



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 7, 2025

AGENDA ITEM NO _____

TAX INCREMENT FINANCE AUTHORITY

CITY OF AUBURN HILLS TAX INCREMENT FINANCE AUTHORITY MEETING

March 11, 2025

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

ROLL CALL: Present: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz, Fletcher, Barash
Absent: Waltenspiel
Also Present: Andrew Hagge, Assistant to the City Manager; Adam Massingill, Fire Chief; Jason Hefner, Manager of Fleet & Roads; Steve Baldante, Director of Public Works; Alex Parent, OHM Advisors
Guests: None

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

PERSONS WISHING TO BE HEARD

None.

APPROVAL OF MINUTES

A. TIFA Regular Meeting Minutes – February 11, 2025

There was no discussion on the approval of the minutes.

Moved by Mr. Moniz to approve the TIFA Board of Directors Regular Meeting Minutes from February 11, 2025, as presented.

Seconded by Mr. Goodhall

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

CORRESPONDENCE AND PRESENTATIONS

None

CONSENT AGENDA

A. FY 2025 Adopted Budget and YTD Summary – February 28, 2025

RESOLVED: To receive and file the financial report for the period ending February 28, 2025.

B. Receive and File the 2024 TIFA Annual Report

RESOLVED: To receive and file the 2024 TIFA Annual Report.

Moved by Dr. Fletcher to approve the Consent Agenda.

Seconded by Mr. Moniz

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

Motion carried

UNFINISHED BUSINESS

None

NEW BUSINESS

A. Business Recruitment Grant Application – Talmers Auburn, LLC – 3315 Auburn Road

Mr. Hagge presented the agenda item regarding the Business Recruitment Grant for Talmers Auburn, LLC. Mr. Hagge provided a summary of the business, the owners and operators, specifically what work the grant would cover, and the steps taken to get to this point. Staff recommended approval for the grant award to Talmers Auburn, LLC in the amount of \$100,000, and that the grant be paid out in two phases – first when the work has been completed, invoices have been paid, and has passed all necessary inspections, and second when the business is open and operational, and has received a certificate of occupancy. Furthermore, Dr. Eldredge, as a representative of the TIFA Board's grant review committee, explained the process and the outstanding application materials that Talmers Auburn, LLC still needed to provide to the Board.

Moved by Dr. Eldredge award a Business Recruitment Grant in the not-to-exceed amount of \$100,000 to Talmers Auburn, LLC for the proposed roof reconstruction and HVAC replacement for their building located at 3315 Auburn Road, Auburn Hills, Michigan 48326. The grant shall be paid out in accordance with the provisions outlined in the staff recommendation section of the cover memo. This approval shall be contingent upon permit approval from the City's Building Department for the proposed roof reconstruction and replacement of the roof top HVAC units, and the execution of a final Grant Agreement that shall be reviewed and approved by the City Attorney. Furthermore, authorize the Executive Director to execute all necessary documents and verify grant compliance.

Seconded by Dr. Fletcher

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

Motion Carried

B. 2025/2026 TIF-B Road Improvements Construction Funding

Mr. Hefner presented the agenda item concerning road improvements within the TIF-B district. Mr. Hefner summarized the funding components for the road projects, and explained the timeline for completion of those projects. Additionally, Mr. Hefner edited the motion just before the TIFA meeting. Mr. Hefner explained that the motion had to be changed to properly budget for the pathway, lights, and irrigation portion of the projects. In summary, the TIFA Board will pay for those aspects of the road projects, because the SAD funding would not cover those pathway, lights and irrigation components of the project.

Moved by Dr. Fletcher amend the 2025 budget to increase appropriations to account number 252-736-972.000-EXECUTIVESAD by \$506,476.00. Also move to fund the City's portion of the 2025/2026 TIFA-B Road Improvements construction in the amount of \$506,476.00 from account number 252-736-972.000-EXECUTIVESAD in 2025 and by transferring funds to the local roads fund as follows: \$2,454,649.15 to 252-736-995.203-EXECUTIVESAD in 2025, \$1,168,409.81 to 252-736-995.203-CENTRERD_SAD in 2026, and \$528,285.75 to 252-736-995.203-INNOVATION in 2026.

Seconded by Mr. Moniz

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

C. Purchase of a Multipurpose Skid Unit for Fire Department Operations

Fire Chief Massingill presented the agenda item regarding the Multipurpose Skid Unit. Chief Massingill explained that this unit would attach to an existing vehicle that can easily maneuver through event traffic and into city parks, for example. The purchase of this unit, as Chief Massingill explained, would carry life saving equipment and allow Fire Department personnel to provide life-saving services to those in a crowded event setting. The Board asked where the unit would be located, and Chief Massingill noted that it would be located and primarily serve the TIF-A district.

Moved by Mr. Barash to approve the purchase of a Multipurpose Skid Unit from CET Fire Pumps Manufacturing under Sourcewell contract no. 020124-CET at a cost not to exceed \$10,670. Furthermore, authorize a budget amendment to the 2025 TIF-A budget increasing appropriations by \$10,670.00 in support of this purchase.

Seconded by Mr. Goodhall

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

Motion Carried

D. Budget Amendment for the Development Incentive Grant Awarded to Greystone Pickleball Club

Mr. Hagge presented the agenda item regarding the budget amendment for the Development Incentive Grant that was awarded to Greystone Pickleball Club in 2024. Mr. Hagge reminded the Board that almost exactly a year ago from the March 11, 2025 meeting, the TIFA Board originally awarded this grant to Greystone Pickleball Club. The TIFA Board budgeted the grant award in FY2024, and this agenda item would allow for staff to move those budgeted funds from FY2024 to FY2025.

Moved by Mr. Gudmundsen to authorize a budget amendment to increase appropriations by \$946,500 in the 2025 TIF-B budget for the Development Incentive Grant awarded to Greystone Pickleball Club in March 2024.

Seconded by Mr. Moniz

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

Motion Carried

EXECUTIVE DIRECTOR REPORT

Mr. Hagge provided an update regarding the project status for the Public Square project. As the weather has improved, work has picked up on the site of the Public Square, and city staff expect the project to be completed by mid-May.

BOARD MEMBER COMMENTS

The Board asked for an update regarding the Webster development. Public Works Director, Steve Baldante, confirmed that work has picked up at the Webster and the project is still working on its original schedule/timeframe.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, April 8, 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, Barash
No: None

Motion carried

The TIFA Board of Directors meeting adjourned at 4:51 p.m.

Steve Goodhall
Secretary of the Board

Andrew Hagge
Assistant to the City Manager