



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: AUGUST 4, 2025

AGENDA ITEM NO _____

TAX INCREMENT FINANCE AUTHORITY

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

July 8, 2025

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

ROLL CALL:

Present:	Kneffel, Goodhall, Ferro, Barash, Gudmundsen, Moniz, Fletcher, Eldredge
Absent:	None
Also Present:	Brandon Skopek, Assistant City Manager/Executive Director; Andrew Hagge, Assistant to the City Manager
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 – June 10, 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 June 10, 2025, as presented.

Seconded by Mr. Barash

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

Motion Carried

CORRESPONDENCE AND PRESENTATIONS

None

CONSENT AGENDA

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

There was no discussion of the Consent Agenda.

Moved by Mr. Moniz to approve the Consent Agenda.

Seconded by Dr. Fletcher

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

Motion Carried

UNFINISHED BUSINESS

None

NEW BUSINESS

A. Appointment of Andrew Hagge as Executive Director of the Tax Increment Finance Authority

Mr. Skopek presented the agenda item regarding his resignation and Mr. Hagge's appointment. Mr. Skopek mentioned that this move is a part of a years-long succession planning effort. Additionally, Mr. Skopek noted that he will remain in his role in the organization as Assistant City Manager. The Board did not have any further discussion.

Moved by Dr. Fletcher to accept the resignation of Brandon Skopek as Executive Director of the Auburn Hills Tax Increment Finance Authority effective 11:59 p.m. on July 8, 2025, and appoint Andrew Hagge as the Executive Director of the Auburn Hills Tax Increment Finance Authority effective July 9, 2025.

Seconded by Mr. Moniz

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

Motion Carried

B. City Hall Counter Barrier Project

Mr. Hagge presented the agenda item regarding the City Hall Counter Barrier Project. Mr. Hagge explained the lengthy RFP and bid process that this project underwent. Additionally, Mr. Hagge explained that the project calls for the installation of a bulletproof protective barrier along the City Hall service counters that include the Assessing, City Clerk, Finance & Treasury departments, as well as the reinforcement of the wall below the counter. Once approved, the Auburn Hills DPW would work closely with the vendor during installation to ensure that there are no disruptions to the service delivery of the affected departments. Project installation is estimated to take between 1-2 days. The full counter barrier project is expected to be fully installed by mid-September. The Board inquired about additional security improvements throughout city facilities, and Mr. Hagge explained that more security-based projects will continue to come before the Board for approval.

Moved by Dr. Eldredge to award a contract to Total Security Solutions for the installation of a protective barrier in City Hall in an amount not to exceed \$51,180. Furthermore, authorize a budget amendment to increase appropriations by \$51,180 in the 2025 TIF-D budget to provide funding support for the installation of the Counter Barrier Project. Approval shall be contingent upon the City Council's authorization to conduct this work.

Seconded by Dr. Fletcher

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

Motion Carried

C. Auburn Hills Chamber of Commerce Lease Agreement Renewal

Mr. Skopek presented the agenda item regarding the lease renewal agreement between the Auburn Hills Chamber of Commerce and the Tax Increment Finance Authority. Mr. Skopek explained that the proposed lease renewal is for 41 months, which would align the lease expiration with the end of the calendar year. Additionally, the lease agreement proposal contains

an annual increase of 4%. Finally, Mr. Skopek acknowledged that the lease rate is much lower than the market rate for the downtown Auburn Hills area, however the TIFA is not losing money on the agreement between itself and the Chamber of Commerce. The rental rates cover all expenses that the TIFA is responsible for.

Moved by Mr. Moniz to adopt the attached resolution renewing the lease agreement between the Auburn Hills Tax Increment Finance Authority and the Auburn Hills Chamber of Commerce for a period of 41 months.

Seconded by Mr. Gudmundsen

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

Motion Carried

D. ChargePoint Service Plan Renewals

Mr. Skopek presented the agenda item regarding the renewal of the ChargePoint Service Plan. Mr. Skopek explained to the Board that he recommended a one-year renewal to give staff the opportunity to research other vendors that offer the same service. This would give the TIFA Board the opportunity to go with a better vendor, without being locked in long-term with ChargePoint, if a better vendor were to arise. The TIFA Board inquired about the locations of all the charging stations, and Mr. Skopek explained that some are not being used due to the ongoing construction in the downtown area from The Webster project and then from the Parking Structure Addition project.

Moved by Mr. Barash to approve a one-year renewal of the ChargePoint Cloud Plan and the ChargePoint Assure Maintenance and Management Plan in an amount not to exceed \$8,850. Furthermore, approve a budget amendment to increase appropriations by \$8,850 in account number 251-735-732.000 in support of this purchase.

Seconded by Mr. Moniz

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

Motion Carried

EXECUTIVE DIRECTOR REPORT

Mr. Hagge let the TIFA Board know that Mr. Waltenspiel has resigned from the TIFA Board. The resignation went into effect during the week of Monday, June 30th. Mr. Waltenspiel is moving and has additional commitments that made serving on the TIFA Board impossible.

BOARD MEMBER COMMENTS

The TIFA Board inquired about the Community Center partition wall project. This project was brought before the TIFA Board earlier in 2025. The TIFA Board did not take action on the project at the time, requesting additional information. Mr. Skopek let the TIFA Board know that the project will be back before the Board on August 12th.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, August 12, 2025, at 4:00 p.m. at Fieldstone Golf Club located at, 1984 Taylor Road, Auburn Hills, Michigan 48326.

ADJOURNMENT

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

Seconded by Dr. Fletcher

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

No: None

Motion carried

The TIFA Board of Directors meeting adjourned at 4:52 p.m.

Steve Goodhall
Secretary of the Board

Andrew Hagge
Assistant to the City Manager