



# CITY OF AUBURN HILLS

## REGULAR CITY COUNCIL MEETING

### MINUTES

APRIL 7, 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, Asst Fire Chief Robinson, DPW Director Baldante, Community Development Director Cohen, Asst Dir of Community Development Lang, Asst to the Mgr Hagge, IT Manager Green, Engineer Juidici

20 Guests

A workshop session was held prior to the regular City Council meeting at 5:30 PM. Workshop Topic: Overview of Recreation and Senior Services.

#### 4. APPROVAL OF MINUTES

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

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

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

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

No: None

**Resolution No. 25.04.067**

**Motion Carried (7 - 0)**

#### 5. APPOINTMENTS AND PRESENTATIONS

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

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

Mr. Tanghe explained that after 36 years of service to the City of Auburn Hills, Mr. Beckerleg is retiring so a new City Attorney of Record has been selected, Mr. Dan Kelly of The Kelly Firm. Mr. Beckerleg will finish out specific city issues until retirement, which is April 15<sup>th</sup>.

Mr. Kelly introduced himself and thanked Mr. Beckerleg for his years of service to the City of Auburn Hills and looks forward to representing the City.

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

**RESOLVED:** To appoint The Kelly Firm as General Counsel and City Attorney of Record, effective April 8, 2025.

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

No: None

**Resolution No. 25.04.068**

**Motion Carried (7 - 0)**

## 6. PUBLIC COMMENT

Mr. Mike Green, 146 Rosetta, sought support from the City Council for the Memorial Day Parade and Picnic.

## 7. CONSENT AGENDA

### 7a. Board and Commission Minutes

7a1. Public Safety Advisory Committee, February 25, 2025

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

7a3. Brownfield Redevelopment Authority, March 18, 2025

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

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

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

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

**RESOLVED: To approve resolution 25-01 through resolution 25-03 to reflect changes to Simmons Road and Coe Court to the MDOT ACT 51 Map. (Attachment A)**

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

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

**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. 25.04.069**

**Motion Carried (7 - 0)**

## 8. UNFINISHED BUSINESS

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

Mr. Cohen presented the potential revocation to the PUD at The Avant at Five Points, which is zoned B-2, General Business District. He provided a background of the project and commented that this project was originally approved on November 18, 2019, and had several extensions and amendments taking place as recently as December 2, 2024. He commented that OYK Construction has been unable to meet the deadlines agreed upon. At the December 2, 2024, City Council Meeting, OYK Construction requested that City Council adopt their construction schedule, they did and a mutual date of April 1, 2025 was agreed upon. Currently the agreed upon vertical construction of the first floor has not begun.

Mayor Marzolf opened the Public Hearing at 7:14 PM.

Mr. Ben Aloia, attorney for OYK Construction, Mr. Fred Hadid, owner of OYK Construction, and Jim Tack, Crew Leader were present. Mr. Aloia shared that this has been a challenging project for OYK Construction with large sums of money invested in the project and that Mr. Hadid has worked diligently on the project.

It was shared that the winter weather conditions made it difficult to work. However, the finances are in place, and the deliveries will be made as soon as they are needed.

The City Council shared their concerns about the delays that have arisen with this project and their concern that there are several liens on the property. It was also discussed that if this motion is denied, OYK Construction must remove the items from the property. If they do not remove it, the City Manager has the authorization to, but not the obligation to, take care of it and charge them back. Mr. Beckerleg shared that there is a signed contract agreeing to complete the project by certain dates and those dates that were provided by the applicant have not been met.

Ms. Patty Hassett, 2471 Joswick shared her concerns about the quality of this project.

Mr. Mario Bartolomeo 2401 Joswick shared his concerns about the quality of this project.

Mr. Dominique Bolden 711 E. Hazelhurst, Ferndale, employee of OYK spoke about the winter working conditions and the materials.

Hearing no further comment, the Mayor closed the Public Hearing at 7:59 PM.

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

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

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

No: Knight, McDaniel, Verbeke

**Resolution No. 25.04.070**

**Motion Carried (4 - 3)**

## **9. NEW BUSINESS**

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

Mr. Baldante provided an update on the SAD process. He shared that after the bid opening on February 27, 2025, the cost estimate of this project has been reduced to \$4,151,275.00. The City's estimated 50% share will be \$2,075,637.50 and the remaining amount will be split by the benefiting properties. Each of the 12 benefiting properties will be responsible for \$172,969.79.

Mayor Marzolf opened the Public Hearing at 8:14 PM.

City Council received letters objecting to the Special Assessment District:

- Karri Bannach CFO on behalf of Dynamic Corporation at 2193 Executive Hills Blvd

- Jen Neumann, General Counsel for Android Industries/Creative Technology Systems LLC the tenant of 2155 Executive Hills Blvd.

Hearing no further comment, the Mayor closed the Public Hearing at 8:15 PM.

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

**RESOLVED: To approve Resolution No. 5, Confirming the Special Assessment Roll for the proposed Special Assessment District No. 10, regarding the repair of and improvements to Executive Hills Boulevard. (Attachment B)**

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

**No: None**

**Resolution No. 25.04.071**

**Motion Carried (7 - 0)**

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

Mr. Baldante provided an update on the SAD process. He shared that after the bid opening on February 27, 2025, the cost estimate of this project has been reduced to \$2,524,319.62. The City's estimated 50% share will be \$1,262,159.81 and the remaining amount will be split by the benefiting properties. Each of the 25 benefiting properties will be responsible for \$50,486.39.

Mayor Marzolf opened the Public Hearing at 8:17 PM.

The following individuals spoke in opposition to the Special Assessment District:

- Bruce Trevarrow, President of Trevarrow, Inc.
- Dimitri Brodsky, owner in the area.

Mr. Baldante noted that there is a 10-year period that the companies have to pay off the amount.

Hearing no further comment, the Mayor closed the Public Hearing at 8:22 PM.

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

**RESOLVED: To approve Resolution No. 5, Confirming the Special Assessment Roll for the proposed Special Assessment District No. 11, regarding the repair of and improvements to Centre Road. (Attachment C)**

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

**No: None**

**Resolution No. 25.04.072**

**Motion Carried (7 - 0)**

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

Mr. Baldante provided an update on the SAD process. He shared that after the bid opening on February 27, 2025, the cost estimate of this project has been reduced to \$1,154,571.50. The City's estimated 50% share will be \$577,285.75 and the remaining amount will be split by the benefiting properties. The 2 benefiting properties will each be responsible for \$288,642.87 per parcel.

Mayor Marzolf opened the Public Hearing at 8:26 PM.

Hearing no comment, the Mayor closed the Public Hearing at 8:27 PM.

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

**RESOLVED:** To approve Resolution No. 5, Confirming the Special Assessment Roll for the proposed Special Assessment District No. 12, regarding the repair of and improvements to Innovation Drive. (Attachment D)

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

No: None

**Resolution No. 25.04.073**

**Motion Carried (7 - 0)**

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

Mr. Baldante explained the reconstruction that will take place on Executive Hills Boulevard and stated that Centre Road and Innovation Drive will be reconstructed with the existing footprint in 2026. The project total will be \$8,275,903.77.

**Moved by Verbeke, Seconded by Ferguson.**

**RESOLVED:** To approve offsetting budget amendments of -\$220,000 to 203-453-973.000-EXECUTIVESAD and +\$220,000 to 203-453-973.002-EXECUTIVESAD. Also to award the 2025/2026 TIFA B Road Improvements construction contract to Federal Paving Inc., Construction Engineering/Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting Group for an estimated total cost of \$8,275,903.77.

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

No: None

**Resolution No. 25.04.074**

**Motion Carried (7 - 0)**

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

Mr. Knight suggested the City sponsor children to educate them on local government.

Mr. McDaniel thanked Mr. Beckerleg for his 36 years of service. He commented that it has been a remarkable journey to work with him for 18 years. During that time, his dedication, honor and commitment have been inspiring. He shared that his efforts have strengthened Auburn Hills and the community beyond measure. He stated that Mr. Beckerleg leaves behind a legacy that will inspire others for years to come and congratulated him on his well-deserved retirement.

Ms. Verbeke thanked Mr. Beckerleg for everything he has done for the City. She questioned Mr. Baldante about closing Joslyn Road and Brown Road to update the railroad tracks. Mr. Baldante commented that there is not a definite plan in place, but he will let the City Council know when there is one.

Dr. Fletcher thanked Mr. Beckerleg for his years of service.

Mr. Ferguson thanked Mr. Green for the Memorial Day Parade information.

Mr. Hawkins thanked Mr. Beckerleg for his assistance, counsel, and professional guidance over the past several years. He shared that his commitment and dedication to assisting the city were invaluable.

Mayor Marzolf also thanked Mr. Beckerleg and his dedication to the City.

**11. CITY ATTORNEY REPORT**

Mr. Beckerleg shared that Auburn Hills was his first major account, so he has a special place for the city in his heart. He commented that it has been the highlight of his career to have the privilege and honor to represent Auburn Hills. He closed with sharing that Mr. Kelly is a wonderful attorney.

**12. CITY MANAGER REPORT**

Mr. Tanghe commented that he was never more honored than to shake the hand of an attorney than he was of Mr. Beckerleg, and he will be missed very much.

**13. ADJOURNMENT**

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

**RESOLVED: To adjourn the meeting.**

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

**No: None**

**Resolution No. 25.04.075**

**Motion Carried (7 - 0)**

The meeting was adjourned at 8:45 PM.

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Brian W. Marzolf, Mayor

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Laura M. Pierce, City Clerk

## **ATTACHMENT A**

### **RESOLUTION NO. 25-01**

#### **VACATION OF SHIMMONS ROAD FROM DEXTER ROAD TO GROVE LANE**

At a regular meeting of the City Council of the City of Auburn Hills, Michigan, held at the City Hall on April 7, 2025, the following resolution was offered by Council Member Verbeke and seconded by Council Member Fletcher.

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

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

Resolution duly adopted.

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

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

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Laura M. Pierce  
City Clerk

## ATTACHMENT A

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

At a regular meeting of the City Council of the City of Auburn Hills, Michigan, held at the City Hall on April 7, 2025, the following resolution was offered by Council Member Verbeke and seconded by Council Member Fletcher.

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

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

NOW THEREFORE IT IS RESOLVED:

1. That the centerline of said street as described:

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

A centerline of road being a part of the NW 1/4 of Section 12, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, more particularly described as follows:  
Commencing at the West 1/4 corner of said Section 12; thence N 01°12'10" W 1026.32 feet along the West line of said Section 12 to the Point of Beginning; thence along the new centerline of Shimmons Road the following five (5) courses: 1) 117.40 feet along a curve to the right having a radius of 343.00 feet, delta 19°36'40", chord bears N 29°04'38" E 116.83 feet, 2) N 38°52'58" E 252.29 feet, 3) 229.55 feet along a curve to the right having a radius of 343.00 feet, delta 38°20'39", chord bears N 58°03'18" E 225.29 feet, 4) N 77°13'48" E 61.19 feet, 5) N 84°44'40" E 143.00 feet to the Point of Ending.

2. That said street is located within a City right-of-way and under the control of the City of Auburn Hills.
3. That said street is a public street and is for public street purposes.
4. That said street is accepted into the municipal street system and is open to the public for public use on or before December 31, 2024.

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

Resolution duly adopted.

STATE OF MICHIGAN )

)ss



COUNTY OF OAKLAND )

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

\_\_\_\_\_  
Laura M. Pierce  
City Clerk

## ATTACHMENT A

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

At a regular meeting of the City Council of the City of Auburn Hills, Michigan, held at the City Hall on April 7, 2025, the following resolution was offered by Council Member Verbeke and seconded by Council Member Fletcher.

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

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

Resolution duly adopted.

STATE OF MICHIGAN    )  
  )ss  
COUNTY OF OAKLAND )

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

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Laura M. Pierce  
City Clerk

## **ATTACHMENT B**

### **RESOLUTION CONFIRMING THE SPECIAL ASSESSMENT ROLL (RESOLUTION NO. 5) 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 7<sup>th</sup> day of April, 2025, the following resolution was offered by Councilperson Verbeke and seconded by Councilperson Fletcher:

WHEREAS, the City has considered construction of the proposed improvement described below and has requested the establishment of a special assessment district to finance and defray a portion of the costs of the Project; and

WHEREAS, the proposed improvement (the Project) is the repair and improvements to Executive Hills Boulevard; and

WHEREAS, the Project is intended to specially benefit properties identified in the special assessment district attached to this Resolution, which will be designated as Special Assessment District No. 10 (the district); and

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

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

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

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

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council has determined that it is satisfied with the special assessment roll, that the proposed assessments are in proportion to the benefits received or to be received as a result of the Project and that it would be appropriate to approve and confirm the special assessment roll and proceed with the Project.
2. The special assessment roll for Special Assessment District No. 10 in the amount of \$2,075,637.50 shall be and is hereby adopted and confirmed.
3. The City Clerk is directed to endorse and certify on the special assessment roll the date of this confirmation, which shall be final and conclusive for the purpose of the Project unless the special assessment is contested in the Michigan Tax Tribunal within the time and manner provided for by ordinance and state law.

4. The special assessment against any property as made on the roll, or any part of such special assessment, may be paid in full on or before November 1, 2025 (the cash payment date).
5. All amounts of a special assessment not paid on or before the cash payment date shall be assessed against each property in the district in ten (10) approximately equal annual installments of principal and interest, the first of which will be due and payable on December 1, 2025, the second of which will be due and payable on December 1, 2026, and all subsequent installments shall be due and payable successively in intervals of twelve (12) months from the due date of the second installment.
6. Any portion of an assessment that has not been paid on or before the cash payment date (November 1, 2025) shall bear interest until paid as of December 1, 2025, at a rate equal to five percent (5%) per annum. Interest shall be due on the due date of the assessment installment payments, as noted above, commencing on the date the first assessment payment is due, as stated above. If any installment is not paid when due, the installment shall be deemed to be delinquent and a penalty shall be charged and collected as provided for in Section 58-19 of the Auburn Hills Code of Ordinances.
7. The City Clerk is directed to attach her warrant as required by law to the roll and to direct the roll, with her warrant attached, to the City Treasurer. The City Treasurer shall collect the special assessments in accordance with the terms of this Resolution, the City's ordinances, the warrant and the applicable statutes of the State of Michigan. The City Treasurer shall mail statements of the special assessments to the respective owners or parties-in-interest as indicated on the last local tax assessment records for those properties included in the special assessment district, stating the amount of the assessment and the manner in which the special assessment may be paid. The notice of special assessment mailed by the Treasurer shall contain a statement that the owner or any person having an interest in the real property may file a written appeal of the special assessment with the Michigan Tax Tribunal within thirty (30) days from the date of confirmation of the special assessment roll if that special assessment was protested at the hearing held for the purpose of confirming the special assessment roll.
8. All or any part of the unpaid special assessment may be paid at any time with interest accrued to the month in which the payment is made.
9. All special assessments contained in the special assessment roll, including accrued interest and any penalties, shall from the date of confirmation of such roll constitute a lien upon the respective lots or parcels of land specially assessed in the special assessment district until such time as the special assessment, accrued interest and penalties, if any, are paid. In the event that any of the properties in the special assessment district are sold, the special assessment, accrued interest and penalties, if any, must be paid in their entirety to the City as the time of the sale.

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

STATE OF MICHIGAN )

)ss

COUNTY OF OAKLAND )

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 7<sup>th</sup> day of April, 2025, the original of which is on file in my office.

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

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Laura M. Pierce  
City Clerk

City of Auburn Hills  
County of Oakland  
State of Michigan  
Executive Hills Blvd. Improvement Special Assessment District  
Special Assessment Roll

Property Address	Parcel Number	Owner/Name	Mailing Address	City	State	Zip	Legal Description	Benefit	Assessment
2300 Featherstone Rd.	02-14-26-126-003	Motor City Hotel LLC	2000 High Wickham Pl., Ste 300 Louisville, KY	MI	40245-5909	40245-5909	TEN, 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 155.83 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 56.36 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 88-20-02 W 655.07 FT, TH N 01-39-58 W 522.90 FT TO BEG 6.88 44/26/89 FR 001	1	1172,989.29
2400 Executive Hills Blvd.	02-14-26-126-005	Vireco Technologies	2400 Executive Hills Blvd. Auburn Hills, MI	MI	48326	48326	TEN, 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 155.83 FT & N 88-20-02 E 1513.30 FT & S 05-38-17 E 255.58 FT & S 14-34-28 E 167.76 FT & S 23-30-38 E 64.38 FT & S 00-40-14 E 622.28 FT FROM NW SEC COR, TH S 69-52-25 E 698.73 FT, TH S 02-44-18 W 359 FT, TH S 34-32-24 W 412.95 FT, TH S 55-56-57 W 259.14 FT, TH N 35-3738 W 851.81 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 42/31-95 FR 007	1	1172,989.29
2500 Executive Hills Blvd.	02-14-26-126-010	Webasto Roof Systems	2500 Executive Hills Blvd. Auburn Hills, MI	MI	48326	48326	TEN, 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 155.83 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 46-935 FR 006	1	1172,989.29
2459 Executive Hills Blvd.	02-14-26-126-012	Valiant International Holdings USA Inc.	2459 Executive Hills Blvd. Auburn Hills, MI	MI	48326	48326	TEN, 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 155.83 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 46-935 FR 006	1	1172,989.29
2193 Executive Hills Blvd.	02-14-26-126-014	Ashlin Corp	2555 Van Ormen Dr. Holland, MI	MI	49424-8208	49424-8208	TEN, 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 155.83 FT & N 88-20-02 E 827.98 FT & S 01-39-58 E 522.90 FT FROM NW SEC COR, TH S 57-06-51 E 286.84 FT, TH S 02-59-43 W 202.44 FT, TH ALG CURVE TO RIGHT, RAD 746 FT, CHORD BEARS S 82-28-34 W 372.82 FT, DIST OF 376.81 FT, TH N 01-39-58 W 402.50 FT, TH N 88-20-02 E 151.08 FT TO BEG 3.06 412-496 FR 011	1	1172,989.29
2155 Executive Hills Blvd.	02-14-26-126-023	Segner East Investments LLC	2155 Executive Hills Blvd. Auburn Hills, MI	MI	48326	48326	TEN, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 7B1, 16844 P 639 6-23-98 FR 021	1	1172,989.29
2190 Executive Hills Blvd.	02-14-26-126-025	Auburn Hills Realty II LLC	575 Pierce St, Ste 507 Kingson, PA	PA	18704-5700	18704-5700	TEN, 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 155.83 FT & S 15-52-53 E 379.75 FT FROM NW SEC COR, TH ALG CURVE TO LEFT, RAD 866 FT, CHORD BEARS N 86-00-35 E 563.17 FT, DIST OF 573.60 FT, TH S 01-39-58 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 12.00 411-24-98 FR 008	1	1172,989.29
2011 Executive Hills Blvd.	02-14-26-126-027	Geniys Credit Union	2100 Executive Hills Blvd. Auburn Hills, MI	MI	48326	48326	TEN, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 5B1, 16844 P 639 7-1-99 FR 019 & 020	1	1172,989.29
2021 Executive Hills Blvd.	02-14-26-126-028	G&L XI BKG Pool LLC	575 5th Ave, Fl 38 New York, NY	NY	10017-2427	10017-2427	TEN, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 6B1, 16844 P 639 7-1-99 FR 019 & 022	1	1172,989.29
2100 Executive Hills Blvd.	02-14-26-126-029	Geniys Credit Union	2100 Executive Hills Blvd. Auburn Hills, MI	MI	48326	48326	TEN, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 8, L 16844 P 639 7-1-99 FR 024	1	1172,989.29
2110 Executive Hills Ct.	02-14-26-126-031	EH Flex Holdings, LLC	999 Corporate Dr., Ste 210 Ladera Ranch, CA	CA	92594-2148	92594-2148	TEN, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 9, L 16844 P 639 5-31-00 FR 030	1	1172,989.29
2150 Executive Hills Ct.	02-14-26-126-032	Executive Hills Drive LLC	22750 Stanbury Blvd., Ste 200 Farmington Hills, MI	MI	48334-3803	48334-3803	TEN, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 10, L 16844 P 639 5-31-00 FR 030	1	1172,989.29

Total Parcels Assessed 12

Grand Total

\$7,075,637.50

Certification of Assessor

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

Signed \_\_\_\_\_

Date \_\_\_\_\_

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

## **ATTACHMENT C**

### **RESOLUTION CONFIRMING THE SPECIAL ASSESSMENT ROLL (RESOLUTION NO. 5) 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 7<sup>th</sup> day of April, 2025, the following resolution was offered by Councilperson Fletcher and seconded by Councilperson Ferguson:

WHEREAS, the City has considered construction of the proposed improvement described below and has requested the establishment of a special assessment district to finance and defray a portion of the costs of the Project; and

WHEREAS, the proposed improvement (the Project) is the repair and improvements to Centre Road; and

WHEREAS, the Project is intended to specially benefit properties identified in the special assessment district attached to this Resolution, which will be designated as Special Assessment District No. 11 (the district); and

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

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

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

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

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council has determined that it is satisfied with the special assessment roll, that the proposed assessments are in proportion to the benefits received or to be received as a result of the Project and that it would be appropriate to approve and confirm the special assessment roll and proceed with the Project.
2. The special assessment roll for Special Assessment District No. 11 in the amount of \$1,262,159.81 shall be and is hereby adopted and confirmed.
3. The City Clerk is directed to endorse and certify on the special assessment roll the date of this confirmation, which shall be final and conclusive for the purpose of the Project unless the special assessment is contested in the Michigan Tax Tribunal within the time and manner provided for by ordinance and state law.

4. The special assessment against any property as made on the roll, or any part of such special assessment, may be paid in full on or before November 1, 2026 (the cash payment date).
5. All amounts of a special assessment not paid on or before the cash payment date shall be assessed against each property in the district in ten (10) approximately equal annual installments of principal and interest, the first of which will be due and payable on December 1, 2026, the second of which will be due and payable on December 1, 2027, and all subsequent installments shall be due and payable successively in intervals of twelve (12) months from the due date of the second installment.
6. Any portion of an assessment that has not been paid on or before the cash payment date (November 1, 2026) shall bear interest until paid as of December 1, 2026, at a rate equal to five percent (5%) per annum. Interest shall be due on the due date of the assessment installment payments, as noted above, commencing on the date the first assessment payment is due, as stated above. If any installment is not paid when due, the installment shall be deemed to be delinquent and a penalty shall be charged and collected as provided for in Section 58-19 of the Auburn Hills Code of Ordinances.
7. The City Clerk is directed to attach her warrant as required by law to the roll and to direct the roll, with her warrant attached, to the City Treasurer. The City Treasurer shall collect the special assessments in accordance with the terms of this Resolution, the City's ordinances, the warrant and the applicable statutes of the State of Michigan. The City Treasurer shall mail statements of the special assessments to the respective owners or parties-in-interest as indicated on the last local tax assessment records for those properties included in the special assessment district, stating the amount of the assessment and the manner in which the special assessment may be paid. The notice of special assessment mailed by the Treasurer shall contain a statement that the owner or any person having an interest in the real property may file a written appeal of the special assessment with the Michigan Tax Tribunal within thirty (30) days from the date of confirmation of the special assessment roll if that special assessment was protested at the hearing held for the purpose of confirming the special assessment roll.
8. All or any part of the unpaid special assessment may be paid at any time with interest accrued to the month in which the payment is made.
9. All special assessments contained in the special assessment roll, including accrued interest and any penalties, shall from the date of confirmation of such roll constitute a lien upon the respective lots or parcels of land specially assessed in the special assessment district until such time as the special assessment, accrued interest and penalties, if any, are paid. In the event that any of the properties in the special assessment district are sold, the special assessment, accrued interest and penalties, if any, must be paid in their entirety to the City as the time of the sale.

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

STATE OF MICHIGAN )

)ss

COUNTY OF OAKLAND )



I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 7<sup>th</sup> day of April, 2025, the original of which is on file in my office.

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

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Laura M. Pierce  
City Clerk

City Council Meetings – April 7, 2025  
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City of Auburn Hills  
County of Oakland  
State of Michigan

Centre Road Improvement Special Assessment District  
Special Assessment Roll

Property Address	Parcel Number	Owner Name	Mailing Address	City	State	Zip	Legal Description	Benefit	Assessment
1203 Centre Road	02-34-23-151-014	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	02-34-23-151-015	Spikane 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	02-34-23-151-019	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	02-34-23-151-020	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	02-34-23-151-021	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	02-34-23-151-022	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	02-34-23-151-023	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	02-34-23-151-032	1116 Centre Rd Investors LLC	1550 E Behtline Ave, SE, Ste 15	Grand Rapids	MI	49506-4399	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK NLY 101.64 FT OF LOT 34 06/23/87 FR 016	1	\$ 50,486.39
1183 Centre Road	02-34-23-151-033	1116 Centre Rd Investors LLC	1550 E Behtline Ave, SE, Ste 15	Grand Rapids	MI	49506-4399	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK SLV 100.50 FT OF LOT 34 06/23/87 FR 016	1	\$ 50,486.39
1067 Centre Road	02-34-23-151-034	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	02-34-23-151-036	K-S Group LLC	560 Kirts Blvd, Ste 300	Tray	MI	48084-1411	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	02-34-23-151-037	Premier Auburn-I, LLC	560 Kirts Blvd, Ste 300	Tray	MI	48084-1411	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	02-34-23-151-038	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	02-34-23-151-039	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	02-34-23-152-003	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	02-34-23-152-011	1116 Centre Rd Investors LLC	1550 E Behtline Ave, SE, Ste 15	Grand Rapids	MI	49506-4399	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 11 4-7-86 FR 151-003	1	\$ 50,486.39
1116 Centre Road	02-34-23-152-012	1116 Centre Rd Investors LLC	1550 E Behtline Ave, SE, Ste 15	Grand Rapids	MI	49506-4399	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 12 4-7-86 FR 151-003		\$ 50,486.39
1060 Centre Road	02-34-23-152-013	Premier-Auburn-II, LLC	560 Kirts Blvd, Ste 300	Tray	MI	48084-1411	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 13 4-7-86 FR 151-003	1	\$ 50,486.39
1092 Centre Road	02-34-23-152-019	Taoundas 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	02-34-23-152-020	Engelwood Resources LLC	130 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	02-34-23-152-022	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	02-34-23-152-023	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	02-34-23-152-024	Sabe, LLC	1300 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	02-34-23-152-025	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 394.10 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	02-34-23-152-026	1140 Centre LLC	33477 Woodward Ave Ste 800	Birmingham	MI	48009-0929	T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK PART OF LOT 8, ALSO ALL OF LOTS 9 & 10 ALL DESC AS BEG AT SW COR OF SD LOT 10, TH N 00-05-12 W 210.90 FT, TH N 89-54-48 E 250 FT, TH S 00-05-12 E 210.90 FT, TH S 89-54-48 W 250 FT TO BEG 4-22-93 FR 021	1	\$ 50,486.39

Total Parcels Assessed

25

Grand Total

\$1,262,159.81

Certification of Assessor

I, William Griffin, City Assessor, do hereby certify that the roll has been prepared by the Assessor pursuant to the \_\_\_\_\_, 2025, 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 D**

### **RESOLUTION CONFIRMING THE SPECIAL ASSESSMENT ROLL (RESOLUTION NO. 5) 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 7<sup>th</sup> day of April, 2025, the following resolution was offered by Councilperson Fletcher and seconded by Councilperson Verbeke:

WHEREAS, the City has considered construction of the proposed improvement described below and has requested the establishment of a special assessment district to finance and defray a portion of the costs of the Project; and

WHEREAS, the proposed improvement (the Project) is the repair and improvements to Innovation Drive; and

WHEREAS, the Project is intended to specially benefit properties identified in the special assessment district attached to this Resolution, which will be designated as Special Assessment District No. 12 (the district); and

WHEREAS, the City Council, after a public hearing, approved the final total cost of the Project in the amount of \$1,154,571.50 and approved the district as a special assessment district against which fifty percent (50%) of the final total cost of the Project, being the amount of \$577,285.75 will be defrayed by special assessments against the properties in the special assessment district; and

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

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

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

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council has determined that it is satisfied with the special assessment roll, that the proposed assessments are in proportion to the benefits received or to be received as a result of the Project and that it would be appropriate to approve and confirm the special assessment roll and proceed with the Project.
2. The special assessment roll for Special Assessment District No. 12 in the amount of \$577,285.75 shall be and is hereby adopted and confirmed.
3. The City Clerk is directed to endorse and certify on the special assessment roll the date of this confirmation, which shall be final and conclusive for the purpose of the Project unless the special assessment is contested in the Michigan Tax Tribunal within the time and manner provided for by ordinance and state law.

4. The special assessment against any property as made on the roll, or any part of such special assessment, may be paid in full on or before November 1, 2026 (the cash payment date).
5. All amounts of a special assessment not paid on or before the cash payment date shall be assessed against each property in the district in ten (10) approximately equal annual installments of principal and interest, the first of which will be due and payable on December 1, 2026, the second of which will be due and payable on December 1, 2027, and all subsequent installments shall be due and payable successively in intervals of twelve (12) months from the due date of the second installment.
6. Any portion of an assessment that has not been paid on or before the cash payment date (November 1, 2026) shall bear interest until paid as of December 1, 2026, at a rate equal to five percent (5%) per annum. Interest shall be due on the due date of the assessment installment payments, as noted above, commencing on the date the first assessment payment is due, as stated above. If any installment is not paid when due, the installment shall be deemed to be delinquent and a penalty shall be charged and collected as provided for in Section 58-19 of the Auburn Hills Code of Ordinances.
7. The City Clerk is directed to attach her warrant as required by law to the roll and to direct the roll, with her warrant attached, to the City Treasurer. The City Treasurer shall collect the special assessments in accordance with the terms of this Resolution, the City's ordinances, the warrant and the applicable statutes of the State of Michigan. The City Treasurer shall mail statements of the special assessments to the respective owners or parties-in-interest as indicated on the last local tax assessment records for those properties included in the special assessment district, stating the amount of the assessment and the manner in which the special assessment may be paid. The notice of special assessment mailed by the Treasurer shall contain a statement that the owner or any person having an interest in the real property may file a written appeal of the special assessment with the Michigan Tax Tribunal within thirty (30) days from the date of confirmation of the special assessment roll if that special assessment was protested at the hearing held for the purpose of confirming the special assessment roll.
8. All or any part of the unpaid special assessment may be paid at any time with interest accrued to the month in which the payment is made.
9. All special assessments contained in the special assessment roll, including accrued interest and any penalties, shall from the date of confirmation of such roll constitute a lien upon the respective lots or parcels of land specially assessed in the special assessment district until such time as the special assessment, accrued interest and penalties, if any, are paid. In the event that any of the properties in the special assessment district are sold, the special assessment, accrued interest and penalties, if any, must be paid in their entirety to the City as the time of the sale.

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

STATE OF MICHIGAN )

)ss

COUNTY OF OAKLAND )

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 7<sup>th</sup> day of April, 2025, the original of which is on file in my office.

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

---

Laura 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/Name	Mailing Address	City	State	Zip	Legal Description	Benefit	Assessment
2500 Innovation Dr	02-14-23-127-017	Joyson Safety Systems	2500 Takara Dr	Auburn Hills	MI	48326	13N, 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 910 FT, TH S 01-26-00 W 395 FT, TH N 88-34-00 W 510 FT TO BEG, ALSO BEG AT PT DIST N 86-55-00 W 952.60 FT & N 34-35-00 W 1101.49 FT & N 01-26-00 E 398.50 FT & S 88-34-00 E 510 FT FROM CEN OF SEC. N 01-26-00 E 385 FT, N 86-25-53 E 683 FT TO WLY R/W LINE OF 1-75 EXPRY, TH S 08-42-48 E 316.90 FT, TH S 08-12-30 E 85.60 FT TO NLY R/W LINE OF KOPPY BLVD, TH ALG CURVE TO LEFT, RAD 80 FT, CHORD BEARS N 89-19-06 W 146.92 FT, DIST OF 186.19 FT, TH ALG CURVE TO RIGHT, RAD 60 FT, CHORD BEARS S 58-32-44 W 68.03 FT, DIST OF 72.33 FT, TH N 86-55-00 W 249.24 FT, TH ALG CURVE TO LEFT, RAD 235 FT, CHORD BEARS S 84-04-24 W 73.61 FT, DIST OF 73.61 FT, TH ALG CURVE TO RIGHT, RAD 175 FT, CHORD BEARS S 83-14-54 W 49.83 FT, DIST OF 50 FT, TH N 88-34-00 W 175.06 FT TO BEG 11.10 A 6-3-10 FR 006 & 013	1	\$ 288,642.88
2550 Innovation Drive	02-14-23-176-012	BO & KR HUB RE Group LLC	3841 Roseglan Ct	Troy	MI	48064-2691	13N, 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 AB 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 38 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.