



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JUNE 2, 2025

AGENDA ITEM NO _____

TAX INCREMENT FINANCE AUTHORITY

CITY OF AUBURN HILLS TAX INCREMENT FINANCE AUTHORITY MEETING

May 13, 2025

CALL TO ORDER: Chairman Kneffel called the meeting to order at 4:01 PM.

ROLL CALL:

Present:	Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher
Absent:	Waltenspiel, Ferro, Barash
Also Present:	Brandon Skopek, Assistant City Manager/Executive Director; Andrew Hagge, Assistant to the City Manager; Tim Wisser, Manager of Municipal Properties; Jason Hefner, Manager of Fleet & Roads
Guests:	None

LOCATION: Administrative Conference Room, 1827 N. Squirrel Road, Auburn Hills, MI 48326

PERSONS WISHING TO BE HEARD

None

APPROVAL OF MINUTES

A. TIFA Regular Meeting Minutes – April 8, 2025

There was no discussion on the approval of the minutes.

Moved by Mr. Goodhall to approve the TIFA Board of Directors Regular Meeting Minutes from April 8, 2025, as presented.
Seconded by Dr. Fletcher

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

CORRESPONDENCE AND PRESENTATIONS

None

CONSENT AGENDA

A. FY 2025 Adopted Budget and YTD Summary – April 30, 2025

RESOLVED: To receive and file the financial report for the period ending April 30, 2025.

Moved by Mr. Moniz to approve the Consent Agenda.
Seconded by Mr. Goodhall

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

Motion carried

UNFINISHED BUSINESS

None

NEW BUSINESS**A. Approval of the Library Basin Dredging Project**

Mr. Wisser presented the agenda item regarding the Library Basin Dredging project. Mr. Wisser explained the reason for the project as both the functional and aesthetic aspects of the retention basin have deteriorated. The project will restore the retention basin to its original capacity and allow for future Library projects to take place. The TIFA Board asked clarifying questions regarding the role of G2 Consulting in the project and asked for an explanation regarding the “crew days” line item, which is included in OHM Advisor’s project costs. Mr. Wisser, Mr. Skopek, and Mr. Hefner all contributed to answer those questions from the TIFA Board satisfactorily.

Moved by Dr. Eldredge to award the construction contract for the Library Basin Dredging Project to M.L. Chartier Excavating, Inc. in the amount of \$178,927.65, OHM Advisors’ construction services for a not-to-exceed cost of \$27,300, and to approve G2 Consulting’s material testing services for an estimated cost of \$7,500. Furthermore, approve a budget amendment to the 2025 TIF-D budget increasing appropriations by the not-to-exceed amount of \$213,727.65.

Seconded by Dr. Fletcher

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

Motion Carried

B. Approval of Construction Funding for Butler Road Improvements

Mr. Hefner presented the agenda item regarding the construction project on Butler Road. Mr. Hefner briefly explained the history of the ongoing maintenance associated with Butler Road and further explained that the road now calls for a full reconstruction with new stormwater management fixes as well. The Board inquired about the Rochester Hills side of Butler Road, and Mr. Hefner explained that the Rochester Hills side of Butler Road recently underwent a reconstruction.

Moved by Dr. Fletcher to assist in funding the 2025 Butler Road by transferring funds to the local roads fund as indicated in the staff recommendation section of the cover memo.

Seconded by Mr. Moniz

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

Motion Carried

EXECUTIVE DIRECTOR REPORT

Mr. Skopek provided an update on the Public Square project. The project has hit a slight delay and now has an expected completion date of June 14th.

BOARD MEMBER COMMENTS

Mr. Moniz inquired about the latest information concerning The DEN facility, which is located in downtown Auburn Hills (TIF-A). Mr. Skopek explained that city staff and select TIFA Board Members attended a meeting to discuss the future use and purpose of The DEN. Mr. Skopek explained that the city would retain The DEN for public use, and that the facility will serve to

support the Public Square and greater downtown activities. Specifically, The DEN will be used for warming and cooling zones and serve as public restrooms. City staff will work to address structural issues with the facility and build additional restrooms.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, June 10, 2025, at 4:00 p.m. in the Administrative Conference Room in City Hall at, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

ADJOURNMENT

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

Seconded by Dr. Fletcher

Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher

No: None

Motion carried

The TIFA Board of Directors meeting adjourned at 4:43 p.m.

Steve Goodhall
Secretary of the Board

Andrew Hagge
Assistant to the City Manager