )  
  )ss  
COUNTY OF OAKLAND       )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of September, 2024, by Brian Marzolf, as Mayor, and Laura Pierce, as City Clerk, on behalf of the City of Auburn Hills, a Michigan municipal corporation, on behalf of the corporation.

KRISTINE M. KLASSEN  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires Nov. 24, 2029  
Acting in the County of Oakland

Kristine M. Klassen  
Notary Public  
Oakland County, Michigan  
My Commission Expires: 11-24-2029  
Acting in Oakland County

Drafted by and when recorded return to:

Derk W. Beckerleg  
2600 Troy Center Drive  
P.O. Box 5025  
Troy, MI 48007-5025

9295748

# EXHIBIT A

## Legal Description of the Parcel

LOT 2, WESSON ESTATES SUB NO. 1, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 35, PAGE 28, OAKLAND COUNTY RECORDS.

Contains 2.66 Acres Gross (2.22 Acres Net) of land.

Commonly known as: 3355 Five Points Drive, Auburn Hills, MI 48326

Tax Parcel No.: 14-13-126-008

**AVANT AT FIVE POINTS FIRST AMENDMENT  
TO PUD DEVELOPMENT AGREEMENT**

This First Amendment to PUD Development Agreement ("Amendment") dated June 4<sup>th</sup>, 2024 by and between the City of Auburn Hills, a Michigan municipal corporation ("City") and OYK Engineering and Construction, a Michigan corporation ("Developer") is entered into to confirm certain rights and obligations relating to the development and use of an approximately 2.66-acre parcel of property located in the City of Auburn Hills, Michigan, and more particularly described on the attached Exhibit A hereto (the "Property" and/or the "Subject Property").

**BACKGROUND**

- A. The Developer is the owner of the approximately 2.66-acre parcel of property located north of University Drive between and on Joswick Road and Five Points Drive in Auburn Hills, Michigan, as legally described and depicted on Exhibit A which is attached hereto and incorporated herein by reference.
- B. Pursuant to Section 1830 of the Auburn Hills Zoning Ordinance, the Developer applied for approval of the Site Plan on file with the Auburn Hills Community Development Department (the "Site Plan") which is part of the PUD process for the apartment development being known as Avant at Five Points ("Avant at Five Points") and on November 18, 2019 the Auburn Hills City Council approved combined PUD Step One – Qualification and PUD Step Two – Site Plan Approval ("Site Plan and PUD Approval"), for the Avant at Five Points, subject to several conditions including, but not limited to, the condition that the Developer and the City enter into a Development Agreement. The Developer and the City did enter into such a Development Agreement on January 20, 2020.
- C. Due to the 2020 COVID 19 Pandemic and the economic shutdown appurtenant to that global event and other unrelated delays, the Developer was unable to timely develop the site pursuant to the original Development Agreement.
- D. In 2023, the Developer applied to the City for approval to revise the PUD Step Two Site Plan and Tree Removal Permit previously approved by the City Council on November 18, 2019. The revised development will consist of 35 one-bedroom and 33 two-bedroom units ranging from 475 square feet to 1,060 square feet in size, with the general appearance and function of the proposed building remains the same as previously approved by the City Council.
- E. The Planning Commission met to consider the application to revise the PUD Step Two Site Plan on March 8, 2023.
- F. On March 20, 2023, the City Council met to consider the application to revise the PUD Step Two Site Plan and Tree Removal Permit. The Council considered tree coverage, drainage concerns, and concerns about inspections and the quality of the construction and the City Council on March 20, 2023 approved the revised PUD Step Two Site Plan and Tree Removal Permit subject to the conditions of the Administrative Review Team outlined in this Development Agreement Amendment.
- G. It is the purpose of this Amendment to confirm the rights and obligations of the Developer and the City with respect to the development and use of the Subject Property.

**NOW, THEREFORE**, for good and valuable consideration given, the receipt of which is hereby acknowledged by the parties, it is agreed as follows:

- 1. **Amended Site Plan.** The Developer shall develop the Project in accordance with the Revised PUD Step Two Site Plan and Tree Removal Permit approved by the City Council on March 20, 2023. The final development shall consist of 35 one-bedroom units and 33 two-bedroom units for a total of 68 units contained in a three-story building. The three-story building shall adhere to the façade, dimensions, setbacks, height requirements, and all other dimensional and other

requirements as shown in the approved Revised Site Plan on file with the Auburn Hills Community Development Department.

2. **Sufficient Parking Spaces.** The Developer shall, at its own cost, provide for an additional 17 parking spaces in the outdoor parking lot for a total of 100 outdoor parking spaces in addition to the 70 underground parking spaces located in the garage.
3. **Completion Date.**
  - A. The Developer shall sign this First Amendment to PUD Development Agreement and return said First Amendment to PUD Development Agreement to the City by June 7, 2024. If the Developer fails to sign and return the First Amendment to PUD Development Agreement to the City by June 7, 2024, then the Developer will voluntarily terminate the Planned Unit Development approval.
  - B. If the Developer meets the completion deadline for Item A, but fails to begin pouring the foundations of the building by June 25, 2024, in accordance with the City-approved Building Permit, then the Developer will voluntarily terminate the Planned Unit Development approval. The Developer shall obtain Building Permit approval from the Building Official and pay the Building Permit and Building Plan review fees totaling \$149,672 to the City before the commencement of this work.
  - C. If the Developer meets the completion deadline for Item B, but fails to begin the vertical construction of the first floor in accordance with the City-approved Building Permit by September 9, 2024, then the Developer will voluntarily terminate the Planned Unit Development approval.
  - D. If the Developer meets the completion deadline for Item C, but fails to completely erect and enclose the entire building (including roof, windows, and doors) in accordance with the City-approved Building Permit by March 1, 2025, then the Developer will voluntarily terminate the Planned Unit Development approval.
  - E. The Developer shall complete all site improvements and landscaping per the approved Site Plan by October 15, 2025.
  - F. The Developer shall complete the development and obtain a final Certificate of Occupancy Permit from the City by December 30, 2025.
  - G. If the Planned Unit Development approval is terminated, then the Developer shall, at its own cost, remove all incomplete structures and foundations from the Subject Property and restore the Subject Property as directed by staff in accordance with City Ordinances. If the Developer fails to restore the Subject Property as directed, then the City Manager and/or his designee shall be authorized to take any reasonable action to enforce the City Council's order, including but not limited to legal action, invoicing the Developer for work performed by the City that the Developer fails to complete and to place a lien against the Subject Property if the Developer does not pay such costs incurred by the City.
4. **Trees.** Twenty-one additional trees shall be planted at the Developer's own expense for a total of eighty-six replacement trees. The Development shall plant eighty-six replacement trees as shown in the updated site and landscape plan.
5. **Incorporation.** Except as specifically amended in this First Amendment to PUD Development Agreement, Revised PUD Step Two Site Plan and Tree Removal Permit, all other terms, conditions, and requirements of the Development Agreement remain in full force and effect.

**THIS FIRST AMENDMENT TO PUD DEVELOPMENT AGREEMENT** is executed by the respective parties on the date specified with the notarization with their names.

OYK Engineering and Construction,  
a Michigan corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

*F. Haddad*  
*[Signature]*  
owner



CHRISTIE NAZAL  
Notary Public, State of Michigan  
County of Macomb

My Commission Expires 02-15-2029  
Acting in the County of Oakland

STATE OF MICHIGAN       )  
                                      )ss  
COUNTY OF OAKLAND     )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of June, 2024, by Fred Hadid, the Owner of OYK Engineering and Construction, a Michigan corporation, on behalf of said corporation.

Christie Nazal  
Notary Public  
Macomb County, Michigan  
My Commission Expires: 2-15-2029  
Acting in Oakland County

CITY OF AUBURN HILLS,  
a Michigan municipal corporation

By: Brian Marzolf  
Brian Marzolf, Mayor

By: Laura M Pierce  
Laura Pierce, City Clerk

STATE OF MICHIGAN       )  
                                      )ss  
COUNTY OF OAKLAND     )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of June, 2024, by Brian Marzolf, as Mayor, and Laura Pierce, as City Clerk, on behalf of the City of Auburn Hills, a Michigan municipal corporation, on behalf of the corporation.

KRISTINE M. KLASSEN  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires Nov. 24, 2029  
Acting in the County of Oakland

Kristine M. Klassen  
Notary Public  
Oakland County, Michigan  
My Commission Expires: 11-24-2029  
Acting in Oakland County

Drafted by and when recorded return to:

Derk W. Beckerleg  
2600 Troy Center Drive  
P.O. Box 5025  
Troy, MI 48007-5025

9100283

RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS

2020 FEB -6 PM 1:06

26823  
LIBER 53805 PAGE 787  
\$26.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
02/06/2020 01:26:38 P.M. RECEIPT# 21193  
PAID RECORDED - OAKLAND COUNTY  
LISA BROWN, CLERK/REGISTER OF DEEDS

**AVANT AT FIVE POINTS PUD**

**CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN**

**DEVELOPMENT AGREEMENT**

This Development Agreement ("Agreement") dated January 20, 2020 by and between the City of Auburn Hills, a Michigan municipal corporation ("City") and OYK Five Points LLC, a Michigan corporation ("Developer") is entered into to confirm certain rights and obligations relating to the development and use of an approximately 2.66 acre parcel of property located in the City of Auburn Hills, Michigan, and more particularly described on the attached Exhibit A hereto (the "Property" and/or the "Subject Property").

**BACKGROUND**

A. The Developer is the owner of the approximately 2.66 acre parcel of property located north of University Drive between and on Joswick Road and Five Points Drive in Auburn Hills, Michigan, as legally described and depicted on Exhibit A which is attached hereto and incorporated herein by reference.

B. Pursuant to Section 1830 of the Auburn Hills Zoning Ordinance, the Developer has applied for approval of the Site Plan on file with the Auburn Hills Community Development Department (the "Site Plan") which is part of the PUD process for the apartment development being known as Avant at Five Points ("Avant at Five Points") and on November 18, 2019 the Auburn Hills City Council approved combined PUD Step One – Qualification and PUD Step Two – Site Plan Approval ("Site Plan and PUD Approval"), for the Avant at Five Points, subject to several conditions including, but not limited to, the condition that the Developer and the City enter into a Development Agreement. The City approved Site Plan is on file with the Auburn Hills Community Development Department and is incorporated by reference in this Agreement.

C. It is the purpose of this Agreement to confirm the rights and obligations of the Developer and the City with respect to the development and use of the Subject Property.

NOW, THEREFORE, for good and valuable consideration given, the receipt of which is hereby acknowledged by the parties, it is agreed as follows:

1. The City approved Site Plan and PUD Approval, tree removal permit (administratively approved) and the terms of this Agreement shall govern the development and use of the Subject Property. Among other things, the City approved Site Plan and PUD Approval, tree removal permit and this Agreement shall establish landscaping, tree removal and replacement, drainage, setbacks, building elevations and design, building footprint, building height, building size and density, water course buffer, open space, greenbelt, parking lot, landscape, screening, fences, utilities, dumpster, sidewalks, pathway connections, parking and parking spaces number, size and location including, both the surface parking lot and the underground parking garage, and drive isle requirements and location. The City approved Site Plan and PUD Approval and this Agreement shall also establish the architectural style of the building that may be built at the Avant at Five Points. The Property shall be developed only in accordance with the City approved Site Plan and PUD Approval, including all materials and plans submitted and approved with the City approved Site Plan, City approved grading, utility and engineering plans, City approved tree removal permit, this Agreement, City Ordinances in effect on the date of this Agreement which are not in conflict with the City approved Site Plan, PUD Approval and this Agreement, including, but not limited to, the Auburn Hills Zoning Ordinance and other applicable laws, regulations, requirements and Ordinances (collectively referred to as the "Approval Requirements"). The City approved Site Plan and PUD Approval, the City approved tree removal permit, the City approved grading, utilities, landscaping and engineering plans, this Agreement and the Approval Requirements shall be deemed to satisfy all land use and other requirements for the City, including without limitation, the City's requirements and impositions, if any, under Ordinances relating to size, setbacks, density and heights of buildings, wetlands, woodlands, tree preservation, storm water management, parking, walkway, pathway connections, drive and roadway configurations and geometry, handicapped access, fire protection and fire department design criteria, building elevations and the like. In the event of any conflict with the City approved Site Plan and PUD Approval and this Agreement on the one hand, and City Ordinances on the other, the City approved Site Plan, PUD Approval and this Agreement shall control. To the extent that there are any construction or development issues that are not addressed by the City approved Site Plan and PUD Approval and this Agreement, the City administration shall determine such matters (and issue administrative waivers, if necessary), in order to reasonably achieve the goals and objectives articulated in the City approved Site Plan, PUD Approval and this Agreement.

2. Roads/Driveways and curb cuts, pathway connections, public sanitary sewer service, public water service, storm water drainage, detention and retention facilities, gas and electric utilities, parking facilities and parking spaces, including both the surface parking lot and underground parking garage, open space area, sidewalks, pathways, retaining walls, screening, fences, greenbelts, berms, landscaping and trees should be completely constructed, installed and provided by and at the sole expense of Developer to service the building at the Avant at Five Points in accordance with the Approval Requirements. The Developer or all successors in title as to the Property (as well as any and all portions thereof), including but not limited to, successor developer(s) and the purchasers and owners of any individual lot, parcel, or unit within the property, shall be responsible and obligated for the perpetual maintenance, repair and replacement of the roads/driveways, parking areas and spaces, including, but not limited to, the surface parking area and underground parking garage, sidewalks, pathways, retaining walls, drainage facilities, greenbelts, landscaping, trees and open space areas shown on the City approved Site Plan.

3. The Developer in accordance with the Approval Requirements shall at its own cost develop, install and construct on the Property an apartment building having a height of two stories near Joswick Road and three stories near Five Points Drive (resulting in heights for the building as shown on the City approved Site Plan) as depicted on the City approved Site Plan, containing 61 apartment dwelling units, with one bedroom, two bedroom and three bedroom apartment dwelling units ranging from areas of 520 square feet to 1,300 square feet. The Developer shall not construct any balconies on the building on the Subject Property within the western two story portion of the building, as detailed in the City approved Site Plan. The Developer shall, at its own cost, construct, install, maintain, and locate 53 parking spaces on a surface parking lot on the Subject Property and 100 parking spaces in an underground parking garage located on the Subject Property, with both the surface parking lot and underground parking garage to be constructed, installed and located by Developer, at its own cost, in accordance with the City approved Site Plan. The Developer shall, at its own cost, construct, install, locate and maintain sidewalks from the Avant at Five Points building to the existing eight foot pathway along Five Points Drive. At the time construction commences on the Avant at Five Points development, the Developer shall, at its own cost, construct, install, and locate a concrete masonry screening wall along the Subject Property's boundary with Joswick Road, which wall will also connect to and be consistent with the existing adjacent masonry screening wall along Joswick Road. At the time construction commences on the Avant at Five Points development, the Developer shall, at its own cost, install, locate and maintain a four foot tall landscape berm and other landscaping in accordance with the City approved Site Plan and landscaping plan to create a substantial buffer between the Subject Property and Joswick Road and the existing tree stand and underbrush on the Subject Property adjacent to Joswick Road shall be preserved by Developer in its natural state. The Developer shall, at its own cost, and in accordance with the City approved Site Plan, construct, install, locate and maintain the access drives to Five Points Drive as shown on the City approved Site Plan, with there being no pedestrian or vehicular access from the Avant at Five Points development to Joswick Road. The Developer shall, at its own cost, install, maintain and locate light poles on the Subject Property in accordance with the City approved Site Plan, said light poles not to exceed 17 feet in height and to contain LED cutoff fixtures designed to direct light downward on the Subject Property. The Developer shall, at its own cost, prepare and install at the locations shown on the City approved Site Plan, two vertical electric vehicle charging stations that will serve up to four electric vehicles with one electric charging station to be located on the south side of the building in the surface parking lot and the other electric charging stations to be located in the underground parking garage. The Developer shall, at its own cost, obtain from the City by November 18, 2020, the building permits for the Avant at Five Points. In the event that the Developer has not obtained from the City the building permits for the Avant at Five Points by November 18, 2020, then the parties agree and acknowledge that the PUD Approval for the Avant at Five Points shall be automatically revoked on November 19, 2020 without any additional hearings and/or actions by either party being necessary to effectuate the revocation of the PUD Approval. In the event that by November 18, 2020 the Developer has obtained from the City the building permits for the Avant at Five Points, then the Developer shall have construction on the Avant at Five Points project "substantially underway" by June 30, 2021, with "substantially underway" being defined for purposes of this Development Agreement as the Developer having, at its own cost, installed the underground utilities and completed the construction and installation of the Avant at Five Points building's footings and foundations. In the event that the construction on the Avant at Five Points project is not substantially underway by June 30, 2021, then the parties agree and acknowledge

that the PUD Approval for the Avant at Five Points project shall be automatically revoked on July 1, 2021 without any additional hearings and/or actions by either party being necessary to effectuate the revocation of the PUD Approval, with the Developer being required, at its own cost, to immediately remove any improvements that the Developer and/or its contractors and/or its subcontractors made on the Property and the Developer shall, at its own cost, revegetate and restore the Property so that the Property is safe and is restored to a grassy and/or vegetative state as the Property existed prior to the Developer purchasing the Property.

4. The architecture of the Avant at Five Points building shall be as set forth in the City approved Site Plan, PUD Approval and this Agreement.

5. Developer shall, at its own cost, be obligated to design, completely construct, finance and provide financial assurances in accordance with the Approval Requirements for the completion of all the improvements shown on the City approved Site Plan and PUD Approval for the Avant at Five Points project. Financial assurances required by the City shall be in the form and in the amounts required in the City Ordinances; provided, however, that the City agrees that the Developer may satisfy all financial assurances required for Avant at Five Points by escrowing funds with a title company satisfactory to the City, pursuant to an escrow agreement that is satisfactory to the City. In all instances in which the City utilizes the proceeds and financial assurances given to insure completion of the improvements pursuant to the City Ordinances, and the City approved Site Plan and PUD Approval, the City and its contractors and agents shall be permitted, and are hereby granted authority, to enter upon the property for the purpose of completing said respective improvements.

6. The foundation permits will be available upon the City approval of the grading to serve the building site. Building permits for the apartment building at Avant at Five Points shall be issued when water mains, sewer lines and other utilities are installed to service the building and have been accepted by the City and/or the appropriate utility companies and paved road access is available. The Developer shall, at its own cost, install, construct and locate all curb cuts and paved access streets/driveways, which curb cuts and paved access streets/driveways shall be constructed, installed and located in accordance with the Approval Requirements.

7. The City approved Site Plan and PUD Approval include a final landscaping plan and landscaping details and Developer shall, at its own cost, install, plant and locate all of said landscaping including berms, trees, shrubs and bushes in accordance with the final landscape plan and shall, at Developer's own cost, maintain said landscaping including berms, trees, shrubs and bushes and shall replace any landscaping including trees, shrubs and bushes that die. The Developer shall preserve the existing tree stand and underbrush on the Property adjacent to Joswick Road in its current natural state.

8. The City and Developer agree that all matters related to the use of signage on the Avant at Five Points property shall be governed by and comply with the City's Zoning Ordinance.

9. Based on the development and use of the Subject Property by the Developer and the Developer's construction of the Avant at Five Points on the Subject Property, pursuant to the Auburn Hills Woodlands Preservation Ordinance, the Subject Property requires 20 replacement

trees and the Developer shall, at its own cost, plant 65 replacement trees on the Subject Property at the locations shown on the City approved Site Plan and City approved landscape plan, with said replacement trees to be of the height, diameter, breast height, kind and species shown on the City approved Site Plan and City approved landscape plan, with the Developer planting all of the 65 replacement trees on the Subject Property prior to a Certificate of Occupancy being issued for the apartment building on the Subject Property. The Developer or all successors in title as to the Property (as well as any and all portions thereof), including but not limited to, successor developer(s) and the purchasers and owners of any individual lot, parcel, or unit within the Property, shall, at its own cost, be responsible for the perpetual maintenance and if necessary, replacement, of the 65 replacement trees planted on the Subject Property. The Developer shall, at its own cost, pay all applicable fees necessary and required with respect to obtaining the administratively approved tree removal permit from the City.

10. The Developer's rights to complete Avant at Five Points as described herein are fully vested on the execution of this Agreement by all parties, subject to the terms and conditions of this Agreement. This Agreement shall run with the land constituting the Subject Property and shall be binding upon and inure to the benefit of Developer and the City and their respective heirs, successors, assigns and transferees and immediately upon execution of this Development Agreement by all of the parties, a memorandum of this Agreement, or the Development Agreement itself, shall be recorded with the Oakland County Register of Deeds. The Development Agreement shall be interpreted and construed in accordance with Michigan law, and shall be subject to enforcement only in Michigan courts. The parties understand and agree that this Development Agreement is consistent with the intent and provisions of the Michigan and U.S. Constitutions and all applicable law.

11. The Developer has negotiated the terms of this Development Agreement with the City and such documentation represents the product of the joint efforts and agreements of the Developer and the City. The Developer fully accepts and agrees to the final terms, conditions, requirements and obligations in this Development Agreement. The Developer understands that this Agreement is authorized by applicable local, state and federal laws, ordinances and constitutions, and the Developer shall be estopped from taking a contrary position in the future, and the City shall be entitled to injunctive relief to prohibit any actions by the Developer that are inconsistent with the terms and provisions in this Agreement.

12. The Developer may request modifications to the City approved Site Plan as follows:

- (a) The Community Development Department may approve modifications to the City approved Site Plan that do not:
  - (i) Materially change the parking layout; or
  - (ii) Materially increase the total square footage or density of the proposed buildings.
- (b) Modifications proposed by the Developer pursuant to this paragraph shall be consistent with the City approved Site Plan and Approval Requirements

and shall not adversely affect the character or quality of the development;  
and

- (c) Modifications to the City approved Site Plan that the Community Development Department in its sole discretion deems material shall be reviewed for approval by the City Council.

13. This Agreement constitutes the entire Agreement between the parties and may not be modified, amended or terminated except in writing executed by all of the parties hereto and this Agreement may be executed in counterparts.

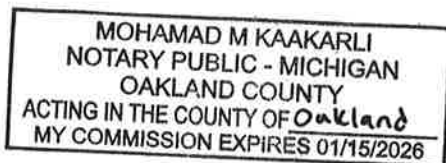
THIS AGREEMENT is executed by the respective parties on the date specified with the notarization with their names.

OYK Five Points LLC,  
a Michigan corporation

By: F. Hadid  
Name: [Signature]  
Its: Member

STATE OF MICHIGAN     )  
  )ss  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 3 day of January, 2020, by Fred Hadid, the member of OYK Five Points LLC, a Michigan corporation, on behalf of said corporation.



Mohamad M Kaakarli  
Notary Public  
Oakland County, Michigan  
My Commission Expires: 01/15/2026  
Acting in Oakland County

CITY OF AUBURN HILLS,  
a Michigan municipal corporation

By: [Signature]  
Kevin McDaniel, Mayor


By: Laura M Pierce  
Laura Pierce, City Clerk



STATE OF MICHIGAN     )  
  )ss  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 20 day of January, 2020, by Kevin McDaniel, as Mayor, and Laura Pierce, as City Clerk, on behalf of the City of Auburn Hills, a Michigan municipal corporation, on behalf of the corporation.

KRISTINE M. KLASSEN  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires 11-24-2023  
Acting in the County of Oakland

  
Notary Public  
Oakland County, Michigan  
My Commission Expires: 11-24-2023  
Acting in Oakland County

Drafted by and when recorded return to:

Derk W. Beckerleg  
2600 Troy Center Drive  
P.O. Box 5025  
Troy, MI 48007-5025

5798802\_1.docx



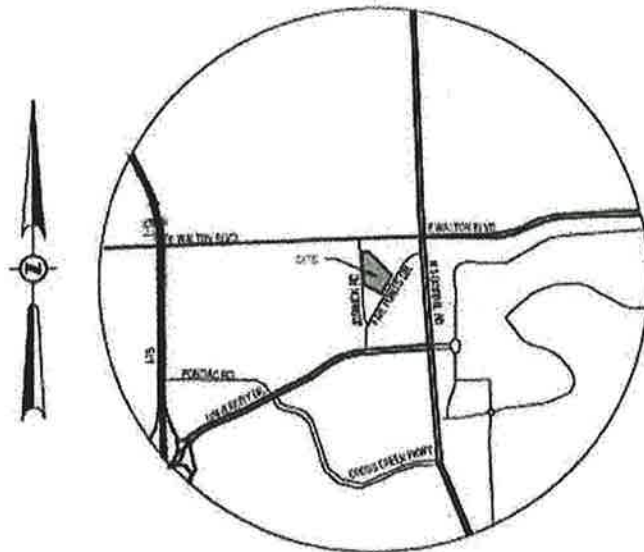
## EXHIBIT A

# The Avant at Five Points

PID: 14-13-126-008

Five Points Drive

City of Auburn Hills, MI 48326



LOCATION MAP

### LEGAL DESCRIPTION

LOT 2, WESSON ESTATES SUB. NO. 1, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 35, PAGE 58, OAKLAND COUNTY RECORDS

# The Avant at Five Points

# Five Points Drive

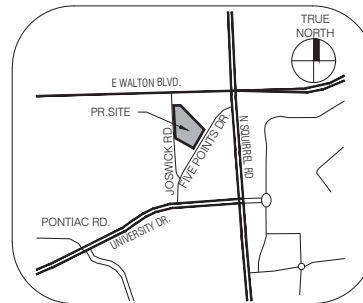
City of Auburn Hills, MI 48326

OYK ENGINEERING & CONSTRUCTION  
30700 TELEGRAPH RD.  
SUITE 2665  
BINGHAM FARMS, MI 48025  
T: 248.656.7695  
CONTACT: FRED HADID

DESIGN HAUS ARCHITECTURE  
3300 AUBURN ROAD  
SUITE 300  
AUBURN HILLS, MI 48326  
T: 248.601.4422  
PROJECT MANAGER: SAL LORENZANO  
PROJECT ARCHITECT: PETER STUHLREYER, A.I.A.  
LANDSCAPE ARCHITECT: MIKE PIZZOLA, L.A.I.A.

SM ENGINEERING  
1939 LINCOLNSHIRE DRIVE  
ROCHESTER HILLS, MI 48309  
T: 810.712.8849  
CONTACT: GREG EZZO

LOT 2, WESSON ESTATES SUB NO. 1, CITY OF AUBURN HILLS, OAKLAND  
COUNTY, MICHIGAN, AS RECORDED IN LIBER 35, PAGE 38, OAKLAND COUNTY  
RECORDS



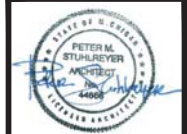
## LOCATION MAP

THIS 2.66 ACRE VACANT PARCEL IS LOCATED NORTH OF UNIVERSITY DRIVE, EAST OF JOSWICK ROAD AND WEST OF SQUIRREL ROAD. THE CURRENT ZONING OF THIS PROPERTY IS B-2.

PROPOSED IS A MULTI-FAMILY BUILDING THAT STEPS DOWN IN HEIGHT TOWARDS THE WEST PROPERTY LINE ALONG JOSWICK ROAD. THE 79,334 SQUARE FOOT BUILDING FOOTPRINT (118,530 GROSS SQ. FT. W/BASEMENT) ACCOMMODATES 68 UNITS, AMENITY SPACE, AS WELL AS AN UNDERGROUND PARKING GARAGE. PROPOSED PARKING SPACES FOR THE PROJECT INCLUDE 70 SURFACE SPACES AND 100 UNDERGROUND SPACES FOR A TOTAL OF 170 TOTAL PARKING SPACES.

G000	Title Sheet and Index
Sheet 1 of 1	Topographic Survey
CS2.0	Tree Removal Plan
S100	Dimensional Site Plan
C2.0	Demolition Site Plan
C3.0	Engineering Site Plan
C3.1	Fire Truck Access Plan
C4.0	Grading Plan
C5.0	Water and Sanitary Plan
C6.0	Storm Water Management Plan
L100	Landscape Plan and Details
L200	Headlight Offset Site Section
L300	Lighting Plan
A100	Garage and First Floor Plans
A101	Second and Third Floor Plans
A102	Roof Plan
A200	Elevations
A201	Elevations
A202	Architectural Facade Renderings

PUD Resubmission	23.02.28
PUD Resubmission	23.02.15
PUD Resubmission	23.01.11
PUD Resubmission	22.08.09
Revision/Issue	Date



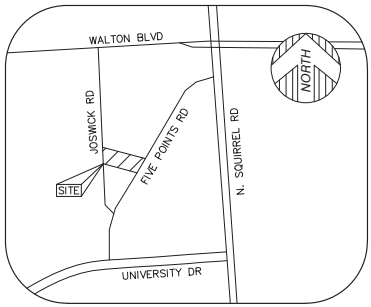
**The Avant at Five Points**  
Proposed Revised PUD  
Five Points Drive  
City of Auburn Hills, MI 48326

## Title Sheet and Index

018230

**G000**

NOT FOR CONSTRUCTION DRAWINGS  
SIDWELL # 14-13-126-008



VICINITY MAP  
(NOT TO SCALE)

PARCEL AREA

115,734± SQUARE FEET = 2.66± ACRES

BENCHMARK

SITE BENCHMARK #1  
STORM MANHOLE RIM,  
ELEVATION = 941.58' (NAVD 88)

SITE BENCHMARK #2  
ARROW ON HYDRANT,  
ELEVATION = 945.08' (NAVD 88)

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

2. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

LEGEND

	FOUND MONUMENT (AS NOTED)
	GROUND ELEVATION
	UTILITY POLE
	SANITARY MANHOLE
	SQUARE CATCH BASIN
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	SINGLE POST SIGN
	PARCEL BOUNDARY LINE
	ADJOINTER PARCEL LINE
	ASPHALT CURB
	CONCRETE CURB
	EDGE OF CONCRETE (CONC.)
	EDGE OF ASPHALT (ASPH.)
	EDGE OF GRAVEL
	FENCE (AS NOTED)
	WALL (AS NOTED)
	OVERHEAD UTILITY LINE
	ELECTRIC LINE
	GAS LINE
	SANITARY LINE
	STORM LINE
	WATER LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	BUILDING AREA
	ASPHALT
	CONCRETE



GRAPHIC SCALE

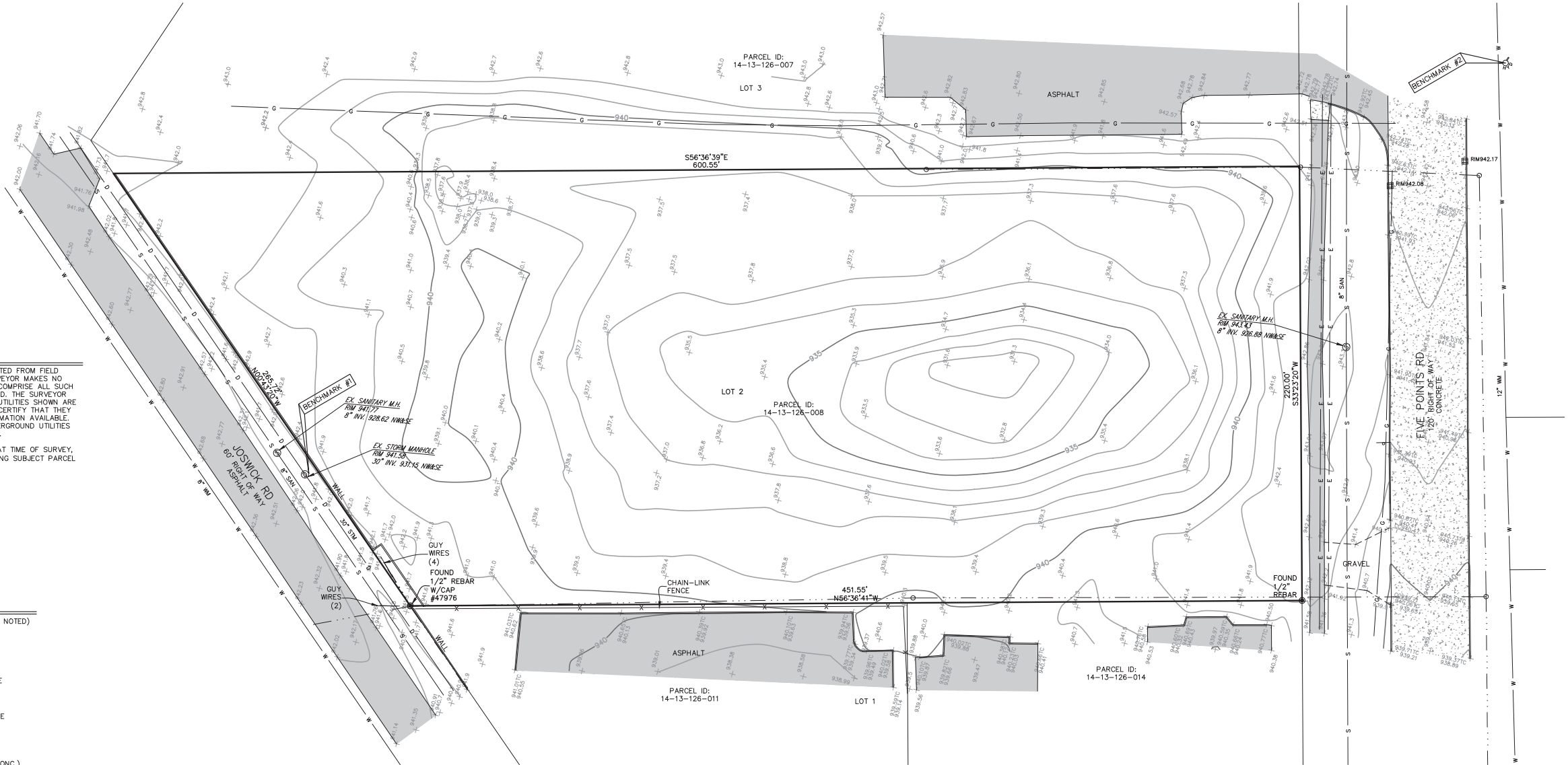


( IN FEET )  
1 inch = 30 ft.

PROPERTY DESCRIPTION

THE LAND SITUATED IN THE CITY OF AUBURN HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

LOT 2, WESSON ESTATES SUB. NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 35, PAGE 58, OAKLAND COUNTY RECORDS.



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.

DRAFT

ANTHONY T. SYCKO, JR., P.S.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 47976  
22556 GRATIOT AVE., EASTPOINTE, MI 48021  
TSycko@kemttec-survey.com

DATE	BY	REVISION	DATE	BY
12/27/22	MFJ			
12/27/22	ATS			
DECEMBER 27, 2022				
20-02200				



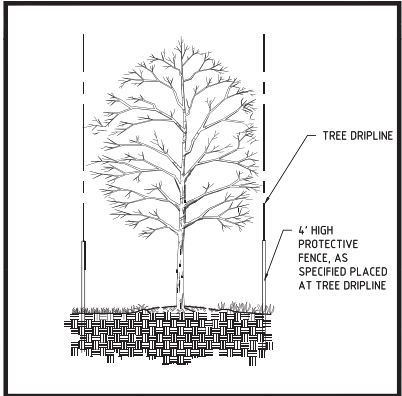
TREE SURVEY TABLE

Tree #	DBH	Botanical Name	Common Name	Condition	Comments	Regulated (R) / Not Regulated (n)	Landmark (L)	Save (S) / Remove (x)
1	6.1	Populus grandidentata	Big-tooth Aspen	Fair		n		x
2	8.7	Populus grandidentata	Big-tooth Aspen	Fair		n		x
3	9.4 / 7.2	Populus grandidentata	Big-tooth Aspen	Fair		n		x
4	8.5	Populus grandidentata	Big-tooth Aspen	Fair		n		x
5	8.5	Populus grandidentata	Big-tooth Aspen	Fair		n		x
6	6.4	Populus grandidentata	Big-tooth Aspen	Fair		n		x
7	6.5	Populus grandidentata	Big-tooth Aspen	Fair	Multiple Trunks	n		x
8	7.2	Populus grandidentata	Big-tooth Aspen	Fair		n		x
9	10.9	Populus grandidentata	Big-tooth Aspen	Fair		n		x
10	8.0	Populus grandidentata	Big-tooth Aspen	Fair		n		x
11	9.0	Populus grandidentata	Big-tooth Aspen	Fair		n		x
12	6.2	Populus grandidentata	Big-tooth Aspen	Fair		n		x
13	9.3 / 6.4	Populus grandidentata	Big-tooth Aspen	Fair	Multiple Trunks (3)	n		x
14	7.2 / 6.1 / 5.4	Populus grandidentata	Big-tooth Aspen	Fair		n		x
15	8.5 / 8.1	Populus deltoides	Cottonwood	Fair		n		s
16	8.4 / 10.0	Populus deltoides	Cottonwood	Fair	Multiple Trunks (2)	n		s
17	8.2 / 7.7 / 9.0 / 9.6	Prunus serotina	Black Cherry	Fair		R		s
18	6.1	Populus grandidentata	Big-tooth Aspen	Good		n		s
19	6.9 / 7.6	Populus grandidentata	Big-tooth Aspen	Good		n		s
20	7.3	Populus grandidentata	Big-tooth Aspen	Poor		n		s
21	6.5	Populus grandidentata	Big-tooth Aspen	Fair		n		s
22	7.0	Populus grandidentata	Big-tooth Aspen	Fair		n		s
23	6.9	Populus grandidentata	Big-tooth Aspen	Fair		n		s
24	6.6	Populus grandidentata	Big-tooth Aspen	Fair		n		s
25	8.4	Populus grandidentata	Big-tooth Aspen	Fair		n		s
26	7.2	Populus grandidentata	Big-tooth Aspen	Fair		n		s
27	7.2	Populus grandidentata	Big-tooth Aspen	Fair		n		s
28	9.2	Populus grandidentata	Big-tooth Aspen	Fair		n		s
29	9.6	Populus deltoides	Cottonwood	Fair		n		s
30	10.5	Acer rubrum	Red Maple	Fair		R		s
31	7.1 / 7.5 / 2.6 / 4.0	Populus deltoides	Cottonwood	Fair	Multiple Trunks (4)	n		s
32	6.7 / 6.1 / 3.7 / 4.2 / 6.9	Salix nigra	Black Willow	Good	Multiple Trunks (5)	n		s
33	6.8	Ulmus americana	American Elm	Poor		n		s
34	10.6	Prunus serotina	Black Cherry	Fair		R		s
35	13.3	Populus deltoides	Cottonwood	Good		n		s
36	7.4 / 2.3 / 4.2	Acer rubrum	Red Maple	Good	Multiple Trunks (3)	R		s
37	7.6 / 4.2 / 3.4 / 2.5	Acer rubrum	Red Maple	Fair	Multiple Trunks (4)	R		s
38	6.3	Prunus serotina	Black Cherry	Fair		R		s
39	6.1 / 2.6 / 4.6 / 4.5	Malus pumila	Apple	Fair		R		s
40	8.6 / 4.1 / 5.8	Ulmus americana	American Elm	Fair		n		s
41	4.7 / 5.5 / 4.8 / 4.0	Salix nigra	Black Willow	Fair	Multiple Trunks (4)	R - wetland		x
42	4.8 / 5.2 / 4.0 / 3.5 / 5.9 / 4.0	Salix nigra	Black Willow	Fair	Multiple Trunks (6)	R - wetland		s
43	5.1 / 5.0 / 4.3 / 4.0	Salix nigra	Black Willow	Good	Multiple Trunks (4)	R - wetland		x
44	7.4 / 5.5 / 3.8 / 8.1	Salix nigra	Black Willow	Fair	Multiple Trunks (4)	n		s
45	6.4 / 5.5 / 7.5	Quercus palustris	Pin Oak	Good		R		x

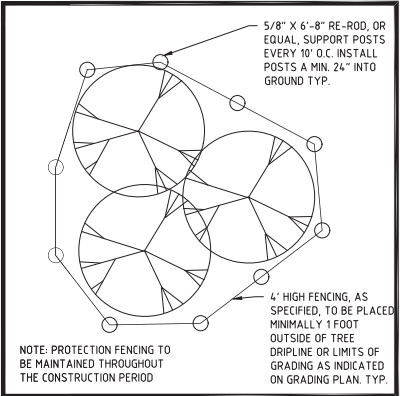
TREE SURVEY TABLE

Tree #	DBH	Botanical Name	Common Name	Condition	Comments	Regulated (R) / Not Regulated (n)	Landmark (L)	Save (S) / Remove (x)
46	6.5	Populus deltoides	Cottonwood	Good		n		s
47	7.0 / 7.0 / 8.1	Populus deltoides	Cottonwood	Far	Multiple Trunks (3)	n		s
48	6.9 / 6.5 / 6.9 / 7.7 / 7.6	Salix nigra	Black Willow	Far	Multiple Trunks (5)	R - wetland		x
49	5.7 / 5.3	Salix nigra	Black Willow	Far	Multiple Trunks (2)	R - wetland		x
50	4.9 / 3.9 / 5.7 / 3.0	Salix nigra	Black Willow	Far	Multiple Trunks (4)	R - wetland		x
51	5.1 / 3.2 / 4.0	Salix nigra	Black Willow	Poor	Multiple Trunks (3)	R - wetland		x
52	6.8	Populus grandidentata	Big-tooth Aspen	Good		n		x
53	16.7	Pinus sylvestris	Scotch Pine	Good		R		x
54	6.3	Picea pungens	Blue Spruce	Good		R		s
55	6.1	Picea pungens	Blue Spruce	Good		R		s
56	23.6	Populus deltoides	Cottonwood	Far		n		s
57	22.1	Quercus alba	White Oak	Good		R		x
58	5.6 / 4.0	Salix nigra	Black Willow	Far	Multiple Trunks (2)	R - wetland		x
59	7.4 / 9.0 / 4.0 / 7.0 / 7.4	Salix nigra	Black Willow	Good	Multiple Trunks (5)	R - wetland		x
60	12.2	Salix nigra	Black Willow	Far		n		s
61	11.5 / 15.4 / 17.3	Salix nigra	Black Willow	Far	Multiple Trunks (3)	n		s
62	14.5	Salix nigra	Black Willow	Far		n		s
63	6.8	Populus tremuloides	Quaking Aspen	Good		n		x
64	16.8	Salix nigra	Black Willow	Far		R - wetland		x
65	12.8 / 13.2 / 12.0 / 9.2	Salix nigra	Black Willow	Far	Multiple Trunks (4)	R - wetland		x
		Quercus palustris	Pin Oak	Dead		R		x
		Quercus palustris	Pin Oak	Dead		R		x
		Quercus palustris	Pin Oak	Dead		R		x
		Picea pungens	Blue Spruce			n		s
	8"	Ulmus americana	American Elm		off site	n		s
		Salix nigra	Black Willow			R - wetland		x
		Salix nigra	Black Willow			R - wetland		x
		Salix nigra	Black Willow			n		x
		Gleditsia tricanthos	Honey Locust		off site	n		s
		Gleditsia tricanthos	Honey Locust		off site	n		s
		Gleditsia tricanthos	Honey Locust		off site	n		s
		Gleditsia tricanthos	Honey Locust		off site	n		s
	6"	Populus	Poplar			n		x
	6"	Populus	Poplar			n		x
	6"	Populus	Poplar			n		x
	6"	Populus	Poplar			n		x
	6"	Populus	Poplar			n		x
		Quercus rubra	Red Oak		off site	R		s
		Pinus nigra	Austrian Pine		off site	R		s
		Pinus nigra	Austrian Pine		off site	R		s
		Pinus nigra	Austrian Pine		off site	R		s
		Prunus serotina	Black Cherry			R		x

TREE PROTECTION DETAIL

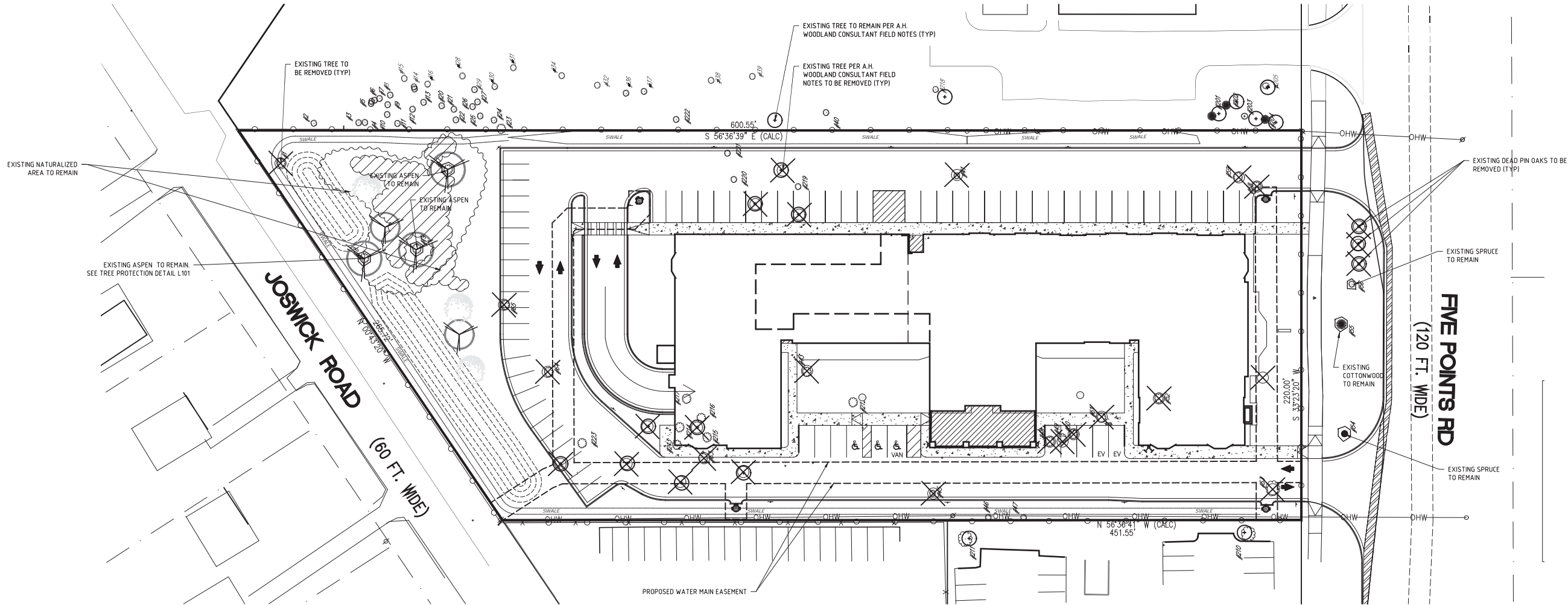


TREE PROTECTION DETAIL



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 or 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 of 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 groups 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 Removal Plan  
SCALE: 1" = 30'



NOT FOR CONSTRUCTION DRAWINGS  
SIDWELL # 14-13-126-008



301 WALNUT BOULEVARD  
ROCHESTER, MI 48307  
T: 248.601.4422 F: 248.453.5854  
WWW.DESIGNHAUS.COM  
INFO@DESIGNHAUS.COM



PUD Resubmission	23.02.28
PUD Resubmission	23.02.15
PUD Resubmission	23.01.11
PUD Resubmission	22.08.05
Revision/Issue	Date



The Avant at Five Points  
Proposed Revised PUD  
Five Points Drive  
City of Auburn Hills, MI 48326

Tree Removal Plan

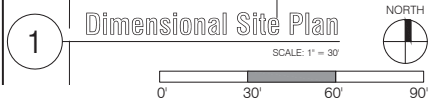
018230

CS2.0



## LOCATION MAP

A map showing the location of the site. The site is a shaded area located at the intersection of Joswick Rd and Pine Point Dr. Other roads shown include E Walton Blvd, N. Scoville Rd, Pontiac Rd, University Dr, and Joswick Rd. A north arrow is located in the top right corner.

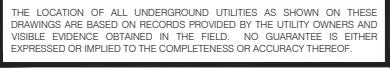
LOT 2, WESSON ESTATES SUB. NO. 1, CITY OF AUBURN HILLS,  
OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 35, PAGE  
58, OAKLAND COUNTY RECORDS



NOT FOR CONSTRUCTION DRAWINGS  
SIDWELL # 14-13-126-008

<b>Dimensional Site Plan</b>  018230  <b>\$100</b>	<b>The Avant at Five Points</b> Proposed Revised PUD Five Points Drive City of Auburn Hills, MI 48326				<b>DESIGNHAUS</b> <b>ARCHITECTURE</b> 301 WALNUT BOULEVARD ROCHESTER, MI 48307 T: 248.601.4422 F: 248.453.5854 WWW.DESIGNHAUS.COM INFO@DESIGNHAUS.COM	EST 1998
	PUD Resubmission	23.02.28				
	PUD Resubmission	23.02.15				
	PUD Resubmission	23.01.11				
	PUD Resubmission	22.08.05				
Revision/Issue	Date					





1 Demolition Plan SCALE: 1" = 30' NORTH

4071 KEATS DRIVE,  
TROY, MI 48085  
T: 248.835.3553

## C2.0

Eng Rev	01.11.23
Eng. Sub # 3	03.12.20
Eng. Sub # 2	02.14.20
Eng. Sub # 1	12.16.19
Progress	7.13.20
50% Progress	4.14.20
Owner Review	3.25.20
Revision/Issue	Date

1. ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
2. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
3. STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
5. REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES CONCRETE SIDEWALKS, BRICK AND CURBED AREAS, ASPHALT, TRESS, ETC.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
7. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) LATEST EDITION.
8. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL NOTIFY MISS DIG, THE CITY OF AUBURN HILLS ENGINEER AND /OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
11. THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

CITY OF AUBURN HILLS STANDARD NOTES

- \* CONSTRUCTION SHALL CONFORM TO CITY OF AUBURN HILLS STANDARDS.
- \* NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.
- \* A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN THE CITY ROW, NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE PUBLIC ROW.
- \* ALL CITY STREETS MUST BE MAINTAINED DURING CONSTRUCTION. STREETS SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS , AND THE LIKE. IF CLEAN UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM SUCH WORK AND CHARGE THE DEVELOPER ACCORDINGLY.
- \* WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THRU SATURDAY, 7AM TO 7PM; SUN UP TO SUNDOWN, WHICHEVER IS LESS. CONSTRUCTION OPERATIONS DURING THE PERIODS ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.
- \* ALL MATERIALS AND MANUFACTURES 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 CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A.OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY PROTECTION SERVICES (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 THE AFFECTED AREAS.
- \* ALL SOIL EROSION AND SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES FOR SOIL EROSION AND SEDIMENT CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.
- \* ALL SOIL EROSION AND SEDIMENT CONTROL 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 IF THE CHANGE IS SIGNIFICANT. SIGNIFICANT FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE RESPONSIBLE FOR DELAYS IN THE APPROVED 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 STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF OHM @ (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL \* SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN THE CITY ROW, ALL SIDEWALKS OF SAFETY PATHS I ANY PUBLIC ROW, 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.

S.M.  
ENGINEERS

CIVIL ENGINEER/ SURVEY /  
LAND PLANNER /  
LANDSCAPE ARCHITECT  
4071 KEATS DRIVE,  
TROY, MI 48085  
T: 248.835.3553

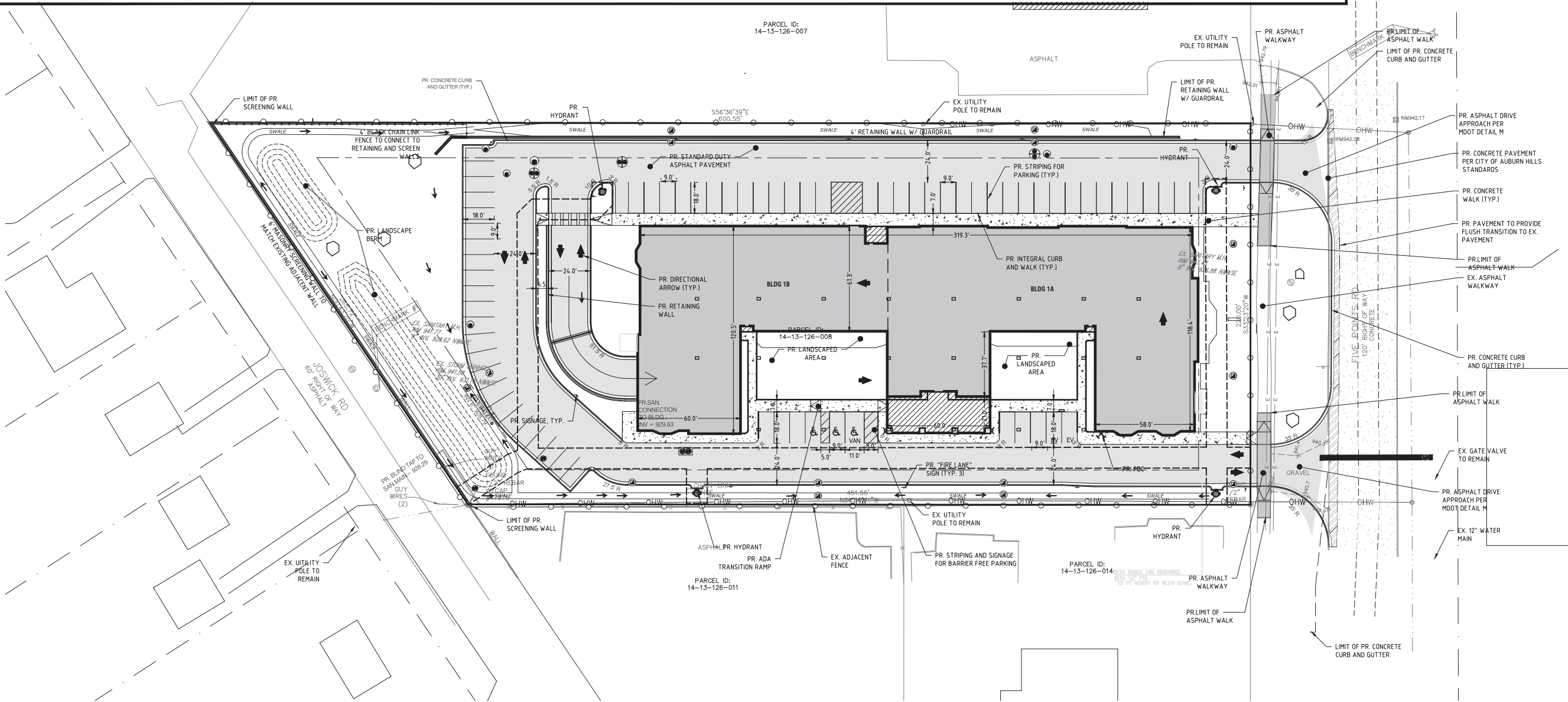
LEGEND

	PROPERTY LINE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PARKING LOT PAVEMENT
	PROPOSED 6" CONCRETE CURB AND GUTTER
	PROPOSED BUILDING

C3.0 Engineer Site Plan.dwg

2/15/2023

Bhavisha Modi



NOT FOR CONSTRUCTION DRAWINGS  
SIDWELL # 14-13-126-008

1

Engineering Site Plan

SCALE: 1" = 30'



The Avant at Five Points

PID:14-13-126-008  
Five Points Drive  
City of Auburn Hills, MI 48326

Engineering Site Plan

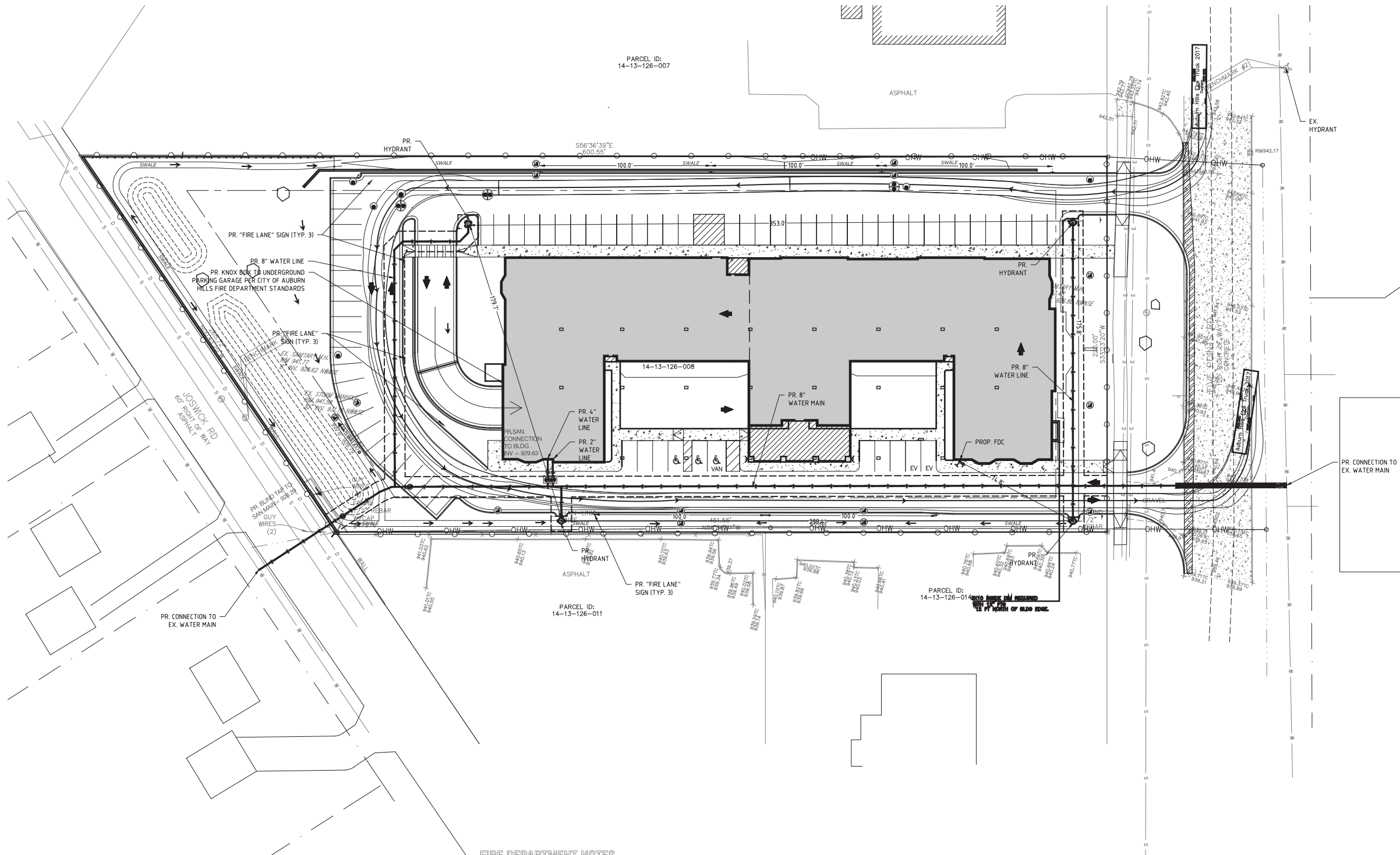
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C3.0

Eng Rev	01.11.23
Eng. Sub # 3	03.12.20
Eng. Sub # 2	02.14.20
Eng. Sub # 1	2.16.19
SPA/PUD Sub. #3	9.09.19
SPA/PUD Sub.# 2	8.13.19
SPA/PUD Submittal	7.31.19
P.C. Discussion	4.08.19
Revision/Issue	Date







FIRE DEPARTMENT NOTES

- \* THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:  
WHITE - 4" MAINS  
RED - 6" MAINS  
ORANGE - 8" MAINS  
GREEN ON 12" MAINS  
BLUE ON 16" OR LARGER MAINS.
- \* NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN (15) FEET OF ANY FIRE HYDRANT OR FDC PUBLIC OR PRIVATE.
- \* THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN (100) FEET OF A FIRE HYDRANT AND WITHIN (50) FEET OF A MINIMUM (20) 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 UNLESS A CLEAR DISTANCE OF (150) CAN BE MAINTAINED BETWEEN THE UTILITIES AND THE FDC.
- \* 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 (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.

**S.M. ENGINEERS**

CIVIL ENGINEER/ SURVEY /  
LAND PLANNER /  
LANDSCAPE ARCHITECT

4071 KEATS DRIVE,  
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1 Fire Truck Access Plan  
SCALE: 1" = 30'  
NORTH

NOT FOR CONSTRUCTION DRAWINGS  
SIDWELL # 14-13-126-008

DESIGNHAUS  
ARCHITECTURE

EST  
1998

301 WALNUT BOULEVARD  
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WWW.DESIGNHAUS.COM  
INFO@DESIGNHAUS.COM

Eng Rev	11.11.23
Eng. Sub # 2	2.14.20
Eng. Sub # 1	2.16.15
---	---
Progress	7.13.20
50% Progress	4.14.20
Owner Review	3.25.20
Revision/Issue	Date

THE AVANT AT FIVE POINTS

PID: 14-13-126-008  
Five Points Drive  
City of Auburn Hills, MI 48326

Fire Truck Access Plan

018230

C3.1

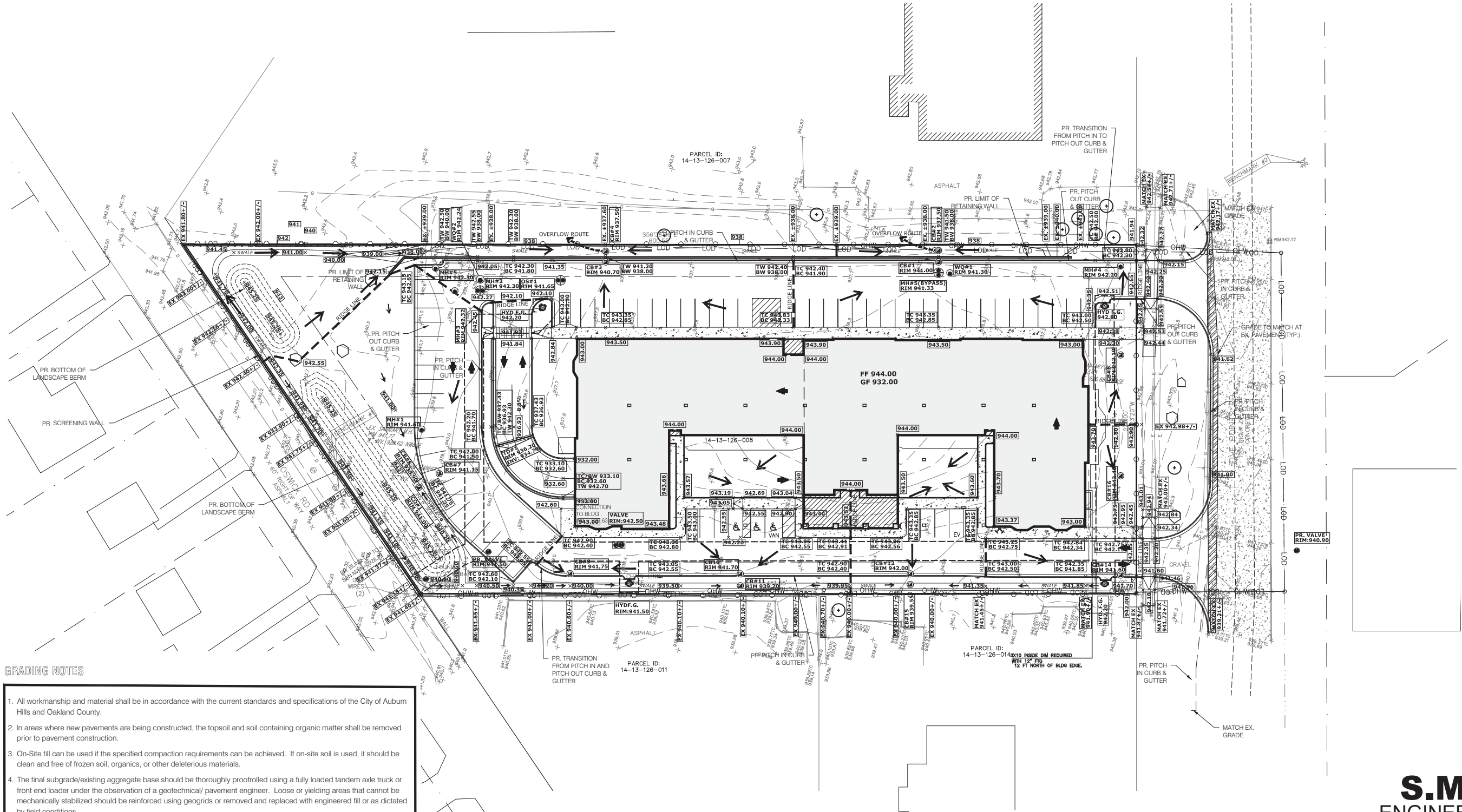


GRADING NOTES

1. All workmanship and material shall be in accordance with the current standards and specifications of the City of Auburn Hills and Oakland County.
2. In areas where new pavements are being constructed, the topsoil and soil containing organic matter shall be removed prior to pavement construction.
3. On-Site fill can be used if the specified compaction requirements can be achieved. If on-site soil is used, it should be clean and free of frozen soil, organics, or other deleterious materials.
4. The final subgrade/existing aggregate base should be thoroughly proofrolled using a fully loaded tandem axle truck or front end loader under the observation of a geotechnical/ pavement engineer. Loose or yielding areas that cannot be mechanically stabilized should be reinforced using geogrids or removed and replaced with engineered fill or as dictated by field conditions.
5. Subgrade undercutting, including backfilling shall be performed to replace materials susceptible to frost heaving and unstable soil conditions. Any excavations that may be required below the topsoil in fill sections or below subgrade in cut sections, will be classified as subgrade undercutting.
6. Subgrade undercutting, including backfilling shall be performed where necessary and the excavated material shall become the property of the contractor. Any subgrade undercutting shall be backfilled with sand or other similar approved material. Backfill shall be compacted to 95% of the maximum unit weight (per astm D-1557) Unless otherwise specified.
7. Backfill under paved areas shall be as specified on details.
8. Any sub-grade watering required to achieve required density shall be considered incidental to the job.
9. Final pavement elevations should be so designed to provide positive surface drainage. A minimum surface slope of 1.0 percent is recommended.
10. Construction traffic should be minimized on the new pavement. If construction traffic is anticipated on the pavement structure, the initial lift thickness could be increased and placement of the final lift could be delayed until the majority of the construction activities have been completed. This action will allow repair of localized failure, if any does occur, as well as reduce load damage on the pavement system.
11. Pavement slopes shall be between 1% and 4% for parking areas and 1% and 6% for drives. Slopes to adjacent property shall not exceed 1:4.
12. Existing grading is to be matched at the property line unless otherwise shown on the Grading Plan.

LEGEND

—	PROPERTY LINE
x 900.00	EXISTING GRADES
x 100.00	PROPOSED GRADES
- - -	PROPOSED RIDGELINE
■ ○	PROPOSED CATCH BASIN AND MANHOLE



Know what's below.  
Call before you dig.

1

Grading Plan

SCALE: 1" = 30'



**S.M. ENGINEERS**

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4071 KEATS DRIVE,  
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NOT FOR CONSTRUCTION DRAWINGS  
SIDWELL # 14-13-126-008



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Eng Rev	01.11.23
Eng. Sub # 3	03.12.20
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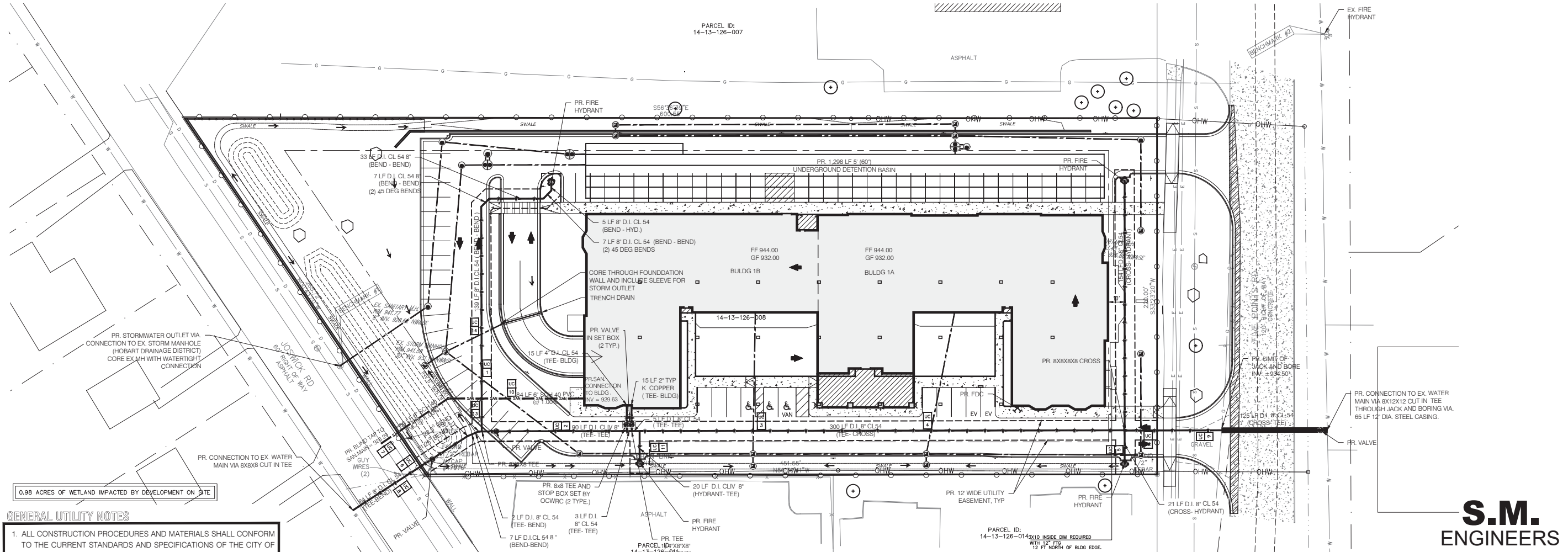
The Avant at Five Points

PID: 14-13-126-008  
Five Points Drive  
City of Auburn Hills, MI 48326

GradingPlan

018230

C4.0



GENERAL UTILITY NOTES

1. ALL CONSTRUCTION PROCEDURES AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF AUBURN HILLS.
2. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED BY THE CITY OF AUBURN HILLS AND HELD PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR MUST CONTACT MISS DIG (811) AT LEAST THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS. ALL UTILITIES SHALL BE STAKED BEFORE CONSTRUCTION BEGINS.
4. ALL WATER MAIN EASEMENTS SHALL BE PROVIDED PRIOR TO CONSTRUCTION AND ACCEPTANCE OF THE WATER DISTRIBUTION SYSTEM.
5. WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 6 FEET BELOW FINISHED GRADES, INCLUDING OPEN DRAINAGE COURSES.
6. ALL TRENCHES UNDER OR WITHIN A 1:1 RATIO OF EXISTING OR PROPOSED PAVEMENT OR DRIVEWAYS, SHALL BE BACKFILLED WITH COMPACTED CLASS II SAND TO GRADE (95% MAXIMUM UNIT DENSITY).
7. WHERE TWO UTILITIES CROSS, PROVIDE CLASS II BACKFILL MATERIAL IN SIX (6) INCH COMPACTED LAYERS TO TOP HIGHEST UTILITY.
8. WHERE WATER MAINS DIP UNDER OTHER UTILITIES, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE CONSTRUCTED WITH 11-1/4" VERTICAL BENDS, 22 1/2° OR 45° BENDS MUST BE RODDED AND PROPERLY ANCHORED.
9. ALL PRECAST CONCRETE GATE WELL SECTIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. C478, STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS. WALL THICKNESS SHALL BE AS SHOWN ON THESE DETAILS. ALL JOINTS FOR PRECAST CONCRETE GATE WELL SECTIONS SHALL BE "MODIFIED GROOVE TONGUE" WITH GASKET MANUFACTURED TO CONFORM WITH A.S.T.M. C443, STANDARD SPECIFICATION FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKETS.
10. CONTRACTOR SHALL INSTALL VALVES, TAPPING SLEEVES, AND GATE WELL STRUCTURES IN STRICT COMPLIANCE WITH MEASUREMENTS PROVIDED ON SHEET 1 (2'-0" BETWEEN GATE WELL WELL AND CENTERLINE OF OPERATING NUT) TO ALLOW PROPER OPERATION OF VALVE THROUGH GATE WELL OPENING.
11. ALL CROSS-CONNECTION CONTROL DEVICES SHALL BE INSTALLED AS REQUIRED BY THE CITY OF AUBURN HILLS PLUMBING INSPECTOR AND IN ACCORDANCE WITH THE STANDARDS OF THE OAKLAND COUNTY DRAIN COMMISSIONER OPERATION AND MAINTENANCE DIVISION AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER AND RADIOLOGICAL PROTECTION.

12. ALL WATER SERVICE CONNECTIONS TWO (2) INCHES AND SMALLER SHALL BE MADE BY THE CITY OF AUBURN HILLS, DEPARTMENT OF PUBLIC SERVICES AFTER WATER MAIN ACCEPTANCE AND APPLICABLE PERMITS ARE OBTAINED.
13. ALL FITTINGS AND BENDS SHOULD BE BLOCKED IN ACCORDANCE WITH THRUST BLOCK DETAILS, UNLESS ALTERNATE THRUST RESTRAINT SYSTEM, AS INDICATED PLANS AND SPECIFICATIONS, IS APPROVED BY THE CITY OF AUBURN HILLS DEPARTMENT OF PUBLIC SERVICES.
14. MAINTAIN 10' - FOOT HORIZONTAL SEPARATION BETWEEN ALL UNDERGROUND UTILITIES THROUGHOUT.
15. WATERMAIN, SANITARY, STORM EASEMENTS AND STORM MAINTENANCE AGREEMENT WILL BE PROVIDED WITH ENGINEERING APPROVAL PLANS.
16. EXISTING AND PROPOSED WATER MAIN COVER MUST BE MAINTAINED AT 5.5'.
17. EXISTING AND PROPOSED SANITARY SEWER MUST BE MAINTAINED AT 4'.
18. EXISTING AND PROPOSED STORM SEWER MUST BE MAINTAINED AT 2.5'.
19. PROPOSED MINIMUM SANITARY LEAD IS TO BE A 6" DIAMETER SDR 23.5 @ 1.00% SLOPE.



Know what's below.  
Call before you dig.

UTILITY CROSSING SCHEDULE

UC 1	GRADE 941.50± 18" STORM INV 934.43 TOP OF 8" WTR: 932.70 (WATERMAIN DIPPED WITH MIN. CLEARANCE 1.5 FT, DIPPING/DEFLECTING OF THE WATERMAIN SHALL FOLLOW APPLICABLE AGENCY STANDARDS)	UC 5	GRADE 941.70± 12" STORM INVERT 937.47 TOP OF 8" WTR 935.77 (WATERMAIN DIPPED WITH MIN. CLEARANCE 1.5 FT, DIPPING/DEFLECTING OF THE WATERMAIN SHALL FOLLOW APPLICABLE AGENCY STANDARDS)	UC 10	6" SAN INV: 929.16 18" STORM INVERT 934.46 TOP OF 6" SAN 929.66 (CLEARANCE 4.8 FT)
UC 2	GRADE 942.15± 18" STORM INVERT 934.52 TOP OF 8" WTR 932.50 (WATERMAIN DIPPED WITH MIN. CLEARANCE 1.5 FT, DIPPING/DEFLECTING OF THE WATERMAIN SHALL FOLLOW APPLICABLE AGENCY STANDARDS)	UC 6	GRADE 940.95± EX 30" STORM INVERT 930.46± TOP OF 8" WTR 935.45 BOTTOM OF 8" WTR: 934.78 TOP OF EX 30" STORM: 932.96± (CLEARANCE 1.82 FT.)	UC 11	GRADE 942.17± 15" STORM INVERT 934.78 TOP OF 8" WTR 933.08 (WATERMAIN DIPPED WITH MIN. CLEARANCE 1.5 FT, DIPPING/DEFLECTING OF THE WATERMAIN SHALL FOLLOW APPLICABLE AGENCY STANDARDS)
UC 3	GRADE 942.00± 12" STORM INVERT 937.76 TOP OF 8" WTR 936.06 (WATERMAIN DIPPED WITH MIN. CLEARANCE 1.5 FT, DIPPING/DEFLECTING OF THE WATERMAIN SHALL FOLLOW APPLICABLE AGENCY STANDARDS)	UC 7	6" SAN INV: 928.35 TOP OF 6" SAN 928.85 EX 30" STORM INVERT 930.68 (CLEARANCE 1.83 FT)	UC 12	GRADE 941.95± 12" STORM INVERT 937.65 TOP OF 8" WTR 935.95 (WATERMAIN DIPPED WITH MIN. CLEARANCE 1.5 FT, DIPPING/DEFLECTING OF THE WATERMAIN SHALL FOLLOW APPLICABLE AGENCY STANDARDS)
UC 4	GRADE 942.30± 12" STORM INVERT 938.05 TOP OF 8" WTR 936.35 (WATERMAIN DIPPED WITH MIN. CLEARANCE 1.5 FT, DIPPING/DEFLECTING OF THE WATERMAIN SHALL FOLLOW APPLICABLE AGENCY STANDARDS)	UC 8	GRADE 941.05± TOP OF 8" WTR : 935.55 BOTTOM OF 8" WTR : 934.88 TOP OF EX 8" SAN : 928.20 EX 8" SAN INV: 927.54 (TOTAL CLEARANCE 6.68 FT)	UC 13	GRADE 941.53± 6" SAN INVERT 929.00 TOP OF 6" SAN 929.50 TOP OF 8" WTR 936.03 BOTTOM OF 8" WTR 935.36 (TOTAL CLEARANCE 5.86 FT)
		UC 9	GRADE 941.80± EX 8" SAN INV: 926.18 TOP OF EX 8" SAN: 926.85 TOP OF 8" WTR : 936.30 BOTTOM OF 8" WTR: 935.98 (TOTAL CLEARANCE 9.13 FT)	UC 14	GRADE 941.42± TOP OF 8" WTR 933.05 12" STIM INVERT 935.93 (TOTAL CLEARANCE 2.88 FT)

SANITARY BASIS OF DESIGN CALCULATION

PROPOSED USAGE	
TOTAL NUMBER OF UNITS	= 61 UNITS
R.E.U FOR HOTELS	= 0.60 PER RESIDENCE
TOTAL NUMBER OF R.E.U'S	= 36.6 R.E.U
ASSUMED R.E.U	= 37.0 R.E.U
POPULATION EQUIVALENT	
POPULATION	= 3.5 Persons per R.E.U.
AVERAGE FLOW RATE	= 130.0 Persons
AVERAGE FLOW RATE	= 100 Gallons per capita per day
AVERAGE FLOW RATE	= 12950 GPD
PEAK FACTOR	= 0.01295 MGD
PEAK FLOW	= 2.0 ( Per city of Auburn Hills Standard)
PEAK FLOW	
	= (2.0)*(12950 GPD)
	= 25900 = 0.0259 MGD

NOT FOR CONSTRUCTION DRAWINGS  
SIDWELL # 14-13-126-008

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LEGEND

---	PROPOSED EASEMENT
---	PROPERTY LINE
---	PROPOSED SANITARY LATERAL
---	PROPOSED WATER LINE
---	PROPOSED STORMWATER PIPING
---	PROPOSED WATER STRUCTURES
---	PROPOSED MANHOLES AND CATCH BASIN
---	PROPOSED SANITARY CLEANOUT

1

Water and Sanitary Plan

SCALE: 1" = 30'



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The Avant at Five Points

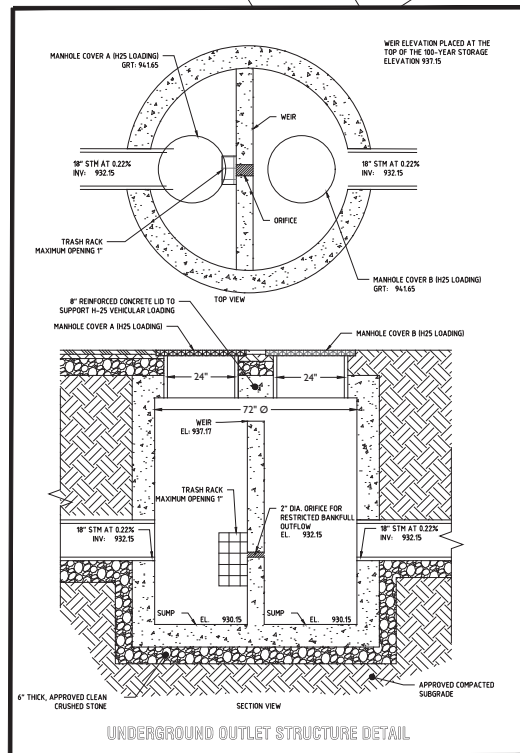
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Water and  
Sanitary Plan

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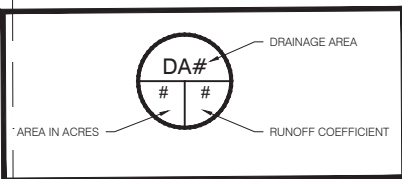
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### DRAINAGE AREA KEY



### DRAINAGE QUANTITIES

18" RCP CLIV STORM PIPE	554 LF
15" RCP CLIV STORM PIPE	118 LF
12" RCP CLIV STORM PIPE	797 LF
8" SCH 40 PVC STORM LEAD	175 LF
STORM MANHOLE	4
STORM MANHOLE (BYPASS)	2
CATCH BASIN	14
WATER QUALITY STRUCTURE	2
OUTLET STRUCTURE	1

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### OUTLET CONTROL STRUCTURE CALCULATIONS

Area of Site (A) = 3.49 Acres,  
Qa = 3.49 x 0.09 = 0.31 CFS  
C<sub>AVG</sub> = 0.54  
Lowest FG at Underground Detention = 941.54  
Underground 60" Invert elevation = 932.17  
100 Year Elevation = 937.17  
Invert at Outlet Control Structure = 932.15  
Outlet Orifice Elevation = 932.15  
A = Q / (0.62 x (2 x g x Havg) ^ (0.5))  
Havg = ELEV100 - ELEVorifice = 5.0 ft  
D = 2" at 932.15



Know what's below.  
Call before you dig.

### DETENTION CALCULATIONS

Area of Site (A) = 3.49 Acres, Qa = 3.49 x 0.09 = 0.31 CFS  
C<sub>PAVED</sub> = 0.90 C<sub>GRASS</sub> = 0.20  
Weighted Value C<sub>PAVED</sub> = (73,452 SF) \* (0.90) = 66,107 SF  
Weighted Value C<sub>GRASS</sub> = (78,388 SF) \* (0.20) = 15,678 SF  
C<sub>AVG</sub> = (66,107 SF + 15,678 SF) / (78,388 SF + 73,452 SF) = 0.54  
Qo = 0.31 CFS / (3.49 x 0.54) = 0.17  
T100 = -25 + Sq.Rt. (10,312.5/Qo) = 223.43 min.  
Vs = (16,500 T / (T + 25)) - 40 Qo T = 13,346 CF  
Vt = Vs x A x 0.54 = 25,089 CF  
Total Detention Storage Required = 25,089 CF  
Proposed pipe size = 5' dia. = 60"  
Pipe area = 19.63 SF  
Provided length of pipe = 1,340 LF  
Total Detention Storage Provided = 26,304 CF

1

Stormwater Management Plan

SCALE: 1" = 30'

NORTH

EST 1998  
**DESIGNHAUS**  
ARCHITECTURE

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Stormwater  
Management Plan

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C6.0



PLANTING DETAILS

DECIDUOUS TREES

DO NOT CUT LEADER  
NOTE: STAKE TREES OVER 2" CALIPER. GUY TREES OVER 3" CALIPER. TREE SHALL HAVE SAME RELATIONSHIP TO FINISHED GRADE AS IT HAD AT PLACE OF ORIGIN.

ARBORVITAE

3" X 8" HARDWOOD STAKE SET 18" INTO UNDISTURBED SOIL

3"-4" SHREDDED BARK MULCH EXCEPT AT TREE BASE

REMOVE BURLAP FROM TOP 1/3 OF BALL. SLASH BURLAP AND CUT WIRE ON ROOTBALL AT 18" INTERVALS (BOTH HORIZONTAL AND VERTICAL) UNDISTURBED SOIL

TREE WRAP

EVERGREEN TREES

NOTE: REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

ARBORVITAE

COVER PLANTING WITH 4" SHREDDED HARDWOOD BARK MULCH TO 6" BEYOND OUTERMOST BRANCHES. LEAVE 3" BARE SOIL AROUND TREE

3" X 2" HARDWOOD STAKES OR EQUIVALENT DRIVEN 6"-8" OUTSIDE OF ROOTBALL. REMOVE AFTER ONE YEAR.

TOPSOIL

SET PLANT MATERIAL AT SAME RELATIONSHIP TO FINISHED GRADE AS WAS IN NURSERY CUT ALL BINDING AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. AMEND SOIL PER SITE CONDITIONS AND REQUIREMENTS OF THE TREE.

FINISH GRADE

PERENNIALS

PERENNIALS-SIZE AND SPACING AS SHOWN ON PLAN

3" SHREDDED BARK MULCH

PLANTING MIXTURE: 50% TOPSOIL, 50% SPHAGNUM PEAT MIXTURE UNDISTURBED SOIL

SHRUBS

NOTE: PLANT SHRUB AT SAME RELATIONSHIP TO FINISHED GRADE AS IT HAD TO GRADE AT PLACE OF ORIGIN

VARIES

4" SHREDDED BARK MULCH CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. SLASH REMAINING BURLAP LIMIT OF BARE ROOT SPREAD UNDISTURBED SOIL

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, dumpster, 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

REPLACEMENT TREE INFO

Description	Surveyed Trees	Replacement Trees
Non-Regulated Trees	56 Trees	0 Required/Provided
Removed Landmark Trees (0')	0 Trees	0 Required/Provided
Removed Regulated Trees	20 Trees	28 Provided
Previous Mass-Grading	N/A	N/A
Saved Trees	59	N/A

REGULATIONS

Parcel Area: 2.66 Acres Gross (2.22 Acres Net)		
Requirement	Required	Provided
Net Landscape Area	20% of net area: 19,340 SF	41.07% (39,719 SF)
Site Area Landscaping	50/50 approx. mix of evergreen & deciduous trees per 1,000 SF of required landscape area 19,340 SF Required = 20 trees	70 Trees Total (40 Deciduous + 30 Evergreen)
Frontage Landscaping	1 tree per 30' along road 220' frontage/30' = 7 Trees (Five Points) 265' frontage/30' = 9 trees (Joswick)	7 Trees (Five Points) 20 Trees (Joswick) 27 Frontage Trees
Parking Interior Landscaping	N/A	N/A
Total Replacement Trees	20 Regulated Trees to be replaced	20 Trees Provided
Total Landscape Trees	36 Trees Required	86 Total Trees Provided

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

PLANT SCHEDULE (TREES)

Diversity Requirements:  
One genus to contribute no more than 40% of trees (86 trees x 0.40 = 34 trees max per genus)  
One species to contribute to no more than 20% of the trees (86 trees x 0.20 = 17 trees max per species)

QTY	KEY	BOTANICAL NAME/COMMON NAME	SIZE/ROOT (min)	SPECIES	GENUS
12	At	ACER x freemanii 'ARMSTRONG/FREEMAN MAPLE	3" CAL	19%	14%
8	Ap	Pinus nigra AUSTRIAN PINE	8" B&B	17%	9%
4	As	ACER rubrum 'RED SUNSET/RED SUNSET MAPLE	3" CAL	19%	5%
6	Al	AMELANCHIER leavis/SERVICEBERRY	8-10' B&B	7%	7%
4	Gt	GLEDITSIA triacanthos f. inermis 'SKYCOLE/ THORNLESS HONEYLOCUST	3" CAL	5%	5%
6	Pg	PICEA glauca 'DENSATA/BLACK HILLS SPRUCE	8" B&B	23%	7%
7	Rc	Juniperus virginiana EASTERN RED CEDAR	8" B&B	8%	8%
16	Tp	THUJA (standish x plicata) 'GREEN GIANT/GREEN GIANT ARBORVITAE	8" B&B	19%	19%
2	Sw	Quercus bicolor SWAMP WHITE OAK	3" CAL	2%	2%
7	Wp	Pinus strobus WHITE PINE	8" B&B	17%	8%
14	Ws	Picea glauca WHITE SPRUCE	8" B&B	23%	16%
TOTAL TREES: 86			100%		

PLANT SCHEDULE (SHRUBS/PERENNIALS/ORNAMENTAL GRASSES)

QTY	KEY	BOTANICAL NAME/COMMON NAME	SIZE/ROOT (min)
54	Bg	BUXUS x 'GREEN VELVET/GREEN VELVET BOXWOOD	3 GAL
35	Ca	CALAMAGROSTIS x acutiflora/KARL FOERSTER GRASS	3 GAL
26	Hp	HYDRANGEA paniculata 'JANE/LITTLE LIME HARDY HYDRANGEA	3 GAL
31	HS	HEMEROCALLIS/STELLA D'ORO DAYLILY	1 GAL (12" O.C.)
39	Pa	PENNISETUM alopecuroides 'HAMELN/DWARF FOUNTAIN GRASS	1 GAL
43	Js	JUNIPEROUS scopulorum WITCHITA BLUE/WICHITA BLUE JUNIPER	5 GAL
34	Ss	SEDUM spectabile 'AUTUMN JOY/AUTUMN JOY STONECROP	1 GAL
48	Th	TAXUS x media 'HICKSII/HICKSII YEW	15-18" B&B
25	Vm	VIBURNUM plicatum tomentosum 'MARISSII/DOUBLEFILE VIBURNUM	30-32" B&B
TOTAL SHRUBS/PERENNIALS/ORNAMENTAL GRASSES: 325			



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THE AVANT  
AT FIVE POINTS

PUD Resubmission	---
PUD Resubmission	23.02.28
PUD Resubmission	23.02.15
PUD Resubmission	23.01.11
PUD Resubmission	22.08.05
Revision/Issue	Date

THE AVANT at Five Points

Proposed Revised PUD

Five Points Drive

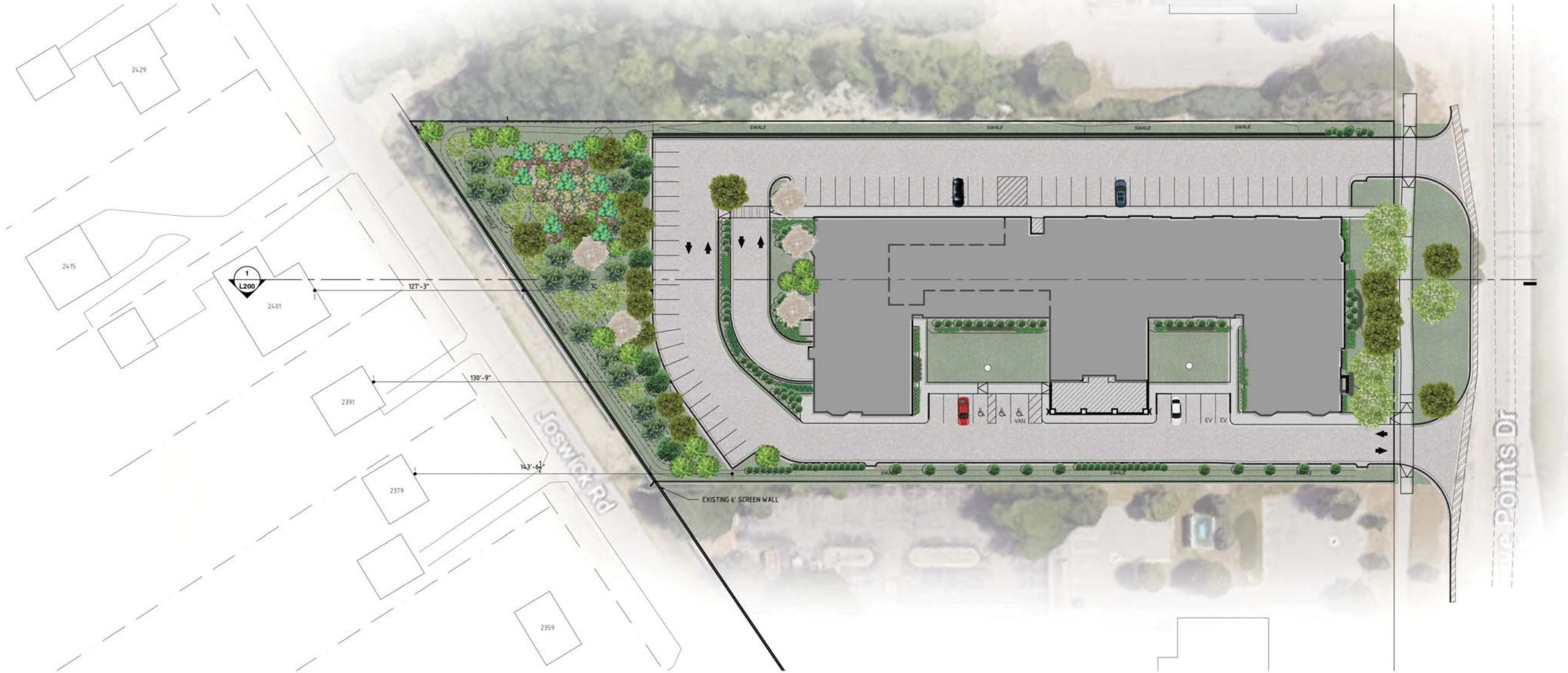
City of Auburn Hills, MI 48326

Landscape Plan

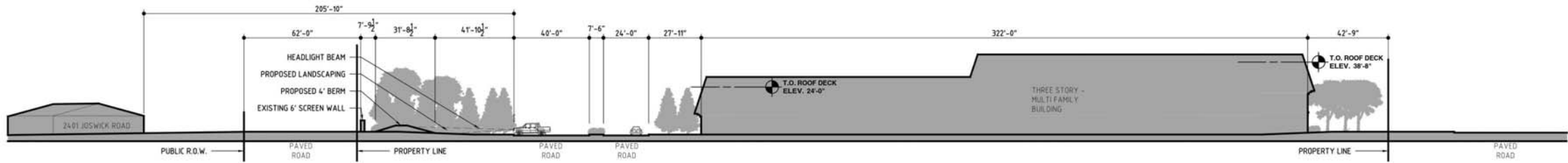
018230

L100





2 Headlight Site Section Plan  
SCALE: 1/32" = 1'



1 Headlight Site Section  
SCALE: 1/32" = 1'



<b>DESIGNHAUS</b> ARCHITECTURE	
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The Avant at Five Points Proposed Revised PUD Five Points Drive City of Auburn Hills, MI 48326	
Headlight Offset Site Section	018230
L200	

Revision/Issue	Date
PUD Resubmission	22.08.01
PUD Resubmission	23.01.11
PUD Resubmission	23.02.15
PUD Resubmission	23.02.26
PUD Resubmission	---
PUD Resubmission	---
PUD Resubmission	---
Revision/Issue	Date



General Note  
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.  
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.  
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Grade	+	1.1 fc	9.4 fc	0.0 fc	N/A	N/A	0.1:1
Main Entrance	✕	4.8 fc	8.6 fc	1.5 fc	5.7:1	3.2:1	0.6:1
North Lot	✕	1.6 fc	7.1 fc	0.3 fc	23.7:1	5.3:1	0.2:1
South Lot	✕	2.3 fc	7.4 fc	0.3 fc	24.7:1	7.7:1	0.3:1
West Drive	✕	1.8 fc	5.9 fc	0.4 fc	14.8:1	4.5:1	0.3:1

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
○	A	9	Lumenpulse	LIAM-120-277-CSL-M110-40K-CRI 80-3 BLS	Lumenpulse Medium CLEARSITE LENS 11000LM 40K CRI 80 TYPE 3 DISTRIBUTION WITH BACK LIGHT CONTROL	1	LIAM-120-277-CSL-M110-40K-CRI 80-3 BLS.ies	4467	0.9	64
○	B	6	Lumenpulse Inc.	NAU8200 XX CPL L50 40K 3	NAUTICA 53W 4000K TYPE III DECORATIVE CHABOUD	1	X7100-0LE3-056L-CW.ies	4423	0.9	60.75
○	C	3	Lumenpulse	LIAM-120-277-CSL-M110-40K-CRI 80-55	Lumenpulse Medium CLEARSITE LENS 11000LM 40K CRI 80 TYPE 5 SQUARE DISTRIBUTION	1	LIAM-120-277-CSL-M110-40K-CRI 80-55.ies	10133	0.9	92
○	D	2	Lumenpulse	LIAM-120-277-CSL-M110-40K-CRI 80-3 BLS	Lumenpulse Medium CLEARSITE LENS 11000LM 40K CRI 80 TYPE 3 DISTRIBUTION BACK LIGHT SHIELD	1	LIAM-120-277-CSL-M110-40K-CRI 80-3 BLS.ies	5940	0.9	92
○	E	6	Lumenpulse	LIAM-120-277-CSL-M110-40K-CRI 80-4	Lumenpulse Medium CLEARSITE LENS 11000LM 40K CRI 80 TYPE 4 DISTRIBUTION BACK LIGHT SHIELD	1	LIAM-120-277-CSL-M110-40K-CRI 80-4.ies	9366	0.9	92
○	F	2	Lumenpulse	LIAM-120-277-CSL-M110-40K-CRI 80-4 BLS	Lumenpulse Medium CLEARSITE LENS 11000LM 40K CRI 80 TYPE 4 DISTRIBUTION BACK LIGHT SHIELD	1	LIAM-120-277-CSL-M110-40K-CRI 80-4 BLS.ies	4870	0.9	92

Specification Sheet

Allegra Medium  
7200

Specification Sheet

lumenicon  
Area Medium  
0401



Colors and Color Temperatures

3000K 4000K 5000K



Description

The Allegra 7200 is a durable, high-performance LED luminaire for nautical and marine environments, including boardwalks, piers, docks, lakeside promenades and seaside parks. Featuring a nautical design and a small tower, the luminaire is endlessly adaptable, with a choice of outputs, color temperatures, mounting arms (pole, side or decorative), finishes, and colors.

Features

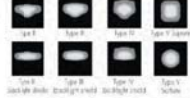
Output (module lumens) 2540lm (30W, 1 LED module), 5090lm (35W, 1 LED module)  
Color and Color Temperature 3000K, 4000K, 5000K  
Distributions Type R, Type W, Type VS  
Optical Option Decorative shield  
Options Photoelectric cell button type, Surge protector  
Mounting Options Top mounted  
Warranty 5-year limited warranty  
Performance  
Color Rendering 70+  
Lumen Maintenance >70,000 hrs (to 35 °C)

NOTE:

- 1) The light poles with fixtures shall be no taller than 16.53 feet, measured from the grade to the top of the light fixture.
- 2) Full cut-off fixtures shall be used to prevent glare and direct illumination away from adjacent properties and streets.
- 3) The lens shall be flat and flush with the bottom of the shielded light fixture casing.



Distributions



Colors and Color Temperatures

2200K 2700K 3000K 3500K 4000K 5100K

Control

ON/OFF 0-10V

Rating

IP65 (light engine only)

Certifications



Description

The Lumenicon Area Medium creates a consistent aesthetic while illuminating city streets, local roads, residential streets, parking lots and overpasses. An innovative, toolless opening system makes the plug-and-play component easy to access. IP65-rated with phenomenal heat dissipation, the Lumenicon Area Medium is ready to take it to the streets (or parking lots, or building sites, or overpasses, or...).

Features

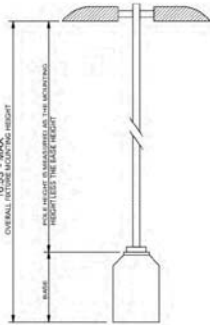
Color and Color Temperature 2200K, 2700K, 3000K, 3500K, 4000K, 5100K  
Distributions Type R, Type W or Type V (with or without backlight shield), Type S square and Type V square  
3G Vibration Rated Meets 3G ANSI C136.31 vibration standard for bridge applications  
Options Surge protector, 5 pins receptacle, 5 pins receptacle with shoring cap, 7 pins receptacle, 7 pins receptacle with shoring cap  
Warranty 5-year limited warranty  
Performance  
Output (nominal lumens) Minimum 3000lm / Maximum 20000lm  
Color Rendering 3 SEDCM at CRI 70+ and 2 SEDCM at CRI 80+  
Lumen Maintenance (lm21) 170,527,000 hrs (projected, to 77 °F), 36,000 hrs (projected, to 77 °F)  
Dark sky Dark sky compliant (2200K, 2700K, 3000K and 3500K Color temperatures, BUG rating of 0)

lumenpulse

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www.lumenpulse.com  
1-877-907-3700  
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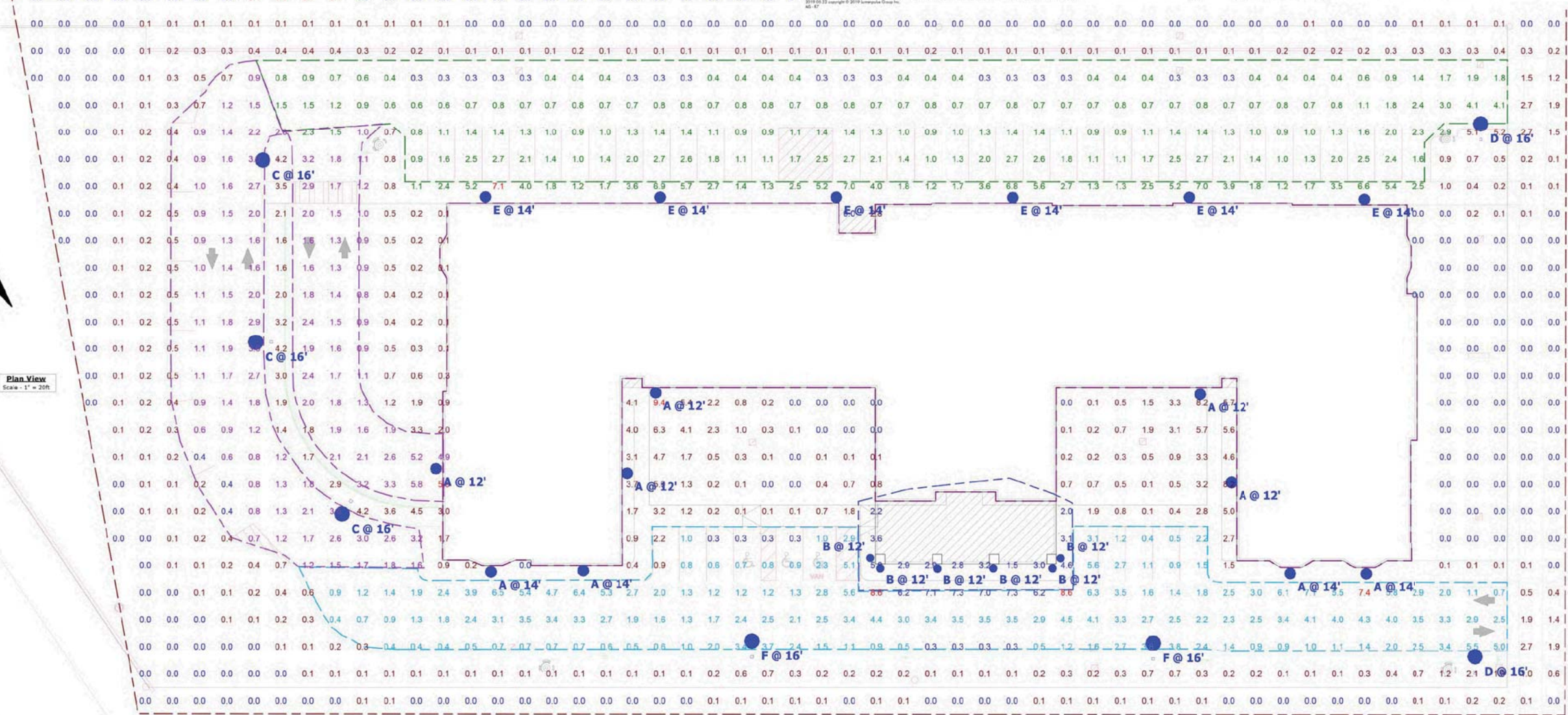
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Plan View

Scale - 1" = 20ft



PUD Resubmission	23.02.28
PUD Resubmission	23.02.15
PUD Resubmission	23.01.11
PUD Resubmission	22.08.05
Revision/Issue	Date

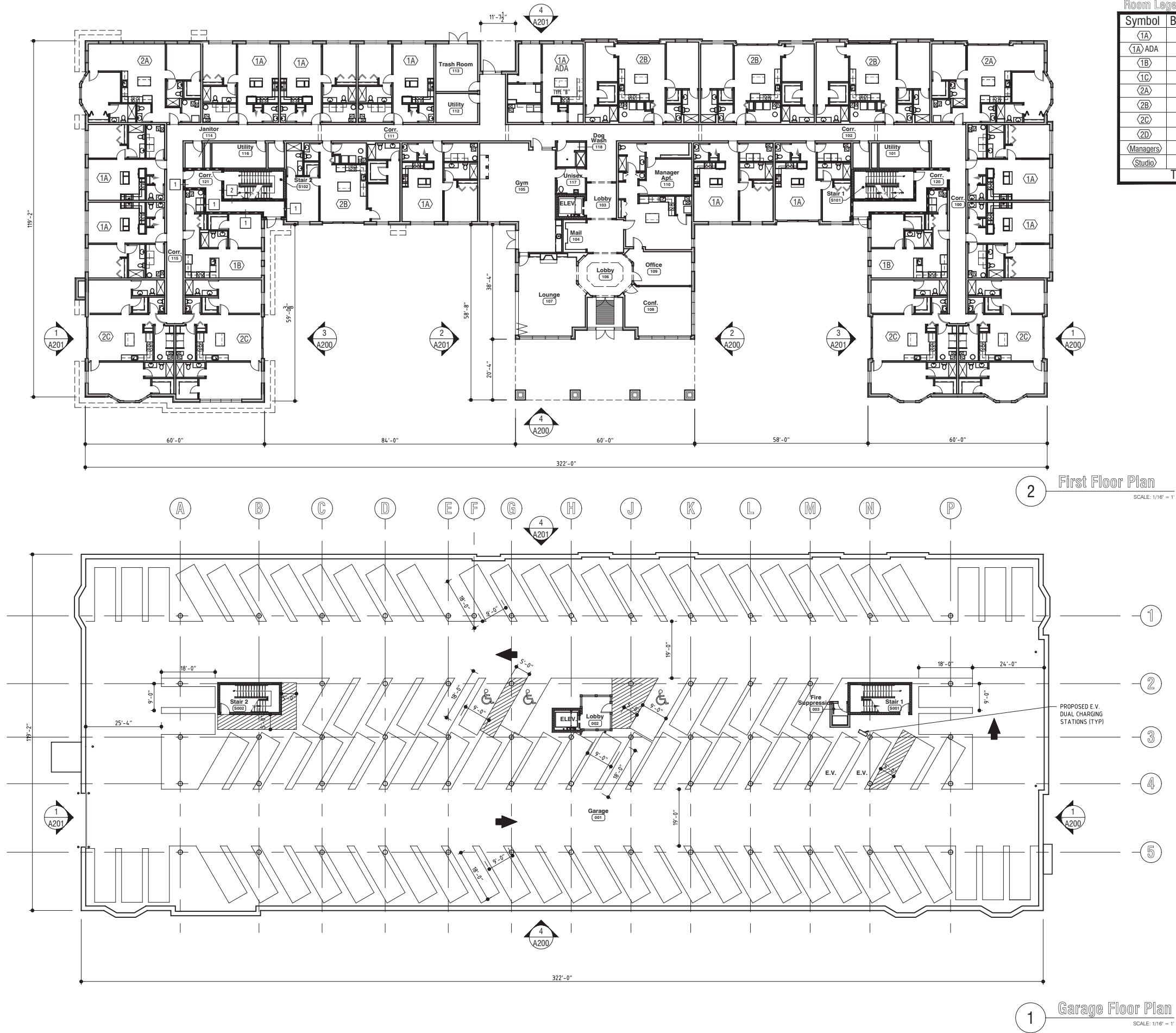
The Avant at Five Points  
Proposed Revised PUD  
Five Points Drive  
City of Auburn Hills, MI 48326

Lighting Plan

018230

L300





Room Legend

Symbol	Bedrooms	Area	1st Floor	2nd Floor	3rd Floor	Total
(1A)	1	649 nsf	10	10	2	22
(1A) ADA	1	668 nsf	1	1	1	3
(1B)	1	599 nsf	2	2	1	5
(1C)	1	941 nsf	0	1	1	2
(2A)	2	1,015 nsf	2	2	1	5
(2B)	2	1,013 nsf	4	4	4	12
(2C)	2	1,060 nsf	4	6	4	14
(2D)	2	970 nsf	0	1	1	2
(Managers)	1	845 nsf	1	0	0	1
(Studio)	1	475 nsf	0	1	1	2
Total			24	28	16	68

CODE DATA

CODES OF JURISDICTION

- 2015 BUILDING CODE.
  - 2015 MICHIGAN PLUMBING CODE.
  - 2015 MICHIGAN MECHANICAL CODE.
  - MICHIGAN UNIFORM ENERGY CODE RULES PART 120-2015 WITH ANSI/ASHRAE/IESNA STANDARD 90.0-2009.
  - 2017 MICHIGAN ELECTRICAL CODE INCORPORATING THE 2017 NATIONAL ELECTRICAL CODE (NEC).
  - AMERICANS WITH DISABILITY ACT - ACCESSIBILITY GUIDELINES (ADAAG).
- BUILDING DATA**
- 3 LEVELS ABOVE GRADE - 1 LEVEL BELOW GRADE.
- TOTAL GROSS SQUARE FOOTAGE: 77,180 SQ.FT ABOVE GRADE - 38,634 SQ.FT. BELOW GRADE
- USE GROUP: R-2 RESIDENTIAL ABOVE GRADE.  
S-2 PARKING BELOW GRADE.
- CONSTRUCTION TYPE: V-B ABOVE GRADE, I-B BELOW GRADE
- FIRE SUPPRESSION TYPE: FULLY SPRINKLERED PER N.F.P.A. 13
- MIXED OCCUPANCIES: R-2 USE GROUP, S-2 PARKING FIRE RESISTANCE RATING: 3 HOUR SEPARATION BETWEEN GROUPS.

PROJECT NORTH



GROSS AND USABLE FLOOR AREA ANALYSIS

LEVEL	GROSS AREA	USABLE AREA
LOWER LEVEL - PARKING GARAGE	38,665 SF	
FIRST FLOOR	29,022 SF	27,957 SF
		OMIT:
		TRASH ROOM 224 SF
		JANITOR 50 SF
		ELEV./STAIRS 431 SF
		MECH./ELEC./DATA 442 SF
		CORRIDORS 3,592 SF
		TOTAL: 4,739 SF
SECOND FLOOR	30,172 SF	29,136 SF
		OMIT:
		TRASH ROOM 224 SF
		JANITOR 83 SF
		ELEV./STAIRS 431 SF
		MECH./ELEC./DATA 442 SF
		CORRIDORS 3,076 SF
		TOTAL: 4,256 SF
THIRD FLOOR	20,671 SF	20,078 SF
		OMIT:
		TRASH ROOM 224 SF
		JANITOR 83 SF
		ELEV./STAIRS 431 SF
		MECH./ELEC./DATA 137 SF
		STORAGE 1,730 SF
		CORRIDORS 2,400 SF
		TOTAL: 5,005 SF
TOTAL	118,530 SF	77,171 SF

PROJECT NORTH



NOT FOR CONSTRUCTION DRAWINGS  
SIDWELL # 14-13-126-008



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PUD Resubmission	---
PUD Resubmission	23.02.28
PUD Resubmission	23.02.19
PUD Resubmission	23.01.11
PUD Resubmission	22.08.09
Revision/Issue	Date

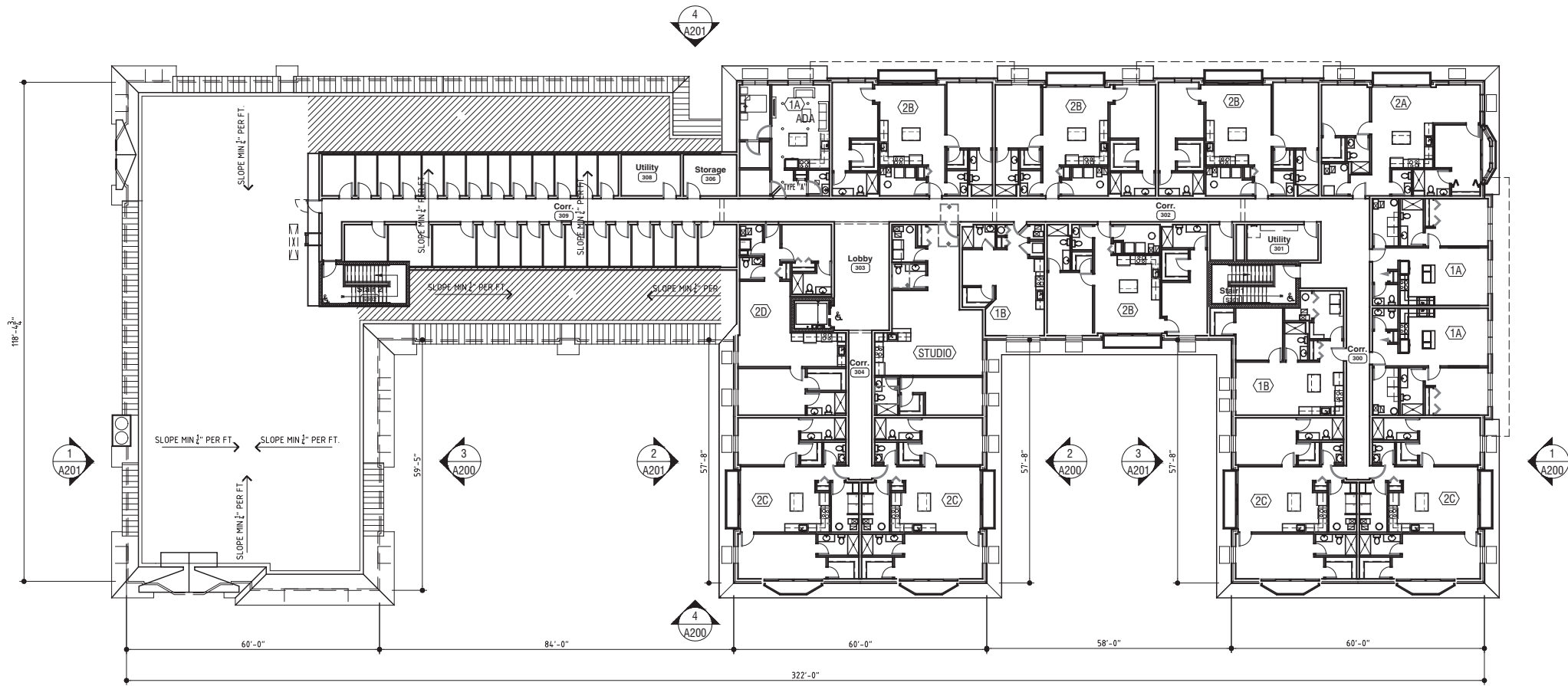


The Avant at Five Points  
Proposed Revised PUD  
Five Points Drive  
City of Auburn Hills, MI 48326

Garage & First  
Floor Plans

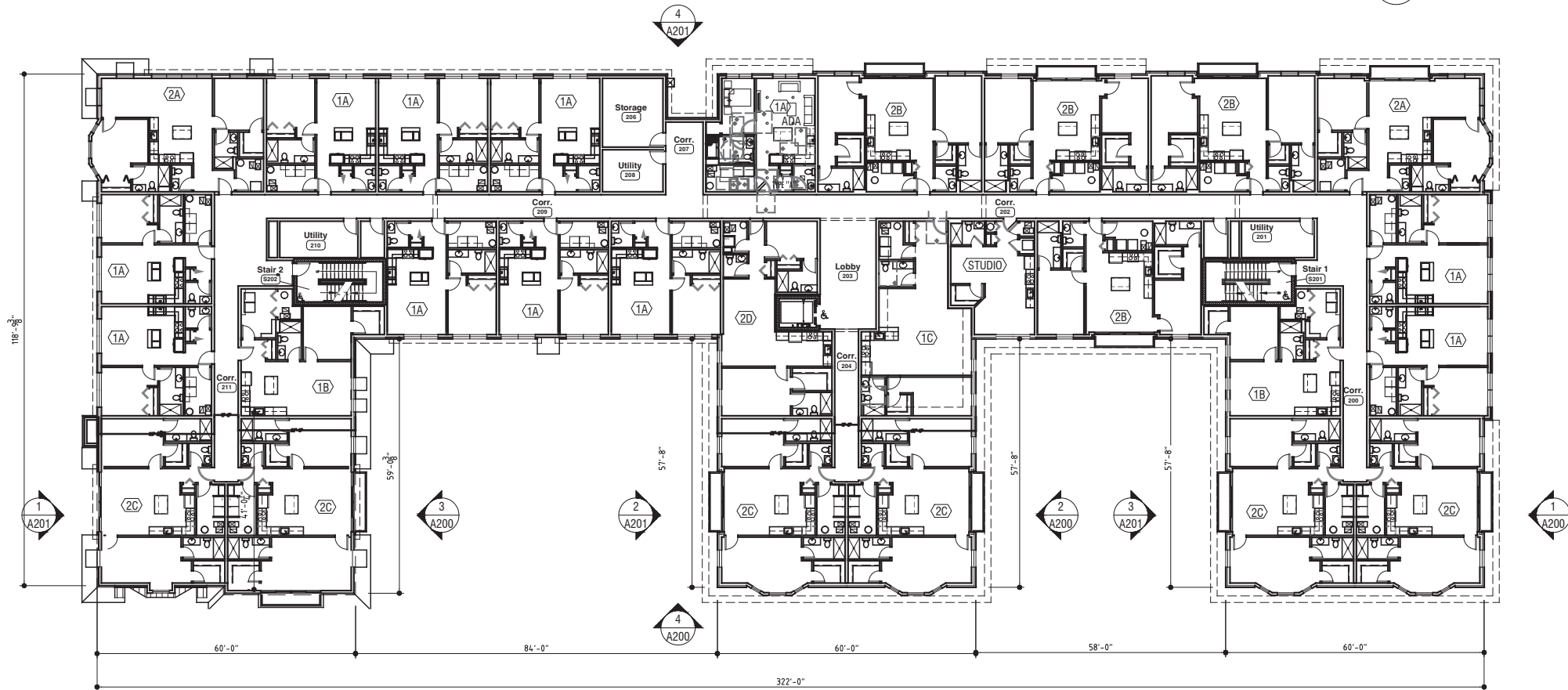
018230

A100



2 Third Floor Plan

SCALE: 1/16" = 1'



1 Second Floor Plan

SCALE: 1/16" = 1'



Room Legend

Symbol	Bedrooms	Area	1st Floor	2nd Floor	3rd Floor	Total
(1A)	1	649 nsf	10	10	2	22
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(2C)	2	1,060 nsf	4	6	4	14
(2D)	2	970 nsf	0	1	1	2
(Managers)	1	845 nsf	1	0	0	1
(Studio)	1	475 nsf	0	1	1	2
Total			24	28	16	68

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GROSS AND USABLE FLOOR AREA ANALYSIS

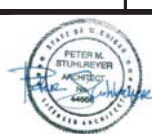
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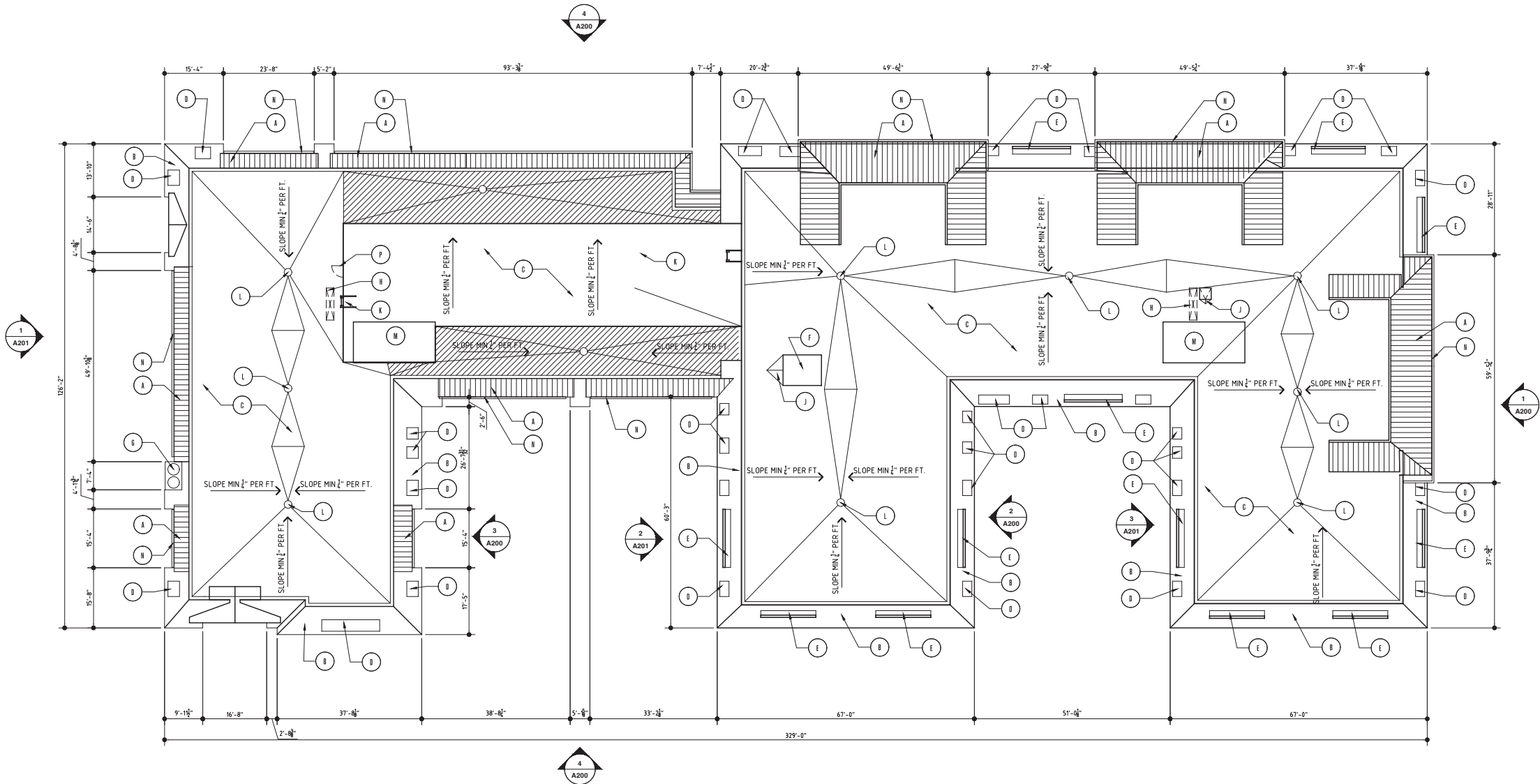
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Proposed Revised PUD  
Five Points Drive  
City of Auburn Hills, MI 48326

**Second & Third  
Floor Plans**

018230

**A101**





1 Roof Plan  
SCALE: 1/16" = 1'



Roof Legend	
A	METAL ROOF
B	ASPHALT SHINGLES
C	ROOF MEMBRANE
D	WINDOW WELL
E	BALCONY
F	ELEVATOR
G	CHIMNEY
H	MECHANICAL SHAFT BELOW
J	ROOF SADDLE
K	PERMANENT ROOF LADDER WITH RAILS
L	ROOF DRAIN AND OVERFLOW
M	STAIR TOWER
N	GUTTER
P	ROOF ACCESS DOOR (SEE 3RD FLOOR PLAN)

301 WALNUT BOULEVARD  
ROCHESTER, MI 48307  
T:248.601.4422 F:248.453.5854  
WWW.DESIGNHAUS.COM  
INFO@DESIGNHAUS.COM

EST  
1998

DESIGNHAUS

ARCHITECTURE

THE AVANT  
AT FIVE POINTS

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PUD Resubmission	---
PUD Resubmission	23.02.28
PUD Resubmission	23.02.15
PUD Resubmission	23.01.11
PUD Resubmission	22.08.09
Revision/Issue	Date

PETER M. STAHLMEYER  
ARCHITECT  
44000  
REGISTERED ARCHITECT

The Avant at Five Points  
Proposed Revised PUD  
Five Points Drive  
City of Auburn Hills, MI 48326

Roof Plan

018230

A102

A200 Elevations.dwg

3/13/2023

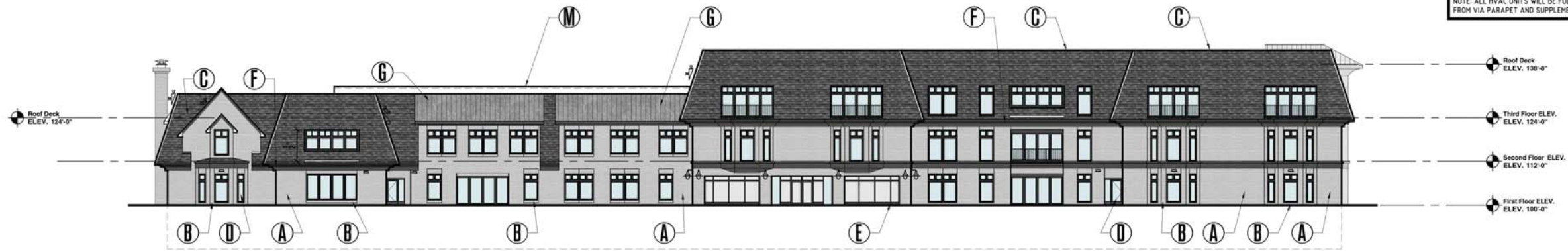
D:\ARCCOM-004

Material Legend	
A	BRICK
B	LIMESTONE
C	SHINGLE ROOF
D	GLAZING
E	ALUMINUM FRAMED WINDOW
F	FASCIA TRIM
G	STANDING SEAM METAL ROOF
H	EFS TRIM
J	METAL WRAP
K	ALUM. GLASS & DOOR W/ TRANSOM
L	ALUM. GLASS & ACCORDION DOOR
M	FLAT ROOF BEYOND - STORAGE AREA

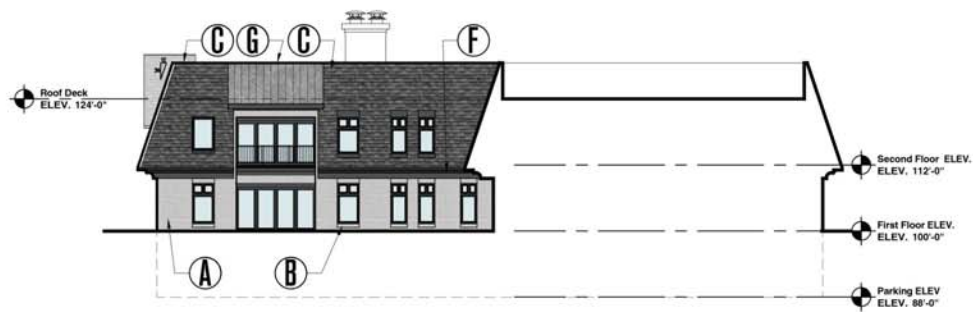
NOTE: ANY MODIFICATIONS TO THE FACADE PLAN (INCLUDING COLOR) MUST BE RESUBMITTED TO THE CITY OF AUBURN HILLS FOR REVISED APPROVAL. THE USE OF NEON, FLAGS, OR ANY OTHER TYPE OF UNAPPROVED SIGNAGE SHALL BE PROHIBITED PER SITE PLAN REVIEW.

AVERAGE HEIGHT CALCULATION:	
3 STORY - 38'-6"	58% OF TOTAL BUILDING
2 STORY - 22'-4"	42% OF TOTAL BUILDING
AVERAGE HEIGHT	31'-8 1/4"

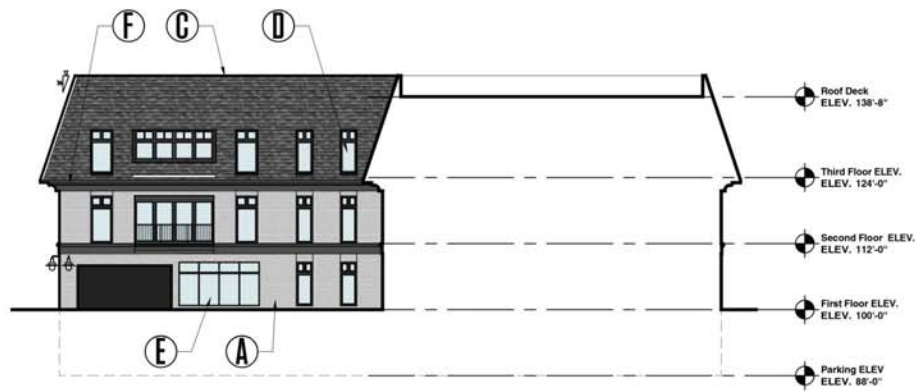
NOTE: ALL HVAC UNITS WILL BE FULLY SCREENED FROM VIA PARAPET AND SUPPLEMENTAL PANELS.



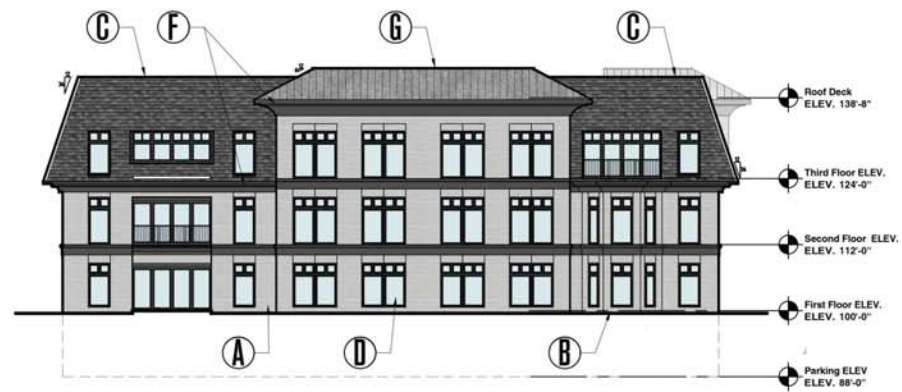
4 South Elevation  
SCALE: 1/16" = 1'



3 East Elevation  
SCALE: 1/16" = 1'



2 East Elevation  
SCALE: 1/16" = 1'



1 East Elevation  
SCALE: 1/16" = 1'

DESIGNHAUS  
ARCHITECTURE

EST  
1998

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Revision/Issue	Date



The Avant at Five Points  
Proposed Revised PUD  
Five Points Drive  
City of Auburn Hills, MI 48326

Elevations

018230

A200

NOT FOR CONSTRUCTION DRAWINGS  
SIDWELL # 14-13-126-008

A201 Elevations.dwg

3/13/2023

D:\AROC\COM-004

Material Legend	
A	BRICK
B	LIMESTONE
C	SHINGLE ROOF
D	GLAZING
E	ALUMINUM FRAMED WINDOW
F	FASCIA TRIM
G	STANDING SEAM METAL ROOF
H	EIPS TRIM
J	METAL WRAP
K	ALUM. GLASS & DOOR W/ TRANSOM
L	ALUM. GLASS & ACCORDION DOOR
M	FLAT ROOF BEYOND - STORAGE AREA

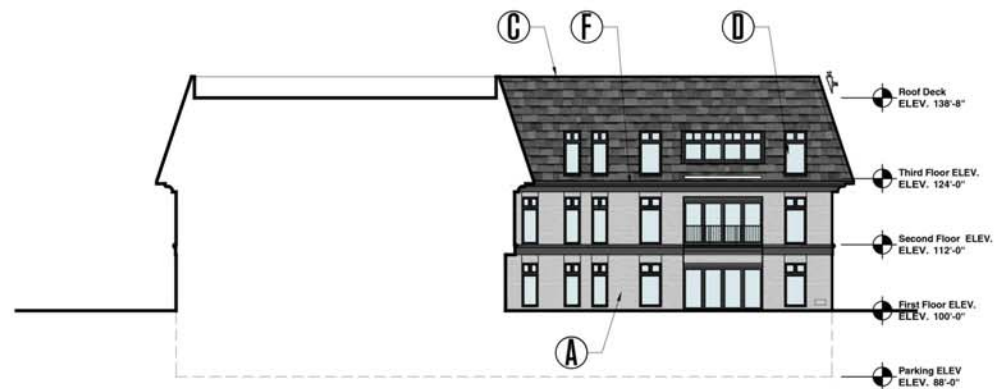
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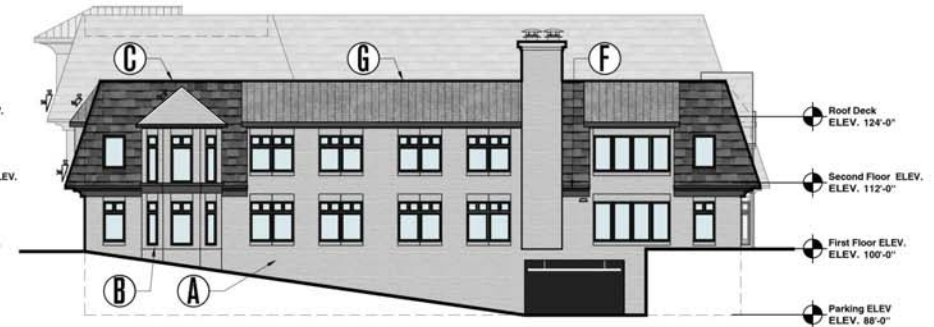
4 North Elevation  
SCALE: 1/16" = 1'



3 West Elevation  
SCALE: 1/16" = 1'



2 West Elevation  
SCALE: 1/16" = 1'



1 West Elevation  
SCALE: 1/16" = 1'

DESIGNHAUS  
EST 1998  
ARCHITECTURE

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THE AVANT  
AT FIVE POINTS

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The Avant at Five Points  
Proposed Revised PUD  
Five Points Drive  
City of Auburn Hills, MI 48326

Elevations

018230

A201

NOT FOR CONSTRUCTION DRAWINGS  
SIDWELL # 14-13-126-008





4 Rendering 4



3 Rendering 3



2 Rendering 2



1 Rendering 1

EST  
1998

DESIGNHAUS

ARCHITECTURE

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Revision/Issue	Date



**The Avant at Five Points**  
Proposed Revised PUD  
Five Points Drive  
City of Auburn Hills, MI 48326

Architectural  
Facade Renderings

018230

A202



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: APRIL 7, 2025**

**AGENDA ITEM NO 9A**

**DEPARTMENT OF PUBLIC WORKS**

**To: Mayor and City Council**  
**From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**  
**Submitted: March 18, 2025**  
**Subject: Public Hearing/Motion – Adopt Resolution No. 5 Confirming the Special Assessment Roll – Executive Hills Boulevard**

## **INTRODUCTION AND HISTORY**

On March 17, 2025, the Auburn Hills City Council adopted Resolution No. 4, accepting the special assessment roll for the proposed Special Assessment District (SAD) No. 10 concerning the repair of and improvements to Executive Hills Boulevard. As a result of adopting the resolution, a Public Hearing was set for Monday, April 7, 2025, at 7:00 p.m., for the purpose of hearing objections with respect to the special assessment roll regarding SAD No. 10 Executive Hills Boulevard. A written notice was sent to the benefitting property owners to inform them of the public hearing via certified mail. The notice included the day, time, and place of the public hearing, a copy of the approved Resolution No. 4, an updated cost estimate based on construction bids received, and the special assessment roll that was accepted by City Council by approving Resolution No. 4. The Executive Hills Boulevard road improvements will be constructed according to the plans and specifications prepared by the City's Engineer, OHM Advisors, and are on file in the City Clerk's Office.

The City received firm bids on Thursday, February 27, 2025 from companies interested in performing the road work. The updated cost estimate for the project, based on construction bids and design costs is \$4,151,275.00, of which a 50% portion will be defrayed by special assessments upon specially benefited properties identified in the SAD. The City's estimated share in the cost will be \$2,075,637.50 and the remaining balance will be divided equally among the benefitting 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 was prepared by the City's Engineer, OHM Advisors. Several documents pertaining to the SAD No. 10 Executive Hills Boulevard have been made available in the packet for your review.

The resolution as reviewed and found to be satisfactory from a legal standpoint by City Attorney, Derk Beckerleg, if adopted, confirms the special assessment roll prepared by the City Assessor and filed with the City Clerk. Upon adoption of Resolution No. 5, construction for the SAD No. 10 Executive Hills Boulevard road improvement project will be completed during the 2025 construction season barring any unforeseen obstacles that would postpone the project.

## **STAFF RECOMMENDATION**

The Auburn Hills City Council has approved Resolutions No. 1, 2, 3, and 4 for SAD No.10. Resolution No. 5 is the final resolution 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. 5, Confirming the Special Assessment Roll for the proposed Special Assessment District No. 10, regarding the repair of and improvements to Executive Hills Boulevard.**



**EXHIBITS**

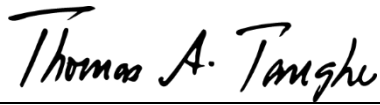
Exhibit 1 – Special Assessment Roll

Exhibit 2 – Design Scope

Exhibit 3 – Cost Estimate

Exhibit 4 – Resolution No. 5

I CONCUR:

A handwritten signature in black ink that reads "Thomas A. Tanghe". The signature is written in a cursive style with a large, stylized 'T' at the beginning.

---

THOMAS A. TANGHE, CITY MANAGER

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	<u>172,969.79</u>
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	<u>172,969.79</u>
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	<u>172,969.79</u>
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	<u>172,969.79</u>
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	<u>172,969.79</u>
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	<u>172,969.79</u>
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	<u>172,969.79</u>
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	<u>172,969.79</u>
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	<u>172,969.79</u>
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	<u>172,969.79</u>
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	<u>172,969.79</u>
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	<u>172,969.79</u>

Total Parcels Assessed12

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, Resolution of City Council, and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the \_\_\_\_\_, 2025 Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.

Signed \_\_\_\_\_

Date \_\_\_\_\_

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



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 & sealed" 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	<u>\$ 50,000</u>
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	<b>\$3,842,775.00</b>
Centre Road (SAD)	\$2,121,159.62	\$105,000	\$75,660	\$35,000	<b>\$2,336,819.62</b>
Innovation Drive (SAD)	\$948,511.50	\$50,000	\$40,560	\$17,500	<b>\$1,056,571.50</b>
*Path/Lights/Irrigation	\$935,737.65	\$47,500	\$39,000	\$17,500	<b>\$1,039,737.65</b>
Project Total	\$7,480,583.77	\$377,500	\$287,820	\$130,000	<b>\$8,275,903.77</b>
SAD Eligible Total	\$6,544,846.12	\$330,000	\$248,820	\$112,500	<b>\$7,236,166.12</b>

\*Removed from SAD Eligible Total

Feel free to contact me if you have any questions or need additional information regarding this project.

**CITY OF AUBURN HILLS**

**RESOLUTION CONFIRMING THE SPECIAL ASSESSMENT ROLL  
(RESOLUTION NO. 5)**

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 7<sup>th</sup> day of April, 2025, the following resolution was offered by Councilperson \_\_\_\_\_ and supported by Councilperson \_\_\_\_\_:

WHEREAS, the City has considered construction of the proposed improvement described below and has 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 and improvements to Executive Hills Boulevard; and

WHEREAS, the Project is intended to specially benefit 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, the City Council, after a public hearing, approved the final total cost of the Project in the amount of \$4,151,275 and approved the district as a special assessment district against which fifty percent (50%) of the final total cost of the Project, being the amount of \$2,075,637.50 will be defrayed by special assessments against the properties in the special assessment district; and

WHEREAS, in accordance with the direction of the City Council, the City Assessor has prepared a special assessment roll allocating fifty percent (50%) of the final total cost of the Project to the properties within the district according to law and the directions of the City Council, and the Assessor has filed such roll with the City Clerk; and

WHEREAS, a public hearing on the special assessment roll was set and duly noticed according to law for the purpose of hearing objections with respect to the special assessment roll; and

WHEREAS, on April 7, 2025, the public hearing was conducted by the City Council in accordance with the notice.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council has determined that it is satisfied with the special assessment roll, that the proposed assessments are in proportion to the benefits received or to be received as a result of the Project and that it would be appropriate to approve and confirm the special assessment roll and proceed with the Project.

2. The special assessment roll for Special Assessment District No. 10 in the amount of \$2,075,637.50 shall be and is hereby adopted and confirmed.

3. The City Clerk is directed to endorse and certify on the special assessment roll the date of this confirmation, which shall be final and conclusive for the purpose of the Project unless the

special assessment is contested in the Michigan Tax Tribunal within the time and manner provided for by ordinance and state law.

4. The special assessment against any property as made on the roll, or any part of such special assessment, may be paid in full on or before November 1, 2025 (the cash payment date).

5. All amounts of a special assessment not paid on or before the cash payment date shall be assessed against each property in the district in ten (10) approximately equal annual installments of principal and interest, the first of which will be due and payable on December 1, 2025, the second of which will be due and payable on December 1, 2026, and all subsequent installments shall be due and payable successively in intervals of twelve (12) months from the due date of the second installment.

6. Any portion of an assessment that has not been paid on or before the cash payment date (November 1, 2025) shall bear interest until paid as of December 1, 2025, at a rate equal to five percent (5%) per annum. Interest shall be due on the due date of the assessment installment payments, as noted above, commencing on the date the first assessment payment is due, as stated above. If any installment is not paid when due, the installment shall be deemed to be delinquent and a penalty shall be charged and collected as provided for in Section 58-19 of the Auburn Hills Code of Ordinances.

7. The City Clerk is directed to attach her warrant as required by law to the roll and to direct the roll, with her warrant attached, to the City Treasurer. The City Treasurer shall collect the special assessments in accordance with the terms of this Resolution, the City's ordinances, the warrant and the applicable statutes of the State of Michigan. The City Treasurer shall mail statements of the special assessments to the respective owners or parties-in-interest as indicated on the last local tax assessment records for those properties included in the special assessment district, stating the amount of the assessment and the manner in which the special assessment may be paid. The notice of special assessment mailed by the Treasurer shall contain a statement that the owner or any person 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 from the date of confirmation of the special assessment roll if that special assessment was protested at the hearing held for the purpose of confirming the special assessment roll.

8. All or any part of the unpaid special assessment may be paid at any time with interest accrued to the month in which the payment is made.

9. All special assessments contained in the special assessment roll, including accrued interest and any penalties, shall from the date of confirmation of such roll constitute a lien upon the respective lots or parcels of land specially assessed in the special assessment district until such time as the special assessment, accrued interest and penalties, if any, are paid. In the event that any of the properties in the special assessment district are sold, the special assessment, accrued interest and penalties, if any, must be paid in their entirety to the City as the time of the sale.

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 7<sup>th</sup> day of April, 2025, the original of which is on file in my office.

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

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LAURA PIERCE  
City Clerk



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: APRIL 7, 2025**

**AGENDA ITEM NO 9B**

**DEPARTMENT OF PUBLIC WORKS**

**To: Mayor and City Council**  
**From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**  
**Submitted: March 18, 2025**  
**Subject: Public Hearing/Motion – Adopt Resolution No. 5 Confirming the Special Assessment Roll – Centre Road**

## **INTRODUCTION AND HISTORY**

On March 17, 2025, the Auburn Hills City Council adopted Resolution No. 4, accepting the special assessment roll for the proposed Special Assessment District (SAD) No. 11 concerning the repair of and improvements to Centre Road. As a result of adopting the resolution, a Public Hearing was set for Monday, April 7, 2025, at 7:00 p.m., for the purpose of hearing objections with respect to the special assessment roll regarding SAD No. 11 Centre Road. A written notice was sent to the benefitting property owners to inform them of the public hearing via certified mail. The notice included the day, time, and place of the public hearing, a copy of the approved Resolution No. 4, an updated cost estimate based on construction bids received, and the special assessment roll that was accepted by City Council by approving Resolution No. 4. The Centre Road road improvements will be constructed according to the plans and specifications prepared by the City's Engineer, OHM Advisors, and are on file in the City Clerk's Office.

The City received firm bids on Thursday, February 27, 2025 from companies interested in performing the road work. The updated cost estimate for the project, based on construction bids and design costs is \$2,524,319.62, of which a 50% portion will be defrayed by special assessments upon specially benefited properties identified in the SAD. The City's estimated share in the cost will be \$1,262,159.81 and the remaining balance will be divided equally among the benefitting 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 was prepared by the City's Engineer, OHM Advisors. Several documents pertaining to the SAD No. 11 Centre Road have been made available in the packet for your review.

The resolution as reviewed and found to be satisfactory from a legal standpoint by City Attorney, Derk Beckerleg, if adopted, confirms the special assessment roll prepared by the City Assessor and filed with the City Clerk. Upon adoption of Resolution No. 5, construction for the SAD No. 11 Centre Road road improvement project will be completed during the 2026 construction season barring any unforeseen obstacles that would postpone the project.

## **STAFF RECOMMENDATION**

The Auburn Hills City Council has approved Resolutions No. 1, 2, 3, and 4 for SAD No.11. Resolution No. 5 is the final resolution 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. 5, Confirming the Special Assessment Roll for the proposed Special Assessment District No. 11, regarding the repair of and improvements to Centre Road.**

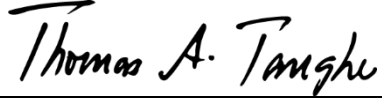
## **EXHIBITS**

Exhibit 1 – Special Assessment Roll



Exhibit 2 – Design Scope  
Exhibit 3 – Cost Estimate  
Exhibit 4 – Resolution No. 5

I CONCUR:

A handwritten signature in black ink that reads "Thomas A. Tanghe". The signature is written in a cursive style with a large, stylized 'T' at the beginning.

---

THOMAS A. TANGHE, CITY MANAGER

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 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	\$ 50,486.39
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	\$ 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 15	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 15	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 Assessed25

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, Resolution of City Council, and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the \_\_\_\_\_, 2025 Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.

Signed \_\_\_\_\_

Date \_\_\_\_\_

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



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 & sealed" 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	<u>\$ 50,000</u>
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	<b>\$3,842,775.00</b>
Centre Road (SAD)	\$2,121,159.62	\$105,000	\$75,660	\$35,000	<b>\$2,336,819.62</b>
Innovation Drive (SAD)	\$948,511.50	\$50,000	\$40,560	\$17,500	<b>\$1,056,571.50</b>
*Path/Lights/Irrigation	\$935,737.65	\$47,500	\$39,000	\$17,500	<b>\$1,039,737.65</b>
Project Total	\$7,480,583.77	\$377,500	\$287,820	\$130,000	<b>\$8,275,903.77</b>
SAD Eligible Total	\$6,544,846.12	\$330,000	\$248,820	\$112,500	<b>\$7,236,166.12</b>

\*Removed from SAD Eligible Total

Feel free to contact me if you have any questions or need additional information regarding this project.



**CITY OF AUBURN HILLS**

**RESOLUTION CONFIRMING THE SPECIAL ASSESSMENT ROLL  
(RESOLUTION NO. 5)**

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 7<sup>th</sup> day of April, 2025, the following resolution was offered by Councilperson \_\_\_\_\_ and supported by Councilperson \_\_\_\_\_:

WHEREAS, the City has considered construction of the proposed improvement described below and has 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 and improvements to Centre Road; and

WHEREAS, the Project is intended to specially benefit 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, the City Council, after a public hearing, approved the final total cost of the Project in the amount of \$2,524,319.62 and approved the district as a special assessment district against which fifty percent (50%) of the final total cost of the Project, being the amount of \$1,262,159.81 will be defrayed by special assessments against the properties in the special assessment district; and

WHEREAS, in accordance with the direction of the City Council, the City Assessor has prepared a special assessment roll allocating fifty percent (50%) of the final total cost of the Project to the properties within the district according to law and the directions of the City Council, and the Assessor has filed such roll with the City Clerk; and

WHEREAS, a public hearing on the special assessment roll was set and duly noticed according to law for the purpose of hearing objections with respect to the special assessment roll; and

WHEREAS, on April 7, 2025, the public hearing was conducted by the City Council in accordance with the notice.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council has determined that it is satisfied with the special assessment roll, that the proposed assessments are in proportion to the benefits received or to be received as a result of the Project and that it would be appropriate to approve and confirm the special assessment roll and proceed with the Project.

2. The special assessment roll for Special Assessment District No. 11 in the amount of \$1,262,159.81 shall be and is hereby adopted and confirmed.

3. The City Clerk is directed to endorse and certify on the special assessment roll the date of this confirmation, which shall be final and conclusive for the purpose of the Project unless the

special assessment is contested in the Michigan Tax Tribunal within the time and manner provided for by ordinance and state law.

4. The special assessment against any property as made on the roll, or any part of such special assessment, may be paid in full on or before November 1, 2026 (the cash payment date).

5. All amounts of a special assessment not paid on or before the cash payment date shall be assessed against each property in the district in ten (10) approximately equal annual installments of principal and interest, the first of which will be due and payable on December 1, 2026, the second of which will be due and payable on December 1, 2027, and all subsequent installments shall be due and payable successively in intervals of twelve (12) months from the due date of the second installment.

6. Any portion of an assessment that has not been paid on or before the cash payment date (November 1, 2026) shall bear interest until paid as of December 1, 2026, at a rate equal to five percent (5%) per annum. Interest shall be due on the due date of the assessment installment payments, as noted above, commencing on the date the first assessment payment is due, as stated above. If any installment is not paid when due, the installment shall be deemed to be delinquent and a penalty shall be charged and collected as provided for in Section 58-19 of the Auburn Hills Code of Ordinances.

7. The City Clerk is directed to attach her warrant as required by law to the roll and to direct the roll, with her warrant attached, to the City Treasurer. The City Treasurer shall collect the special assessments in accordance with the terms of this Resolution, the City's ordinances, the warrant and the applicable statutes of the State of Michigan. The City Treasurer shall mail statements of the special assessments to the respective owners or parties-in-interest as indicated on the last local tax assessment records for those properties included in the special assessment district, stating the amount of the assessment and the manner in which the special assessment may be paid. The notice of special assessment mailed by the Treasurer shall contain a statement that the owner or any person 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 from the date of confirmation of the special assessment roll if that special assessment was protested at the hearing held for the purpose of confirming the special assessment roll.

8. All or any part of the unpaid special assessment may be paid at any time with interest accrued to the month in which the payment is made.

9. All special assessments contained in the special assessment roll, including accrued interest and any penalties, shall from the date of confirmation of such roll constitute a lien upon the respective lots or parcels of land specially assessed in the special assessment district until such time as the special assessment, accrued interest and penalties, if any, are paid. In the event that any of the properties in the special assessment district are sold, the special assessment, accrued interest and penalties, if any, must be paid in their entirety to the City as the time of the sale.

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 7<sup>th</sup> day of April, 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: APRIL 7, 2025**

**AGENDA ITEM NO 9C**

**DEPARTMENT OF PUBLIC WORKS**

**To: Mayor and City Council**  
**From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**  
**Submitted: March 18, 2025**  
**Subject: Public Hearing/Motion – Adopt Resolution No. 5 Confirming the Special Assessment Roll – Innovation Drive**

### **INTRODUCTION AND HISTORY**

On March 17, 2025, the Auburn Hills City Council adopted Resolution No. 4, accepting the special assessment roll for the proposed Special Assessment District (SAD) No. 12 concerning the repair of and improvements to Innovation Drive. As a result of adopting the resolution, a Public Hearing was set for Monday, April 7, 2025, at 7:00 p.m., for the purpose of hearing objections with respect to the special assessment roll regarding SAD No. 12 Innovation Drive. A written notice was sent to the benefitting property owners to inform them of the public hearing via certified mail. The notice included the day, time, and place of the public hearing, a copy of the approved Resolution No. 4, an updated cost estimate based on construction bids received, and the special assessment roll that was accepted by City Council by approving Resolution No. 4. The Innovation Drive road improvements will be constructed according to the plans and specifications prepared by the City's Engineer, OHM Advisors, and are on file in the City Clerk's Office.

The City received firm bids on Thursday, February 27, 2025 from companies interested in performing the road work. The updated cost estimate for the project, based on construction bids and design costs is \$1,154,571.50, of which a 50% portion will be defrayed by special assessments upon specially benefited properties identified in the SAD. The City's estimated share in the cost will be \$577,285.75 and the remaining balance will be divided equally among the benefitting properties and estimated at \$288,642.88 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 was prepared by the City's Engineer, OHM Advisors. Several documents pertaining to the SAD No. 12 Innovation Drive have been made available in the packet for your review.

The resolution as reviewed and found to be satisfactory from a legal standpoint by City Attorney, Derk Beckerleg, if adopted, confirms the special assessment roll prepared by the City Assessor and filed with the City Clerk. Upon adoption of Resolution No. 5, construction for the SAD No. 12 Innovation Drive road improvement project will be completed during the 2026 construction season barring any unforeseen obstacles that would postpone the project.

### **STAFF RECOMMENDATION**

The Auburn Hills City Council has approved Resolutions No. 1, 2, 3, and 4 for SAD No.12. Resolution No. 5 is the final resolution 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. 5, Confirming the Special Assessment Roll for the proposed Special Assessment District No. 12, regarding the repair of and improvements to Innovation Drive.**

**EXHIBITS**

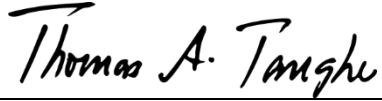
Exhibit 1 – Special Assessment Roll

Exhibit 2 – Design Scope

Exhibit 3 – Cost Estimate

Exhibit 4 – Resolution No. 5

I CONCUR:

A handwritten signature in black ink that reads "Thomas A. Tanghe". The signature is written in a cursive style with a large, stylized 'T' at the beginning.

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THOMAS A. TANGHE, CITY MANAGER

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 Assessed2

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 & sealed" 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	<u>\$ 50,000</u>
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
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Project Total	\$7,480,583.77	\$377,500	\$287,820	\$130,000	<b>\$8,275,903.77</b>
SAD Eligible Total	\$6,544,846.12	\$330,000	\$248,820	\$112,500	<b>\$7,236,166.12</b>

\*Removed from SAD Eligible Total

Feel free to contact me if you have any questions or need additional information regarding this project.

**CITY OF AUBURN HILLS**

**RESOLUTION CONFIRMING THE SPECIAL ASSESSMENT ROLL  
(RESOLUTION NO. 5)**

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WHEREAS, the City has considered construction of the proposed improvement described below and has 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 and improvements to Innovation Drive; and

WHEREAS, the Project is intended to specially benefit 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, the City Council, after a public hearing, approved the final total cost of the Project in the amount of \$1,154,571.50 and approved the district as a special assessment district against which fifty percent (50%) of the final total cost of the Project, being the amount of \$577,285.75 will be defrayed by special assessments against the properties in the special assessment district; and

WHEREAS, in accordance with the direction of the City Council, the City Assessor has prepared a special assessment roll allocating fifty percent (50%) of the final total cost of the Project to the properties within the district according to law and the directions of the City Council, and the Assessor has filed such roll with the City Clerk; and

WHEREAS, a public hearing on the special assessment roll was set and duly noticed according to law for the purpose of hearing objections with respect to the special assessment roll; and

WHEREAS, on April 7, 2025, the public hearing was conducted by the City Council in accordance with the notice.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council has determined that it is satisfied with the special assessment roll, that the proposed assessments are in proportion to the benefits received or to be received as a result of the Project and that it would be appropriate to approve and confirm the special assessment roll and proceed with the Project.

2. The special assessment roll for Special Assessment District No. 12 in the amount of \$577,285.75 shall be and is hereby adopted and confirmed.

3. The City Clerk is directed to endorse and certify on the special assessment roll the date of this confirmation, which shall be final and conclusive for the purpose of the Project unless the



special assessment is contested in the Michigan Tax Tribunal within the time and manner provided for by ordinance and state law.

4. The special assessment against any property as made on the roll, or any part of such special assessment, may be paid in full on or before November 1, 2026 (the cash payment date).

5. All amounts of a special assessment not paid on or before the cash payment date shall be assessed against each property in the district in ten (10) approximately equal annual installments of principal and interest, the first of which will be due and payable on December 1, 2026, the second of which will be due and payable on December 1, 2027, and all subsequent installments shall be due and payable successively in intervals of twelve (12) months from the due date of the second installment.

6. Any portion of an assessment that has not been paid on or before the cash payment date (November 1, 2026) shall bear interest until paid as of December 1, 2026, at a rate equal to five percent (5%) per annum. Interest shall be due on the due date of the assessment installment payments, as noted above, commencing on the date the first assessment payment is due, as stated above. If any installment is not paid when due, the installment shall be deemed to be delinquent and a penalty shall be charged and collected as provided for in Section 58-19 of the Auburn Hills Code of Ordinances.

7. The City Clerk is directed to attach her warrant as required by law to the roll and to direct the roll, with her warrant attached, to the City Treasurer. The City Treasurer shall collect the special assessments in accordance with the terms of this Resolution, the City's ordinances, the warrant and the applicable statutes of the State of Michigan. The City Treasurer shall mail statements of the special assessments to the respective owners or parties-in-interest as indicated on the last local tax assessment records for those properties included in the special assessment district, stating the amount of the assessment and the manner in which the special assessment may be paid. The notice of special assessment mailed by the Treasurer shall contain a statement that the owner or any person 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 from the date of confirmation of the special assessment roll if that special assessment was protested at the hearing held for the purpose of confirming the special assessment roll.

8. All or any part of the unpaid special assessment may be paid at any time with interest accrued to the month in which the payment is made.

9. All special assessments contained in the special assessment roll, including accrued interest and any penalties, shall from the date of confirmation of such roll constitute a lien upon the respective lots or parcels of land specially assessed in the special assessment district until such time as the special assessment, accrued interest and penalties, if any, are paid. In the event that any of the properties in the special assessment district are sold, the special assessment, accrued interest and penalties, if any, must be paid in their entirety to the City as the time of the sale.

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 7<sup>th</sup> day of April, 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: APRIL 7, 2025**

**AGENDA ITEM NO 9D**

**DEPARTMENT OF PUBLIC WORKS**

**To: Mayor and City Council**  
**From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**  
**Submitted: March 18, 2025**  
**Subject: Motion – Approve 2025/2026 TIFA B Road Improvements Bid Award, Construction Engineering/Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting**

## **INTRODUCTION AND HISTORY**

### **BID AWARD**

Included in the Auburn Hills Capital Improvement Plan is the 2025/2026 TIFA B Road Improvements for Executive Hills Boulevard, Centre Road, and Innovation Drive. This project includes complete reconstruction of all three streets. Executive Hills Boulevard will be reconfigured from two lanes in each direction to one lane in each direction with new pathway and lighting being installed on each side in 2025. Centre Road and Innovation Drive will be reconstructed within the existing footprint in 2026. The reconstruction work for these streets includes pavement and curb removal, underdrain and storm sewer improvements, aggregate base and subgrade repairs as needed, new curb, and new asphalt pavement.

On Thursday, February 27, 2025, bids were received for the 2025/2026 TIFA B Road Improvements. The table below provides a summary of the bids received:

Contractor	Total Bid
Federal Paving Inc.	\$7,768,403.77
Dan's Excavating, Inc.	\$7,837,092.80
Pro-Line Asphalt Paving Corp.	\$8,285,914.00

Federal Paving Inc. out of Auburn Hills, Michigan (recently merged with Allied Construction who we have worked with in the past) is the low bidder for this project. They have over 48 years of experience in similar construction and have completed many other projects throughout the region, including for the City of Auburn Hills. Based on our previous experience and their qualifications, we would recommend award of this contract to Federal Paving Inc. in the amount of \$7,480,583.77, per the unit prices listed on the bid. The amount entered in the bid for Crew Days (\$287,820) are not included in the recommended award amount as these are not part of payments made to the Contractor, but these amounts are included in the total for determining the lowest bid.

## **CONSTRUCTION ENGINEERING/OBSERVATION AND CONTRACT ADMINISTRATION SERVICES**

OHM Advisors serves as the City Engineer and provides engineering, observation, and contract administration for all of the City's infrastructure capital projects. Their Scope of Services is attached as Exhibit 1.

## **COSTS**

The total project costs including construction, engineering, and materials testing is estimated to be \$8,275,903.77 and reflected in the table below.

	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
Executive Hills Path/Lights/Irrigation	\$935,737.65	\$47,500	\$39,000	\$17,500	\$1,039,737.65
Total	\$7,480,583.77	\$377,500	\$287,820	\$130,000	\$8,275,903.77
TIFA B Funded	\$4,208,160.71	\$212,500	\$163,410	\$73,750	\$4,657,820.71
SAD Funded	\$3,272,423.06	\$165,000	\$124,410	\$56,250	\$3,618,083.06

Currently budgeted is \$4,500,000.00 for the Executive Hills Boulevard Reconstruction (203-453-973.000-EXECUTIVESAD) in 2025, \$320,000 for the Executive Hills Boulevard Pathway Construction (203-453-973.002-EXECUTIVESAD) in 2025, \$2,700,000 for the Centre Road Reconstruction (203-453-973.000-CENTRERD\_SAD) in 2026, and \$1,100,000.00 for the Innovation Drive Reconstruction (203-453-973.000-INNOVATION) in 2026. The pathway portion of the Executive Hills path/lights/irrigation division of the contract (totaling \$533,261.65) will be paid out of the local roads fund as pathway must be reported to Act 51 for funding. Offsetting budget amendments will be required as follows: -\$220,000 to 203-453-973.000-EXECUTIVESAD and +\$220,000 to 203-453-973.002-EXECUTIVESAD. In contrast, Act 51 does not allow street lighting to be paid from a streets account. Therefore, the lighting and irrigation (\$506,476) will be paid directly by TIFA-B.

While this project is being paid for by the local streets fund (apart from the new Executive Hills streetlights and irrigation being paid by TIFA-B), the local streets fund will be reimbursed for the pathway and 50% of all three road projects from TIFA-B through fund transfers. The additional 50% funding for the three road projects will be collected through the special assessment districts confirmed at tonight's meeting. The TIFA Board of Directors authorized funding for these projects at their March 11 meeting.

#### **STAFF RECOMMENDATION**

Staff recommends approval of offsetting budget amendments will be required as follows: -\$220,000 to 203-453-973.000-EXECUTIVESAD and +\$220,000 to 203-453-973.002-EXECUTIVESAD. Staff also recommends award of the 2025/2026 TIFA B Road Improvements construction contract to Federal Paving Inc., Construction Engineering/Observation and Contract Administration Services to OHM Advisors, Material Testing Services to G2 Consulting Group for an estimated total cost of \$8,275,903.77 (\$4,882,512.65 in 2025 and \$3,393,391.12 in 2026).

#### **MOTION**

**Move to approve offsetting budget amendments of -\$220,000 to 203-453-973.000-EXECUTIVESAD and +\$220,000 to 203-453-973.002-EXECUTIVESAD. Also move to award the 2025/2026 TIFA B Road Improvements construction contract to Federal Paving Inc., Construction Engineering/Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting Group for an estimated total cost of \$8,275,903.77.**

#### **EXHIBITS**

Exhibit 1 – OHM Scope of Services

**I CONCUR:**



**BRANDON SKOPEK, ASSISTANT CITY MANAGER**



March 3, 2025

Mr. Stephen Baldante  
Director of Public Works  
City of Auburn Hills  
1500 Brown Road  
Auburn Hills, Michigan 48326

RE: **2025/2026 TIFA B Road Improvements (Executive Hills, Centre, & Innovation)**  
Scope of Construction Services

Dear Mr. Baldante:

Outlined below is a Scope of Work for construction services to be provided by OHM Advisors for the above referenced project.

## **PROJECT UNDERSTANDING**

It is our understanding that the City of Auburn Hills plans to move forward with the construction phase of the 2025/2026 TIFA B Road Improvements project for which bids were received on Thursday, February 27, 2025. The proposed project consists of roadway improvements/reconstruction of Executive Hills Boulevard, Centre Road, and Innovation Drive. Executive Hills will be reconfigured from two lanes each direction to one lane each direction with pathway and lighting adjacent. Centre and Innovation will be reconstructed in their current footprint to address deteriorated existing concrete below overlaid asphalt. The reconstruction work for these roads includes pavement removal, curb removal, underdrain and storm sewer improvements, aggregate base replacement as directed, subgrade repairs as directed, new curb, and new pavement. The project is being partially funded via Special Assessment Districts (SADs) and is planned to be constructed over two years. The Executive Hills portion of the project is planned for 2025 with the Centre and Innovation portions slated for construction in 2026.

## **SCOPE OF SERVICE**

### **Construction Engineering / Observation**

Under this task the project team will observe the construction efforts on the project and assist with any necessary field changes to successfully complete the work. Specific work efforts include:

- ▶ Provide daily observation of the project when construction work is occurring to verify that materials, installation, and construction methods used are in conformance with the project plans and specifications as well as applicable standards. Full-time observation will be provided for all roadway and utility construction.
- ▶ Produce daily field reports to document construction activities and record quantities of contract pay items.
- ▶ Prepare and provide the Contractor with a list of required submittals and review shop drawings, construction schedules, materials certifications, and other submittals.
- ▶ Address Contractor's construction concerns and resolve conflicts with the executed contract specifications.
- ▶ Arrange and attend regularly scheduled progress meetings during the construction phase. It is anticipated that meetings will be held weekly during the active construction period.
- ▶ Coordinate with the materials testing consultant on material related items.



- ▶ Coordinate with the property owners and other stakeholders in the construction area regarding access, traffic staging, schedule, and other pertinent items for the duration of the project.
- ▶ Prepare and deliver record (As-Built) plans that include the constructed location of all installed underground utilities. Record plans will be delivered electronically in PDF format.

### **Contract Administration**

Under this task, the project team will complete services necessary to administer the contract. Specific work efforts include:

- ▶ Coordination with the Contractor and City to execute the contract documents.
- ▶ Arrange and attend one (1) pre-construction meeting prior to the start of the project.
- ▶ Provide two (2) signed copies of the contract documents to the City, one (1) to the Clerk's office and one (1) to the DPW.
- ▶ Review Contractor's progress on the project to ensure that the work is in compliance with the proposed schedule.
- ▶ Prepare monthly construction pay estimates and process contract change orders (if required).
- ▶ Request and review information from the Contractor to verify compliance with wage rates, Buy America, and other funding requirements.
- ▶ Review construction claims and coordinate claim resolution with Contractor and City.
- ▶ Request and collect Contractor's declaration, contractor's affidavit, waivers from major suppliers and subcontractors, release of surety, and release from other public agencies for which permits have been obtained under this contract.

### **Crew Days (Construction Observation)**

This project contract includes a line item for Crew Days in Contractor's bid. This item is for construction observation required for the Contractor's operations. OHM will provide daily observation of work under this Crew Day item. Full-time inspection will be provided for all construction operations as indicated in the contract specifications for Crew Days. The Contractor has included the Crew Day amount in their bid based on their anticipated schedule for the project.

### **SCHEDULE**

Based on the Council meeting schedule, we anticipate that the tentative award for the project would occur at the March 17<sup>th</sup> Council meeting along with SAD resolution 4. Final award and resolution 5 is anticipated to occur at the City Council meeting on April 7<sup>th</sup>. Construction on the Executive Hills portion of the project is anticipated to begin in April and be substantially completed by September of this year. The Centre and Innovation portions of the project are expected to be constructed in 2026.

### **COMPENSATION**

The construction engineering and contract administration outlined above will be performed on an hourly basis for the not-to-exceed amount of three hundred seventy-seven thousand five hundred dollars (\$377,500.00). The construction observation as Crew Days will be performed on a per day basis for the amount of two hundred eighty-seven thousand eight hundred twenty dollars (\$287,820.00), which is based on the amount bid by the Contractor for this item. The City will be invoiced for services on a monthly basis. The estimated budget breakdown is as follows:





	Construction Engineering	Contract Administration	Crew Days (Observation)	Total
Executive Hills	\$95,000	\$80,000	\$132,600	<b>\$307,600</b>
Centre Road	\$57,000	\$48,000	\$75,660	<b>\$180,660</b>
Innovation Drive	\$27,500	\$22,500	\$40,560	<b>\$90,560</b>
*Path/Lights/Irrigation	\$25,500	\$22,000	\$39,000	<b>\$86,500</b>
Total	\$205,000	\$172,500	\$287,820	<b>\$665,320</b>

Materials Testing Services (G2) \$130,000

### FURTHER CLARIFICATIONS AND ASSUMPTIONS

The above-listed scope of services was prepared with the following assumptions:

- Materials testing services will be provided by G2 Consulting Group under a separate contract and are not included in this scope of services. The estimated amount for this service is indicated above.
- The City will be responsible for all permit fees.

Should you find this agreement acceptable, please execute both copies and return one 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

cc: Jason Hefner, Manager of Fleet & Roads  
Alex Parent, OHM  
Jerry Ashburn, OHM  
File

**City of Auburn Hills**  
**2025/2026 TIFA B Road Improvements**  
**Construction Services**

Accepted By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## Hoping to catch big trout?

Michigan Department of Natural Resources sent this bulletin at 03/31/2025 08:34 AM EDT

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### DNR News

March 31, 2025

Contact: [John Buszkiewicz](#), 248-296-2498 or [Sara Thomas](#), 734-718-0474

## Hoping to catch big trout? Adult trout stocked in Clinton and Huron rivers, Spring Mill Pond

Approximately 4,250 adult trout were stocked recently by the Michigan Department of Natural Resources in the Huron River (Proud Lake Recreation Area, Oakland County) and Spring Mill Pond (Island Lake Recreation Area, Livingston County) in southeast Michigan. These fish are retired broodstock from Michigan's state fish hatcheries.



- The Huron River, downstream of the Proud Lake Dam, was stocked with approximately 1,950 brown trout and 1,350 rainbow trout, all ranging in size from 13 inches to 19 inches.
- Spring Mill Pond was stocked with approximately 450 brown trout and 500 rainbow trout, also ranging from 13 inches to 19 inches.

Special regulations apply for anglers interested in targeting these trout:

- The Huron River at Proud Lake Recreation Area is closed to fishing Oct. 1 through March 31. April 1-25, anglers are limited to flies only, catch-and-release fishing, with the exception that children under 12 may keep one trout sized between 8 inches and 12 inches.
- Spring Mill Pond at Island Lake Recreation Area is closed to fishing March 15-31. Anglers are limited to artificial lures only, catch-and-release fishing April 1-25.
- On both bodies of water, beginning April 26, all baits are allowed, and anglers may keep up to five trout over 8 inches, but only three over 15 inches.



The Clinton River was also stocked with 1,150 adult brown trout ranging from 13 inches to 18 inches. These fish stocked at Riverside Park in Auburn Hills will provide additional angling opportunities beyond the yearling fish that are stocked annually. The Clinton River is

open to trout fishing all year, and anglers can keep up to five trout over 8 inches, but only three over 15 inches.

The [2025 Michigan Fishing Regulations](#) are available online, along with other helpful resources including fishing location maps, fish ID information, the weekly fishing report and more. Visit [Michigan.gov/Fishing](https://Michigan.gov/Fishing) to learn more.

To find out if fish were added to any of your other favorite fishing spots, visit the DNR's fish stocking database at [michigandnr.com/fishstock/](https://michigandnr.com/fishstock/).

### PFAS awareness

While these fish are stocked upstream of the advisory area, the Huron River is under a "[Do Not Eat](#)" [fish consumption advisory](#) from Wixom Road south to Lake Erie due to elevated PFAS levels in fish. The main source of contamination in Norton Creek has been addressed, but the perfluoroalkl and polyfluoroalkl substances advisory is still in place until further testing.

The stocked trout do not reside in the Huron River for long periods of time. Touching the fish or water is not considered a health concern. For further information go to [Michigan.gov/PFASResponse](https://Michigan.gov/PFASResponse) and search for Huron River.

Spring Mill Pond is not connected to the Huron River and not affected by the consumption advisory.

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**Note to editors:** The accompanying photos are available below for download. Caption information follows.

- [Stocking](#): Approximately 4,250 adult trout were stocked by the Michigan Department of Natural Resources in the Huron River (Proud Lake Recreation Area) and Spring Mill Pond (Island Lake Recreation Area) in southeast Michigan.
- [Large trout](#): The adult trout stocked in the Huron and Clinton rivers and Spring Mill Pond in southeast Michigan are retired broodstock from Michigan's state fish hatcheries.



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## Forever No More. Which Michigan stores affected by Forever 21 bankruptcy?

Fast fashion retailer couldn't compete with online retailers Amazon, Temu and Shein



The Forever 21 store at Partridge Creek. (MNG file photo)

By [Associated press](#) | [ap@dfmdev.com](mailto:ap@dfmdev.com)

PUBLISHED: March 17, 2025 at 6:53 PM EDT

By MICHELLE CHAPMAN and ANNE D'INNOCENZIO, The Associated Press

Forever 21 has filed for bankruptcy protection for a second time and plans to close down its U.S. business as traffic in U.S. shopping malls fades and competition from online retailers like Amazon, Temu and Shein intensifies. F21 OpCo, which runs Forever 21 stores, said late Sunday that it will wind down the business in the U.S. under Chapter 11 bankruptcy protection while determining if it can continue as a business with a partner, or if it will sell some or all of its assets.

Forever 21 has filed for bankruptcy protection for a second time and plans to close down its U.S. business as traffic in U.S. shopping malls fades and competition from online retailers like Amazon, Temu and Shein intensifies.

F21 OpCo, which runs Forever 21 stores, said late Sunday that it will wind down the business in the U.S. under Chapter 11 bankruptcy protection while determining if it can continue as a business with a partner, or if it will sell some or all of its assets.

“While we have evaluated all options to best position the company for the future, we have been unable to find a sustainable path forward, given competition from foreign fast fashion companies, which have been able to take advantage of the de minimis exemption to undercut our brand on pricing and margin,” Chief Financial Officer Brad Sell said in a statement.

The planned shutdown will affect nine Forever 21 stores in Michigan at these locations:

- Briarwood Mall, Ann Arbor
- Great Lakes Crossing Outlets, Auburn Hills

- Mall at Partridge Creek, Clinton Township
- Fairlane Town Center, Dearborn
- Woodland Mall, Grand Rapids
- Twelve Oaks Mall, Novi
- Crossroads Mall, Portage
- Southland Center, Taylor
- Oakland Mall, Troy

The de minimis tax exemption lets shipments headed to U.S. businesses and consumers valued at less than \$800 to enter the country tax free and duty free. Forever 21 stores in the U.S. will hold liquidation sales and the website will continue to run while operations wind down. The retailer's locations outside of the U.S. are run by other licensees and are not included in the bankruptcy filing. International store locations and websites will continue operating as normal.

Authentic Brands Group owns the international intellectual property associated with the Forever 21 brand and may license the brand to other operators, F21OpCo said.

Jarrold Weber, Global President, Lifestyle at Authentic Brands Group, said the restructuring lets Forever 21 "accelerate the modernization of the brand's distribution model, setting it up to compete and lead in fast fashion for decades to come. We're building a direct creation-to-shelf model that moves faster."

He added that, "We are receiving lots of interest from strong brand operators and digital experts who share our vision and are ready to take the brand to the next level."

Forever 21 first filed for bankruptcy protection in 2019. The following year, it was acquired by a consortium of parties including Authentic Brands Group and mall owners Simon Property Group and Brookfield Property Partners. In early January, Forever 21's parent company, Sparc Group, merged with JCPenney to form Catalyst Brands, a new entity that also includes brands like Aéropostale, Brooks Brothers, Eddie Bauer, Lucky Brand, and Nautica.

In 2023, Forever 21 teamed up with Chinese e-commerce player Shein. The partnership allowed Shein to carry Forever 21's items on its platform. It also offered the opportunity to return Shein online orders at a couple hundred physical Forever 21 stores across the U.S. Forever 21 joins other retailers that have filed for Chapter 11 or are liquidating in recent months as retailers face a slowdown in consumer spending and are navigating rising operating costs amid inflationary pressures. They include fabric and crafts retailer Joann, Inc and Party City. In February, Outdoor apparel seller Liberated Brands, which has operated stores for surfer and skater-inspired labels like Quiksilver, Billabong and Volcom, filed for bankruptcy — and said it plans to close its locations across the U.S.

From Jan. 1 through March 14, U.S. retailers have so far announced 3,735 store closures, according to Coresight Research's weekly tracker.

Forever 21 had been battling a host of macroeconomic challenges as well as its own issues.

Forever 21 was founded in 1984 and, along with other fast-fashion chains like H&M and Zara, rode a wave of popularity among young customers in the mid-1990s. Their popularity grew during the Great Recession, when shoppers were seeking bargains. But Forever 21 went on an aggressive expansion just as shoppers were moving more online. Critics have said that Forever 21 was too slow to embrace online shopping.

The company also faced stiff competition from the likes of Chinese retailers Shein and Temu, which churn out trendy items that are cheaper than what Forever 21 offers. For example, Forever 21 sells T-shirts for around \$10. Temu has them for \$5.

Neil Saunders, managing director of GlobalData, said in a statement that part of the problem now is that Forever 21's stores are too big for its current needs and located in malls that don't provide enough foot traffic.

"Forever 21 was always a retailer living on borrowed time. Over recent years it has been hit with dual headwinds from a weak apparel market and stiff competition from cheap Chinese marketplaces," he said. "Both things have eroded its standing and depleted its market share."



## Oakland County nonprofits demand refunds for disputed hotel charges



Suburban Studios is an extended-stay hotel in Auburn Hills. (Peg McNichol/MediaNews Group)

By **Peg McNichol** | [pmcnichol@medianewsgroup.com](mailto:pmcnichol@medianewsgroup.com)

UPDATED: March 26, 2025 at 9:19 AM EDT

An Oakland County nonprofit that provides emergency shelter for homeless residents has finally received word that \$3,000 in unauthorized credit card charges were reversed by a local hotel.

Another nonprofit is still waiting for similar news.

[Micah 6](#), a Pontiac-based nonprofit that provides food, activities for children and other community engagement, pays for a few nights in a hotel when residents have a housing emergency.

The nonprofit provided rooms this year for three people on Jan. 21, Jan. 24 and Feb. 12 at Suburban Studios in Auburn Hills.

In January, Suburban added \$855.20 in unauthorized charges. Between Feb. 1 and March 16, more unexpected charges appeared, totaling \$2,616.01.

On Monday, after being contacted by The Oakland Press about the charges, Suburban Studios notified Micah 6 that the disputed charges on the nonprofit's card would be reversed in three to five business days.

But another nonprofit, [Hope Shelters](#), is still awaiting resolution of its dispute of \$3,041.49. in unauthorized charges to its credit card.

Katie Romska, Micah 6's operations director, said she's been disputing the charges and getting frustrated with Suburban Studios' general manager, Matt Odish. She said Micah 6 has receipts for the authorized charges, but no receipts for the unauthorized charges.



Suburban Studios is an extended-stay hotel in Auburn Hills. (Peg McNichol/MediaNews Group)

She and Micah 6 Executive Director Coleman Yoakum mentioned the unauthorized charges at a meeting with other nonprofits last week. That's when they learned others are having similar issues with Suburban Studios, including Hope Shelters.

"We didn't realize the gravity of the situation until last week — that it's happening to others," Romska said.

Karen Plants, operations manager at Hope Shelters in Pontiac, said her organization has not used Suburban in nearly a year. But in May 2024, she found an unauthorized charge of more than \$1,259.93 on Hope Shelter's credit card.

On Sept. 27, 2024, Suburban charged the card another \$1,781.56. For the September charge, she said, a man Hope had helped earlier in 2024 sought a room at Suburban Studios. Hope officials were not aware he'd asked for the room and the hotel did not contact the nonprofit before charging their card.

Hope disputed the charges with the credit card company but recently learned the dispute was rejected. Both charges, totaling \$3,041.49, were reinstated.

"The credit card company said the hotel claimed we received goods or services," she said. "But we didn't authorize that."

"It frustrates me that (Odish) admitted he improperly charged our card and promised a refund," said Brian Wright, Hope Shelter's executive director. "He not only failed to give the refund, he protested when we reported it to our bank."

Micah 6's Romska and Plants said they repeatedly asked Odish to remove credit card information from Suburban Studios' computer system. Romska said one of two cards has since been successfully removed.

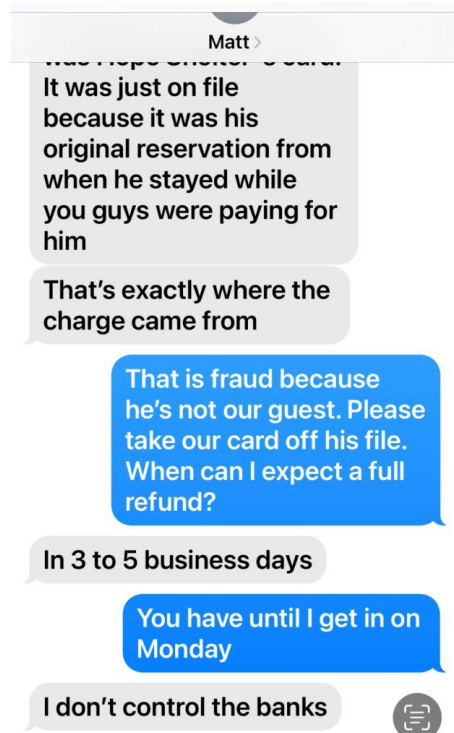
Both women called Suburban's online listing company, [Choice Hotels](#), but were told Suburban Studios is an independent franchise. Choice Hotels did not respond to an email from The Oakland Press seeking comment. City and state records show the hotel is owned by [Auburn Hills Hospitality in Birmingham](#). Company officials did not respond to The Oakland Press' message.

Micah 6's Yoakum said early Monday he was exasperated and may file a police report. "I would just like to get my money back and never have to deal with these people again," he said.

Suburban Studios offers extended stay room prices between \$53 and \$90 a night. Hope Shelters typically pays about \$80 per night, Plants said.

The [Better Business Bureau for Eastern Michigan](#) and the Upper Peninsula, which promotes ethical business practices, gave Suburban Studios a D-plus grade last year for failing to respond to a complaint filed more than a year ago. The person wrote to the BBB about poor housekeeping. Reviews on the hotel's [Google listing](#) includes one complaint about a credit card charge.

Odish did not respond to calls or an email from The Oakland Press seeking comment.



Text exchange on Oct. 30, 2024 between Suburban Studios general manager Matt Odish and Hope Shelters operations manager Karen Plants about unauthorized credit card charges from the hotel. (Courtesy, Karen Plants)

While Micah 6 had charges reversed by Suburban Studios, Plants said Hope Shelters is still awaiting resolution of its complaint.

Monday afternoon, she filed a complaint with the state attorney general's office and filled out a form to recover Hope Shelters' money in small claims court.

"He's a for-profit business," she said. "We don't have money to throw around here. We haven't given our employees a raise in three years."

The state attorney general's website has tips on credit card safety.

Visit <https://www.michigan.gov/consumerprotection/protect-yourself/consumer-alerts/shopping/credit-cards>.

*Originally Published: March 25, 2025 at 3:59 PM EDT*

## Stellantis offers UAW workers in Detroit, Toledo buyouts. Here's how much they're worth



Stellantis offered a buyout to UAW workers at facilities in Michigan and Ohio. (MediaNews Group File Photo)

By [The Detroit News](#)

UPDATED: March 21, 2025 at 5:51 PM EDT

Luke Ramseth, The Detroit News

Stellantis NV has offered hourly employees across multiple Detroit and Toledo-area facilities buyouts worth \$50,000 or more, the latest move by the automaker as it seeks to reduce costs and streamline its workforce in the United States.

The voluntary termination of employment program, or VTEP, as well as a similar retirement incentive program, applies to certain United Auto Workers-represented workers at more than 20 plants, parts distribution centers and other facilities, letters shared with employees this week show. Beyond Detroit and Toledo, the offer also was extended to some workers in Illinois.

Only workers with at least a year of experience qualify. The payout can range from \$50,000 for workers with up to 15 years, to \$72,000 for workers with 25 years or more. It also includes six months of medical benefits, not including dental.

“Stellantis continues to review its operations to improve efficiency and protect its competitiveness in a very dynamic market,” the automaker said in a statement from spokesperson Ann Marie Fortunate.

The blue-collar worker buyout offer comes after a difficult 2024 for Stellantis that saw its vehicle sales and profits fall sharply in North America and its CEO depart. The company had already laid off thousands of workers across the region last year as it looked to cut costs. Some of those workers currently on layoff are likely to take advantage of the lump-sum payment.

Stellantis is aiming to bounce back in 2025 with new models, adjusted pricing and more aggressive marketing. It also earlier this year announced it was making investments in

several key plants, and reopening its Belvidere Assembly Plant in Illinois, after previously putting that plan on pause.

But the Jeep and Ram maker's momentum toward a recovery could be slowed by the Trump administration's tariff policies, which are set to impact the company's operations in Canada, Mexico and elsewhere.

UAW hourly employees who work at several facilities — such as the Detroit Assembly Complex, Sterling Heights Assembly Plant, Toledo Assembly Complex, Trenton Engine Plant, Warren Stamping Plant, Warren Truck Assembly Plant, parts distribution centers, the Chelsea Proving Grounds and at the headquarters in Auburn Hills — were offered the buyout.

**2025 VOLUNTARY TERMINATION OF EMPLOYMENT PROGRAM ("VTEP")  
FOR ELIGIBLE UAW HOURLY NON-SKILLED BARGAINING UNIT EMPLOYEES  
ASSIGNED TO DETROIT OR TOLEDO MANUFACTURING OR MOPAR LOCATIONS**

A VOLUNTARY TERMINATION OF EMPLOYMENT PROGRAM ("VTEP") HAS BEEN APPROVED FOR ELIGIBLE UAW HOURLY NON-SKILLED BARGAINING UNIT EMPLOYEES ASSIGNED TO DETROIT OR TOLEDO AREA MANUFACTURING OR MOPAR FACILITIES:

DETROIT ASSEMBLY COMPLEX MACK, DETROIT ASSEMBLY COMPLEX JEFFERSON, STERLING HEIGHTS ASSEMBLY PLANT, WARREN TRUCK ASSEMBLY PLANT, TOLEDO ASSEMBLY COMPLEX, TOLEDO MACHINING PLANT, WARREN STAMPING PLANT, STERLING STAMPING PLANT, FOUNDRY ENGINE PLANT, TRENTON ENGINE PLANT, MARYSVILLE NATIONAL FOC, MARYSVILLE "Y" COATING, WARREN PARTS DEPOT, SHERWOOD NATIONAL FOC, CENTERLINE NATIONAL FOC, CENTERLINE PACKAGING, MOPAR PARTS SUPPLY OFFICE, NOKIUS FOC, PILOT PROCESS VERIFICATION CENTER, CHELSEA PROVING GROUNDS, CTC FACILITIES (EXCLUDING NURSES) AND STOCKROOM.

**DETAILS:**

IF YOU ARE A SENIORITY EMPLOYEE WHO HAS ONE YEAR OR MORE OF SENIORITY AS OF THE APPLICATION DATE, AND MEET THE CRITERIA BELOW YOU WILL BE ELIGIBLE TO RECEIVE A LUMP SUM PAYMENT IN ACCORDANCE WITH THE BELOW CHART, BASED UPON YEARS OF SENIORITY AS OF YOUR SEPARATION DATE AND SIX (6) MONTHS OF HOSPITAL, SURGICAL, MEDICAL, DRUG, VISION, AND HEARING BENEFITS FROM THE END OF THE MONTH IN WHICH YOU LAST WORKED (EXCLUDES DENTAL).

YEARS OF SENIORITY AS OF YOUR SEPARATION DATE	VTEP \$ AMOUNT	ALLOCATION PERIOD (MONTHS)
LESS THAN 1	n/a	n/a
1 BUT LESS THAN 15	\$50,000	18
15 BUT LESS THAN 20	\$60,000	24
20 BUT LESS THAN 25	\$70,000	30
25 OR MORE	\$72,000	36

\* Traditional employees that accept the VTEP offer shall not be permitted to retire under the FCA/US LLC-UAW Pension Agreement for the number of months of the Allocation Period following the termination date.

**ELIGIBILITY:**

AN EMPLOYEE MUST:

- HAVE AN ELIGIBLE HOURLY NON-SKILLED BARGAINING UNIT CLASSIFICATION AND
- ON MARCH 24, 2025, BE ON ACTIVE ROLL, ON TEMPORARY OR INDEFINITE LAYOFF, OR ON AN APPROVED COMPANY LEAVE; AND
- MUST NOT HAVE TERMINATED EMPLOYMENT PRIOR TO RECEIVING A CONDITIONAL OFFER AND RELEASE AGREEMENT OR PRIOR TO THE EFFECTIVE DATE OF THE VTEP SEPARATION; AND
- BE A SENIORITY EMPLOYEE WITH AT LEAST ONE (1) YEAR OF SENIORITY WITH THE COMPANY AS OF THE APPLICATION DATE; AND
- BE ELIGIBLE FOR THE 2025 INCENTIVE PROGRAM FOR RETIREMENT ("IPR") OFFERED TO ELIGIBLE NON-SKILLED EMPLOYEES IN MANUFACTURING AND MOPAR FACILITIES IN THE DETROIT AND TOLEDO LABOR MARKETS.

THE OFFER PERIOD FOR THIS VTEP BEGINS ON MARCH 24, 2025, AND WILL END ON MAY 8, 2025.


MANAGEMENT, IN ITS SOLE DISCRETION, WILL DETERMINE WHETHER TO APPROVE ACCEPTANCES OF THIS VTEP AND IF APPROVED, EMPLOYEES MAY BE SEPARATED IMMEDIATELY FOLLOWING THE EXPIRATION OF THE SEVEN (7) CALENDAR DAY REVOCATION PERIOD DESCRIBED IN THE CONDITIONAL OFFER AND RELEASE AGREEMENT. BASED ON BUSINESS NEEDS, MANAGEMENT, IN ITS SOLE DISCRETION, WILL DETERMINE WHETHER TO APPROVE YOUR ACCEPTANCE OF THIS VTEP AND IF YOU ARE APPROVED, MANAGEMENT MAY DETERMINE, IN ITS SOLE DISCRETION, YOUR SEPARATION DATE, UP TO SEPTEMBER 30, 2025.

NO ACCEPTANCES ARE EFFECTIVE UNLESS APPROVED BY THE COMPANY. A PROGRAM ACCEPTANCE IS IRREVOCABLE AFTER THE REVOCATION PERIOD DESCRIBED IN THE CONDITIONAL OFFER AND RELEASE AGREEMENT HAS EXPIRED.

ELIGIBLE EMPLOYEES SHOULD REVIEW ALL APPLICABLE PROGRAM DOCUMENTS. IMPORTANT INFORMATION INCLUDING BENEFITS CONTACTS CAN BE FOUND AT <https://hrh/hy/det-toi-programs> OR BY ACCESSING THE QR CODE BELOW. EMPLOYEE ELIGIBILITY CAN BE VERIFIED THROUGH HUMAN RESOURCES.

ALL BENEFITS ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE GOVERNING PLAN DOCUMENTS.

Human Resources Department  
FCA US LLC



This letter, provided to MediaNews Group by an employee, was sent to Stellantis employees at plants in the Detroit and Toledo areas this week.

Stellantis management will decide who is approved "based on business needs," according to the letter. The offer period for the buyout runs from Monday to May 8. Some employees who opt in could depart within a week of approval; others may be required to stay on as late as Sept. 30.

The company also offered an incentive program encouraging some workers in the Detroit and Toledo areas to retire, another letter shows. Those workers must meet certain age and experience provisions and can receive a lump-sum payment of \$50,000.



“The truth is, we are still dealing with the mess left behind at Stellantis by (former CEO) Carlos Tavares,” Kevin Gotinsky, who oversees the UAW’s Stellantis department, said in a statement. “His gross mismanagement created a crisis, and we’re still trying to recover. Thousands of our members were laid off, and it’s been a long road just getting to this point. Gotinsky added: “We negotiated a package with the company’s new leadership team that gives workers as many options as possible. For those ready to retire, there’s a clear path.

For others, voluntary termination is now on the table. With the opening of the VTEP, we made sure the company was responsive to our members’ needs. Most of this year has been spent fighting to get here — and we’re not done yet.”

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