

## CITY OF AUBURN HILLS

# REGULAR CITY COUNCIL MEETING MINUTES

MARCH 3, 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, Fire Chief Massingill, DPW Director Baldante, Community Development Director Cohen, Asst Dir of Community Development Lang, Commercial-Industrial Appraiser Griffin, Asst to the Mgr Hagge,

Engineer Juidici

6 Guests

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

#### 4. APPROVAL OF MINUTES

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

Moved by Knight, Seconded by Ferguson.

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

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

No: None

Resolution No. 25.03.040 Motion Carried (7 - 0)

#### 5. APPOINTMENTS AND PRESENTATIONS

#### 6. PUBLIC COMMENT

There was no public comment.

#### 7. CONSENT AGENDA

7a. Board and Commission Minutes

7a1. Tax Increment Finance Authority Meeting, February 11, 2025. **RESOLVED: To receive and file the Board and Commission Minutes.** 

Moved by Verbeke, Seconded by Ferguson.

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

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

No: None

Resolution No. 25.03.041 Motion Carried (7 - 0)

#### 8. UNFINISHED BUSINESS

#### 9. NEW BUSINESS

<u>9a.</u> Public Hearing/Motion - To Establish a Speculative Building Designation for Pacific Drive Ventures LLC. Mr. Griffin presented the request for a speculative building designation for 1465 Pacific Drive. A 47,000 sq ft industrial light manufacturing building will be built giving the future developer the option to apply for a tax abatement. However, if the investment in the property is not at least \$10,000,000 the abatement can be denied.

Mayor Marzolf opened the Public Hearing at 7:06 PM.

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

Moved by Fletcher, Seconded by Verbeke.

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

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

No: None

Resolution No. 25.03.042

Motion Carried (7 - 0)

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

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

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

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

Moved by Hawkins, Seconded by Knight.

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

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

No: None

Resolution No. 25.03.043

**Motion Carried (7 - 0)** 

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

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

Moved by Hawkins, Seconded by McDaniel.

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

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

No: None

Resolution No. 25.03.044

Motion Carried (7 - 0)

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

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

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

#### Moved by Verbeke, Seconded by Fletcher.

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

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

No: None

Resolution No. 25.03.045 Motion Carried (7 - 0)

#### Moved by Ferguson, Seconded by Verbeke.

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

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

No: None

Resolution No. 25.03.046 Motion Carried (7 - 0)

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

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

#### Moved by Fletcher, Seconded by McDaniel.

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

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

No: None

Resolution No. 25.03.047 Motion Carried (7 - 0)

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

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

Moved by Ferguson, Seconded by Fletcher.

RESOLVED: To approve the resolution and petition attached that will consolidate the Chapter 4
Bartlett Drain into the Chapter 20 Rufe Collier Drain Drainage District. (Attachment F)

Bartiett Drain into the Chapter 20 Kule Collier Drain Drainage District. (Attachment

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

No: None

Resolution No. 25.03.048 Motion Carried (7 - 0)

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

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

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

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

#### Moved by Ferguson, Seconded by Knight.

RESOLVED: To adopt the City of Auburn Hills Housing Policy Statement, which was adopted by the Planning Commission on February 5, 2025.

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

No: None

Resolution No. 25.03.049 Motion Carried (7 - 0)

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

Moved by Ferguson, Seconded by Fletcher.

RESOLVED: To receive and place on file the City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study, which was adopted by the Planning Commission on February 5, 2025.

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

No: None

Resolution No. 25.03.050 Motion Carried (7 - 0)

#### 10. COMMENTS AND MOTIONS FROM COUNCIL

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

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

#### 11. CITY ATTORNEY REPORT

#### 12. CITY MANAGER REPORT

City Council Meeting – March 3, 2025 Page 5

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

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Moved by	, Verbeke,	Seconded	by	Knight.
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**RESOLVED:** To adjourn the meeting.

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

No: None

Resolution No. 25.03.051	Motion Carried (7 - 0)
The meeting was adjourned at 8:00 PM.	
Brian W. Marzolf, Mayor	Laura M. Pierce, City Clerk

#### **ATTACHMENT A**

# RESOLUTION APPROVING SPECULATIVE BUILDING DESIGNATION FOR PACIFIC VENTURES LLC

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills MI, 48326 on the 3<sup>rd</sup> day of March 2025. The following resolution was offered by Councilperson Fletcher and seconded by Councilperson Verbeke.

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

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

Whereas the building has not been occupied; and

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

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

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

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

AYES: 7 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke)

NAYS: None ABSENT: None

ABSTENTIONS: None RESOLUTION ADOPTED

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and appointed Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the City Council held on the 3rd day of March 2025, the original of which is on file in my office.

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

#### **ATTACHMENT B**

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

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills MI, 48326 on the 3<sup>rd</sup> day of March 2025. The following resolution was offered by Councilperson Hawkins and seconded by Councilperson Knight.

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

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

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

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

WHEREAS a public hearing was held on **3rd day of March 2025** at which all the owners of real property within the proposed Industrial Development District and all residents and taxpayers of Auburn Hills were afforded an opportunity to be heard; and

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

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

Parcel identification: 02-14-11-126-005

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

be and here is established as an Industrial Development District pursuant to the provisions of Act 198 of the Public Acts of 1974 to be known as the Auburn Hills Realty Ventures LLC Industrial Development District. The district will be sunset on the 31st day of December 2033.

City Council Meeting – March 3, 2025 Page 8

AYES: 7 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke)

NAYS: None ABSENT: None

ABSTENTIONS: None RESOLUTION ADOPTED

STATE OF MICHIGAN) COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and appointed Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the City Council held on the 3rd day of March 2025, the original of which is on file in my office.

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

Laura M. Pierce, City Clerk

#### ATTACHMENT C

# RESOLUTION APPROVING SPECULATIVE BUILDING DESIGNATION FOR AUBURN HILLS REALTY VENTURES LLC

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills MI, 48326 on the 3<sup>rd</sup> day of March 2025. The following resolution was offered by Councilperson Hawkins and seconded by Councilperson Knight.

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

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

Whereas the building has not been occupied; and

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

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

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

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

AYES: 7 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke)

NAYS: None ABSENT: None

ABSTENTIONS: None RESOLUTION ADOPTED

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and appointed Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the City Council held on the 3<sup>rd</sup> day of March 2025, the original of which is on file in my office.

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

## **ATTACHMENT D**

## **LIQUOR LICENSE RENEWAL**

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

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

# **ATTACHMENT E**

# LIQUOR LICENSE NON-RENEWAL RECOMMENDED

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

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

## **ATTACHMENT F**

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

PRESENT:	Mayor Marzolf, Council Members Ferguson, Fletcher, Hawkins, Knight, McDaniel, and Verbeke
ABSENT:	None
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The following resolution was offered by Council Member Ferguson and seconded by Council Member Fletcher:

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

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

#### **PETITION**

TO THE DRAINAGE BOARD FOR THE

HEREINAFTER MENTIONED OAKLAND

COUNTY, MICHIGAN DRAIN PROJECT

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

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

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

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

CITY OF ALIBUIDALIULE

CITT	OF AUBURIN HILLS	
Ву:		
	Mayor	
Ву:		
	Clerk	

City Council Meeting – March 3, 2025 Page 14

- 2. That the Mayor and City Clerk are authorized and directed to execute the petition for and on behalf of the City of Auburn Hills and to file the same with the Water Resources Commissioner of the County of Oakland.
- 3. That the City Council hereby consents to the assessment of part of the cost of the drain project, so located, against the City of Auburn Hills and hereby agrees that it will pay its share of all costs incurred by the Oakland County Water Resources Commissioner or by the Drainage District in the event the drain project, for any reason, is not completed.
- 4. That all prior resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

ADOPTED:	Yeas - Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke				
1	Nays -	None			
STATE OF MICHIO	GAN	)			
COUNTY OF OAK	LAND	)	)SS		

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

City Clerk
City of Auburn Hills