



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

---

Brian W. Marzolf, Mayor

---

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 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		\$ 2,075,637.50

*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 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.