TIFA
AUBURN HILLS

BOARD OF DIRECTORS MEETING

April 8, 2025

4:00 P.M.

Auburn Hills City Hall, Administrative Conference Room ● 1827 N. Squirrel Road, Auburn Hills, MI
Minutes of the TIFA Board Meeting will be on file in the City Clerk's Office ● 248-370-9402

MEETING CALLED TO ORDER

1) **ROLL CALL**

2) **PERSONS WISHING TO BE HEARD**
   a) Introduction of Joe Ferro

3) **APPROVAL OF MINUTES**
   a) TIFA Regular Meeting Minutes – March 11, 2025

4) **CORRESPONDENCE AND PRESENTATIONS**

5) **CONSENT AGENDA**
   All items listed are considered to be routine by the Tax Increment Finance Authority and will be enacted by one motion. There will be no separate discussion of these items unless a Board Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.
   a) FY 2025 Adopted Budget and YTD Summary – March 31, 2025

6) **UNFINISHED BUSINESS**

7) **NEW BUSINESS**
   a) Budget Amendment for the University Drive Water Main Extension Project

8) **EXECUTIVE DIRECTOR REPORT**

9) **BOARD MEMBER COMMENTS**

10) **ADJOURNMENT**

Next Meeting is Scheduled for May 13, 2025 at 4:00 p.m.

"Not Yet Approved"

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	Andrew Hagge
Secretary of the Board	Assistant to the City Manager

TO: Chairman Kneffel and Members of the TIFA Board of Directors

FROM: Brandon Skopek, Assistant City Manager, TIFA Executive Director

DATE: April 2, 2025

SUBJECT: FY 2025 Adopted Budget and YTD Summary – March 31, 2025

STATEMENT OF NET POSITION

TIF-A
- $2.8 million cash
- $1.3 million invested
  - $308,391 – Cutwater
  - $602,658 – MiClass
  - $463,431 – MiClass Edge

TIF-B
- $5.4 million cash
- $11.8 million invested
  - $8.5 million – Cutwater
  - $3.3 million – MiClass Edge
  - $80 - MiClass

TIF-D
- $3.7 million cash
- $1.4 million invested
  - $1.4 million – Cutwater
  - $559 – MiClass

TIFA 85-A STATEMENT OF REVENUES AND EXPENDITURES

- Approximately 54% of budgeted revenues have been received for TIF-A in fiscal year 2025.

Property Taxes:	$709,666
Building Rental:	$21,794
Interest:	$23,877
EV Charging Fees:	$905
	$756,242

- Approximately 3% of budgeted expenditures have been utilized for fiscal year 2025.

TIFA 85-B STATEMENT OF REVENUES AND EXPENDITURES

- Approximately 50% of budgeted revenues have been received for TIF-B in fiscal year 2025.

Property Taxes:	$1,025,155
Interest:	$158,321
	$1,183,476

- Approximately 7% of budgeted expenditures have been utilized for fiscal year 2025.

TIFA 86-D STATEMENT OF REVENUES AND EXPENDITURES

- Approximately 21% of budgeted revenues have been received for TIF-D in fiscal year 2025.

Property Taxes:	$193,144
Interest:	$34,092
EV Charging Fees:	$404
	$227,640

- Approximately 7% of budgeted expenditures have been utilized for fiscal year 2025.

An appropriate motion is:

Move to receive and file the TIFA Financial Report for period ending March 31, 2025.

BALANCE SHEET REPORT FOR CITY OF AUBURN HILLS

Balance As Of 03/31/2025

GL Number	Description	YTD Balance 03/31/2025
Fund: 251 TIFA A		
***** Assets *****		
251-000-001.000	CASH	2,818,379.92
251-000-017.002	INVESTMENT MANAGER - CUTWATER	308,390.52
251-000-017.004	CASH - MICLASS	602,657.67
251-000-017.005	CASH - MICLASS EDGE	463,431.45
251-000-019.000	TAXES RECEIVABLE	920,262.93
251-000-062.000	Lease Receivable	85,269.00
251-000-130.000	LAND	6,336,254.47
251-000-132.000	LAND IMPROVEMENTS	5,523,510.17
251-000-133.000	ACCUM DEPREC-LAND & IMPROV	(2,734,101.10)
251-000-136.000	BLDGS, BLDG ADDITIONS AND	6,409,122.17
251-000-137.000	ACCUM DEPREC-BLDGS & ADDS & IMPROVEMNTS	(1,807,960.75)
251-000-146.000	OFFICE EQUIPMENT AND FURN	164,753.78
251-000-147.000	ACC. DEPR. - OFFICE EQUIP	(164,754.07)
251-000-158.000	CONSTRUCTION-IN-PROGRESS	0.26
251-000-159.000	MACHINERY & EQUIPMENT	167,877.38
251-000-160.000	ACCUM DEPREC-MACH & EQUIP	(115,993.32)
251-000-163.000	ROADS & INFRASTRUCTURE	17,713,486.23
251-000-164.000	ACCUM DEPREC-ROAD & INFRASTURE	(10,118,433.48)
Total Assets		26,572,153.23
***** Liabilities *****		
251-000-275.000	DUE TO TAXPAYERS	665.88
251-000-339.000	UNEARNED (DEFERRE) REVENUE	1,014,344.19
251-000-360.001	Deferred Inflow of Resources	85,269.00
Total Liabilities		1,100,279.07
***** Fund Equity *****		
251-000-390.000	FUND BALANCE	25,206,594.37
Total Fund Equity		25,206,594.37
Total Fund 251:		
TOTAL ASSETS		26,572,153.23
BEG. FUND BALANCE - 2024		25,206,594.37
+ NET OF REVENUES/EXPENDITURES - 2024		(451,473.75)
+ NET OF REVENUES & EXPENDITURES		716,753.54
= ENDING FUND BALANCE		25,471,874.16
+ LIABILITIES		1,100,279.07
= TOTAL LIABILITIES AND FUND BALANCE		26,572,153.23

BALANCE SHEET REPORT FOR CITY OF AUBURN HILLS

Balance As Of 03/31/2025

GL Number	Description	YTD Balance 03/31/2025
Fund: 252 TIFA B		
***** Assets *****		
252-000-001.000	CASH	5,466,966.68
252-000-017.002	INVESTMENT MANAGER - CUTWATER	8,567,568.52
252-000-017.004	CASH - MICLASS	79.82
252-000-017.005	CASH - MICLASS EDGE	3,358,978.02
252-000-019.000	TAXES RECEIVABLE	1,381,794.49
252-000-132.000	LAND IMPROVEMENTS	1,415,205.92
252-000-133.000	ACCUM DEPREC-LAND & IMPROV	(1,129,076.26)
252-000-159.000	MACHINERY & EQUIPMENT	34,200.00
252-000-160.000	ACCUM DEPREC-MACH & EQUIP	(20,520.00)
252-000-163.000	ROADS & INFRASTRUCTURE	9,772,855.05
252-000-164.000	ACCUM DEPREC-ROAD & INFRASTURE	(3,584,609.29)
Total Assets		25,263,442.95
***** Liabilities *****		
252-000-275.000	DUE TO TAXPAYERS	15.12
252-000-339.000	UNEARNED (DEFERRE) REVENUE	1,612,826.94
Total Liabilities		1,612,842.06
***** Fund Equity *****		
252-000-390.000	FUND BALANCE	21,269,072.86
Total Fund Equity		21,269,072.86
Total Fund 252:		
TOTAL ASSETS		25,263,442.95
BEG. FUND BALANCE - 2024		21,269,072.86
+ NET OF REVENUES/EXPENDITURES - 2024		1,610,648.98
+ NET OF REVENUES & EXPENDITURES		770,879.05
= ENDING FUND BALANCE		23,650,600.89
+ LIABILITIES		1,612,842.06
= TOTAL LIABILITIES AND FUND BALANCE		25,263,442.95

GL Number	Description	YTD Balance 03/31/2025
Fund: 253 TIFA D		
*** Assets ***		
253-000-001.000	CASH	3,729,696.36
253-000-017.002	INVESTMENT MANAGER - CUTWATER	1,477,933.83
253-000-017.004	CASH - MICLASS	569.17
253-000-019.000	TAXES RECEIVABLE	259,675.26
253-000-130.000	LAND	2,017,211.00
253-000-132.000	LAND IMPROVEMENTS	3,726,962.87
253-000-133.000	ACCUM DEPREC-LAND & IMPROV	(1,543,314.80)
253-000-136.000	BLDGS, BLDG ADDITIONS AND	20,650,858.18
253-000-137.000	ACCUM DEPREC-BLDGS & ADDS & IMPROVEMNTS	(10,497,535.98)
253-000-146.000	OFFICE EQUIPMENT AND FURN	25,794.03
253-000-147.000	ACC. DEPR. - OFFICE EQUIP	(15,475.74)
253-000-158.000	CONSTRUCTION-IN-PROGRESS	358,586.52
253-000-159.000	MACHINERY & EQUIPMENT	42,919.48
253-000-160.000	ACCUM DEPREC-MACH & EQUIP	(38,886.21)
253-000-163.000	ROADS & INFRASTRUCTURE	8,984,067.60
253-000-164.000	ACCUM DEPREC-ROAD & INFRASTURE	(2,975,684.59)
Total Assets		26,203,376.98
*** Liabilities ***		
253-000-275.000	DUE TO TAXPAYERS	18,993.41
253-000-339.000	UNEARNED (DEFERRE) REVENUE	270,590.77
Total Liabilities		289,584.18
*** Fund Equity ***		
253-000-390.000	FUND BALANCE	25,496,082.51
Total Fund Equity		25,496,082.51
Total Fund 253:		
TOTAL ASSETS		26,203,376.98
BEG. FUND BALANCE - 2024		25,496,082.51
+ NET OF REVENUES/EXPENDITURES - 2024		283,863.46
+ NET OF REVENUES & EXPENDITURES		133,846.83
= ENDING FUND BALANCE		25,913,792.80
+ LIABILITIES		289,584.18
= TOTAL LIABILITIES AND FUND BALANCE		26,203,376.98

REVENUE AND EXPENDITURE REPORT FOR CITY OF AUBURN HILLS

Balance As Of 03/31/2025

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	2025 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 251 TIFA A						
Account Category: Revenues						
Department: 735 TIFA A						
251-735-402.000	AD VALOREM	1,144,736.00	709,666.33	(270.46)	435,069.67	61.99
251-735-412.000	DELINQUENT PERSONAL PROPERTY	1,500.00	0.00	0.00	1,500.00	0.00
251-735-414.000	MTT YE ACCRUAL	(117,442.00)	0.00	0.00	(117,442.00)	0.00
251-735-573.000	LOCAL COMMUNITY STABILIZATION SHARE	213,706.00	0.00	0.00	213,706.00	0.00
251-735-651.400	U&A FEES - ELECTRIC VEHICLE CHARGING	300.00	904.57	216.38	(604.57)	301.52
251-735-665.000	INTEREST REVENUE	91,513.00	19,921.05	0.00	71,591.95	21.77
251-735-667.000-CHAMBER_3395	BUILDING RENTAL - EXTERNAL	21,912.00	3,592.00	1,796.00	18,320.00	16.39
251-735-667.000-PKSTRUC_3381	BUILDING RENTAL - EXTERNAL	36,409.00	18,201.60	0.00	18,207.40	49.99
251-735-669.001	INTEREST REV EXT MANAGERS	11,539.00	3,956.00	0.00	7,583.00	34.28
Total Dept 735 - TIFA A		1,404,173.00	756,241.55	1,741.92	647,931.45	53.86
Revenues		1,404,173.00	756,241.55	1,741.92	647,931.45	53.86
Account Category: Expenditures						
Department: 735 TIFA A						
251-735-722.000	WORKERS COMPENSATION	92.00	39.00	0.00	53.00	42.39
251-735-729.000	PRINTING	1,500.00	0.00	0.00	1,500.00	0.00
251-735-730.000	POSTAGE	250.00	155.02	29.68	94.98	62.01
251-735-799.000	EQUIPMENT UNDER $5,000	4,766.00	0.00	0.00	4,766.00	0.00
251-735-800.199	LANDSCAPE/GEN MAINT	331,853.33	128.94	0.00	331,724.39	0.04
251-735-802.000-CHAMBER_3395	CONTRACTED SERVICES	5,000.00	100.00	0.00	4,900.00	2.00
251-735-802.000-THEDEN__3388	CONTRACTED SERVICES	5,000.00	380.00	0.00	4,620.00	7.60
251-735-810.000	INVESTMENT MANAGEMENT FEES	420.00	21.24	21.24	398.76	5.06
251-735-817.000	CONSULTANT SERVICES	5,000.00	0.00	0.00	5,000.00	0.00
251-735-851.000-PKSTRUC_3381	TELEPHONE	1,207.00	91.95	0.00	1,115.05	7.62
251-735-851.000-THEDEN__3388	TELEPHONE	0.00	99.00	0.00	(99.00)	100.00
251-735-885.000	COMMUNITY RELATIONS	3,000.00	0.00	0.00	3,000.00	0.00
251-735-885.000-TREELIGHTING	COMMUNITY RELATIONS	15,000.00	0.00	0.00	15,000.00	0.00
251-735-921.000-CHAMBER_3395	ELECTRIC	2,214.00	414.14	195.49	1,799.86	18.71
251-735-921.000-PKSTRUC_3381	ELECTRIC	25,000.00	8,663.87	4,321.53	16,336.13	34.66
251-735-921.000-THEDEN__3388	ELECTRIC	2,460.00	131.02	63.11	2,328.98	5.33
251-735-922.000	STREET LIGHTING	48,000.00	12,873.24	4,568.77	35,126.76	26.82
251-735-922.000-RIVERSD_3311	STREET LIGHTING	8,000.00	1,687.43	728.25	6,312.57	21.09
251-735-922.000-SKATEPRK_202	STREET LIGHTING	300.00	51.22	25.51	248.78	17.07
251-735-923.000-CHAMBER_3395	HEAT	1,700.00	747.59	359.75	952.41	43.98
251-735-923.000-PKSTRUC_3381	HEAT	250.00	37.59	18.79	212.41	15.04
251-735-923.000-THEDEN__3388	HEAT	2,000.00	551.56	218.16	1,448.44	27.58
251-735-924.000-CHAMBER_3395	CABLE TV SERVICES	1,514.00	131.85	0.00	1,382.15	8.71
251-735-924.000-THEDEN__3388	CABLE TV SERVICES	2,225.00	259.02	0.00	1,965.98	11.64
251-735-927.000-CHAMBER_3395	WATER CONSUMPTION	1,000.00	10.91	0.00	989.09	1.09
251-735-927.000-FIREST1_3483	WATER CONSUMPTION	4,100.00	33.34	16.67	4,066.66	0.81
251-735-927.000-PKSTRUC_3381	WATER CONSUMPTION	710.00	18.60	9.30	691.40	2.62
251-735-927.000-RIVERSD_3311	WATER CONSUMPTION	27,800.00	109.08	109.08	27,690.92	0.39
251-735-927.000-RIVERWDS_300	WATER CONSUMPTION	1,200.00	0.00	0.00	1,200.00	0.00
251-735-927.000-THEDEN__3388	WATER CONSUMPTION	1,000.00	11.16	5.58	988.84	1.12
251-735-929.000	IRRIGATION WATER AND MAINT.	40,000.00	492.58	270.90	39,507.42	1.23
251-735-931.000	BLDG. MAINTENANCE	60,000.00	190.00	0.00	59,810.00	0.32
251-735-931.000-CHAMBER_3395	BLDG. MAINTENANCE	6,253.00	4,521.61	0.00	1,731.39	72.31

GL Number	Description	2025 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 251 TIFA A						
Account Category: Expenditures						
Department: 735 TIFA A						
251-735-931.000-PKSTRUC_3381	BLDG. MAINTENANCE	5,000.00	0.00	0.00	5,000.00	0.00
251-735-931.000-THEDEN__3388	BLDG. MAINTENANCE	4,000.00	0.00	0.00	4,000.00	0.00
251-735-937.000	PARKING LOT MAINTENANCE	2,500.00	0.00	0.00	2,500.00	0.00
251-735-937.001	PATHWAY MAINTENANCE	10,000.00	0.00	0.00	10,000.00	0.00
251-735-937.003	SIDEWALK MAINTENANCE	10,000.00	0.00	0.00	10,000.00	0.00
251-735-957.000	MISC/CONTINGENCY	1,000.00	0.00	0.00	1,000.00	0.00
251-735-957.002	LIABILITY INSURANCE	6,715.00	7,264.00	0.00	(549.00)	108.18
251-735-959.000	PROPERTY TAXES	1,900.00	273.05	0.00	1,626.95	14.37
251-735-967.100	SITE IMPROVEMENT GRANTS	190,000.00	0.00	0.00	190,000.00	0.00
251-735-995.004	ADMINISTRATIVE CHARGES	66,267.00	0.00	0.00	66,267.00	0.00
251-735-995.007	INTERFUND SERVICES	43,110.00	0.00	0.00	43,110.00	0.00
251-735-995.101	TRANSFER TO GENERAL FUND	120,000.00	0.00	0.00	120,000.00	0.00
251-735-995.203-BUTLERROADXX	TRANSFER TO LOCAL STREETS	250,000.00	0.00	0.00	250,000.00	0.00
Total Dept 735 - TIFA A		1,319,306.33	39,488.01	10,961.81	1,279,818.32	2.99
Expenditures		1,319,306.33	39,488.01	10,961.81	1,279,818.32	2.99
Fund 251 - TIFA A:						
TOTAL REVENUES		1,404,173.00	756,241.55	1,741.92	647,931.45	53.86
TOTAL EXPENDITURES		1,319,306.33	39,488.01	10,961.81	1,279,818.32	2.99
NET OF REVENUES & EXPENDITURES:		84,866.67	716,753.54	(9,219.89)	(631,886.87)	

REVENUE AND EXPENDITURE REPORT FOR CITY OF AUBURN HILLS

Balance As Of 03/31/2025

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	2025 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 252 TIFA B						
Account Category: Revenues						
Department: 736 TIFA B						
252-736-402.000	AD VALOREM	1,730,315.00	1,025,155.27	89,338.30	705,159.73	59.25
252-736-412.000	DELINQUENT PERSONAL PROPERTY	1,500.00	0.00	0.00	1,500.00	0.00
252-736-414.000	MTT YE ACCRUAL	(7,112.00)	0.00	0.00	(7,112.00)	0.00
252-736-573.000	LOCAL COMMUNITY STABILIZATION SHARE	90,378.00	0.00	0.00	90,378.00	0.00
252-736-665.000	INTEREST REVENUE	224,339.00	48,242.36	0.00	176,096.64	21.50
252-736-669.001	INTEREST REV EXT MANAGERS	320,546.00	110,079.00	0.00	210,467.00	34.34
Total Dept 736 - TIFA B		2,359,966.00	1,183,476.63	89,338.30	1,176,489.37	50.15
Revenues		2,359,966.00	1,183,476.63	89,338.30	1,176,489.37	50.15
Account Category: Expenditures						
Department: 736 TIFA B						
252-736-732.000	SOFTWARE & LICENSES SUBSCRIPTIONS	30,000.00	0.00	0.00	30,000.00	0.00
252-736-800.199	LANDSCAPE/GEN MAINT	6,000.00	0.00	0.00	6,000.00	0.00
252-736-810.000	INVESTMENT MANAGEMENT FEES	6,600.00	454.25	454.25	6,145.75	6.88
252-736-885.000	COMMUNITY RELATIONS	16,000.00	5,000.00	0.00	11,000.00	31.25
252-736-901.000	ADVERTISING/MARKETING	1,000.00	0.00	0.00	1,000.00	0.00
252-736-922.000	STREET LIGHTING	11,000.00	2,995.75	1,187.92	8,004.25	27.23
252-736-929.000	IRRIGATION WATER AND MAINT.	40,000.00	79.67	40.02	39,920.33	0.20
252-736-957.000	MISC/CONTINGENCY	500.00	0.00	0.00	500.00	0.00
252-736-967.100	SITE IMPROVEMENT GRANTS	115,553.08	400,000.00	400,000.00	(284,446.92)	346.16
252-736-972.000	LAND AND IMPROVEMENTS	1,950,000.00	0.00	0.00	1,950,000.00	0.00
252-736-972.000-EXECUTIVESAD	LAND AND IMPROVEMENTS	506,476.00	0.00	0.00	506,476.00	0.00
252-736-973.005	NON MOTORIZED PATHWAYS	10,000.00	0.00	0.00	10,000.00	0.00
252-736-995.004	ADMINISTRATIVE CHARGES	35,150.00	0.00	0.00	35,150.00	0.00
252-736-995.007	INTERFUND SERVICES	30,207.00	0.00	0.00	30,207.00	0.00
252-736-995.101	TRANSFER TO GENERAL FUND	102,263.00	0.00	0.00	102,263.00	0.00
252-736-995.203-EXECUTIVESAD	TRANSFER TO LOCAL STREETS	2,570,000.00	0.00	0.00	2,570,000.00	0.00
252-736-995.301	TRANSFER TO PATROL DEPT	261,044.00	4,067.91	0.00	256,976.09	1.56
Total Dept 736 - TIFA B		5,691,793.08	412,597.58	401,682.19	5,279,195.50	7.25
Expenditures		5,691,793.08	412,597.58	401,682.19	5,279,195.50	7.25
Fund 252 - TIFA B:						
TOTAL REVENUES		2,359,966.00	1,183,476.63	89,338.30	1,176,489.37	50.15
TOTAL EXPENDITURES		5,691,793.08	412,597.58	401,682.19	5,279,195.50	7.25
NET OF REVENUES & EXPENDITURES:		(3,331,827.08)	770,879.05	(312,343.89)	(4,102,706.13)	

GL Number	Description	2025 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
Fund: 253 TIFA D						
Account Category: Revenues						
Department: 737 TIFA D						
253-737-402.000	AD VALOREM	385,204.00	192,838.94	719.36	192,365.06	50.06
253-737-412.000	DELINQUENT PERSONAL PROPERTY	1,000.00	305.35	0.00	694.65	30.54
253-737-414.000	MTT YE ACCRUAL	(80,596.00)	0.00	0.00	(80,596.00)	0.00
253-737-573.000	LOCAL COMMUNITY STABILIZATION SHARE	653,253.00	0.00	0.00	653,253.00	0.00
253-737-651.400	U&A FEES - ELECTRIC VEHICLE CHARGING	250.00	403.92	102.66	(153.92)	161.57
253-737-665.000	INTEREST REVENUE	68,149.00	15,086.58	0.00	53,062.42	22.14
253-737-669.001	INTEREST REV EXT MANAGERS	55,293.00	19,005.00	0.00	36,288.00	34.37
Total Dept 737 - TIFA D		1,082,553.00	227,639.79	822.02	854,913.21	21.03
Revenues		1,082,553.00	227,639.79	822.02	854,913.21	21.03
Account Category: Expenditures						
Department: 737 TIFA D						
253-737-703.000	WAGES - TEMPORARY & PART-TIME	24,000.00	0.00	0.00	24,000.00	0.00
253-737-715.000	SOCIAL SECURITY	1,836.00	0.00	0.00	1,836.00	0.00
253-737-800.199	LANDSCAPE/GEN MAINT	6,383.00	0.00	0.00	6,383.00	0.00
253-737-810.000	INVESTMENT MANAGEMENT FEES	1,400.00	90.46	90.46	1,309.54	6.46
253-737-885.000	COMMUNITY RELATIONS	1,750.00	0.00	0.00	1,750.00	0.00
253-737-922.000	STREET LIGHTING	65,000.00	20,772.87	6,867.18	44,227.13	31.96
253-737-927.000	WATER CONSUMPTION	100.00	0.00	0.00	100.00	0.00
253-737-927.000-2458ESEYBURN	WATER CONSUMPTION	0.00	7.42	4.58	(7.42)	100.00
253-737-927.000-ADMBLDG_1827	WATER CONSUMPTION	6,000.00	251.50	16.67	5,748.50	4.19
253-737-927.000-FIREADM_3410	WATER CONSUMPTION	0.00	83.78	41.89	(83.78)	100.00
253-737-927.000-LIBRARY_3400	WATER CONSUMPTION	4,000.00	276.59	130.11	3,723.41	6.91
253-737-927.000-SPORTFD_1800	WATER CONSUMPTION	12,000.00	50.06	28.14	11,949.94	0.42
253-737-929.000	IRRIGATION WATER AND MAINT.	78,000.00	0.00	0.00	78,000.00	0.00
253-737-931.000	BLDG. MAINTENANCE	35,000.00	0.00	0.00	35,000.00	0.00
253-737-931.000-ADMBLDG_1827	BLDG. MAINTENANCE	216,666.84	72,260.28	638.98	144,406.56	33.35
253-737-931.000-COMMCTR_3350	BLDG. MAINTENANCE	40,000.00	0.00	0.00	40,000.00	0.00
253-737-937.003	SIDEWALK MAINTENANCE	5,000.00	0.00	0.00	5,000.00	0.00
253-737-957.000	MISC/CONTINGENCY	150.00	0.00	0.00	150.00	0.00
253-737-972.000	LAND AND IMPROVEMENTS	600,000.00	0.00	0.00	600,000.00	0.00
253-737-972.000-CAMPUSSIGNXX	LAND AND IMPROVEMENTS	150,000.00	0.00	0.00	150,000.00	0.00
253-737-975.000-FIRE2_1899__	BLDG. ADDITIONS & IMPROVEMENTS	35,531.88	0.00	0.00	35,531.88	0.00
253-737-995.004	ADMINISTRATIVE CHARGES	29,764.00	0.00	0.00	29,764.00	0.00
253-737-995.007	INTERFUND SERVICES	14,667.00	0.00	0.00	14,667.00	0.00
Total Dept 737 - TIFA D		1,327,248.72	93,792.96	7,818.01	1,233,455.76	7.07
Expenditures		1,327,248.72	93,792.96	7,818.01	1,233,455.76	7.07
Fund 253 - TIFA D:						
TOTAL REVENUES		1,082,553.00	227,639.79	822.02	854,913.21	21.03
TOTAL EXPENDITURES		1,327,248.72	93,792.96	7,818.01	1,233,455.76	7.07
NET OF REVENUES & EXPENDITURES:		(244,695.72)	133,846.83	(6,995.99)	(378,542.55)	
Report Totals:						
TOTAL REVENUES - ALL FUNDS		4,846,692.00	2,167,357.97	91,902.24	2,679,334.03	44.72
TOTAL EXPENDITURES - ALL FUNDS		8,338,348.13	545,878.55	420,462.01	7,792,469.58	6.55

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	2025 Amended Budget	YTD Balance 03/31/2025	Activity For 03/31/2025	Available Balance 03/31/2025	% Bdgt Used
NET OF REVENUES & EXPENDITURES:		(3,491,656.13)	1,621,479.42	(328,559.77)	(5,113,135.55)	

TIFA AUBURN HILLS

TO:	Chairman Kneffel and Members of the TIFA Board of Directors
FROM:	Brandon Skopek, Assistant City Manager, TIFA Executive Director; Jason Deman, Manager of Public Utilities
DATE:	March 28, 2025
SUBJECT:	Budget Amendment for University Drive Water Main Extension

INTRODUCTION AND HISTORY

On November 12, 2024 the TIFA board authorized funding for the water main extension at 1500 University Drive. This work was to benefit not only 1500 University Drive, but several other properties located in the TIF-B district. This work had an estimated total cost of $314,832 to cover all aspects of the project.

After the project was approved, preliminary work began at the site. Unfortunately, the City ran into an easement issue with the neighboring property that caused delay in getting this project completed in 2024. The holdup caused the project to be stalled into and throughout the winter. This issue has now been rectified, and al parties are ready to move forward and complete the project. Since funds were not encumbered and transferred at the end of the year, we are seeking a budget amendment to ensure the appropriate funding is available in 2025.

STAFF RECOMMENDATION

Because the work was not substantially complete and the monies were not transferred appropriately to the water fund, Staff recommends approving the budget amendment, increasing appropriations by $314,832 in the 2025 TIF-B budget. This amendment will cover the work that was previously approved at the November 12, 2024 TIFA meeting. Funding will be transferred from account number 252-736-995.592.

An appropriate motion is:

Move to approve a budget amendment increasing appropriations by $314,832 in the 2025 TIF-B budget in support of the water main extension project at 1500 University Drive.

ATTACHMENTS

Attachment 1 – TIFA Meeting Minutes of November 12, 2024

CITY OF AUBURN HILLS
TAX INCREMENT FINANCE AUTHORITY MEETING

November 12, 2024

CALL TO ORDER: Chairman Kneffel called the meeting to order at 4:09 PM.

ROLL CALL:	Present:	Goodhall, Gudmundsen, Fletcher, Moniz, Eldredge, Barash, Kneffel
	Absent:	Waltenspiel
	Also Present:	Brandon Skopek, Assistant City Manager & TIFA Executive Director; Andrew Hagge, Assistant to the City Manager; Adam Massingill, Fire Chief; Jason Deman, Manager of Public Utilities
	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 – October 8, 2024

There was no discussion on the approval of the minutes.

Moved by Mr. Goodhall to approve the TIFA Regular Meeting Minutes from October 8, 2024, as presented.
Seconded by Mr. Barash

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

Motion Carried

CORRESPONDENCE & PRESENTATIONS

None.

CONSENT AGENDA

A. FY 2024 Adopted Budget and YTD Summary – October 31, 2024

RESOLVED: To receive and file the financial report for the period ending October 31, 2024.

Moved by Mr. Moniz to Approve the Consent Agenda.
Seconded by Mr. Barash

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

Motion carried

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. Budget Amendment for the Purchase of Badge Access Controls

Mr. Hagge presented the agenda item regarding the purchase and installation of three additional badge access controls in City Hall. Mr. Hagge noted that, as a part of a security assessment carried out by the Auburn Hills Police Department, it was recommended that the city add badge access controls to non-office common areas in City Hall. Additionally, Mr. Hagge explained that the vendor, Detection Systems and Engineering, is the single source vendor for this project, which means that it was not necessary to go out to bid or acquire at least three quotes before moving forward. The Board inquired about the number of badge access controls currently in City Hall compared to the number of keys, which the badge access controls will replace, that are circulating among city staff.

Moved by Mr. Gudmundsen to authorize a budget amendment to increase appropriations by $11,062 in the 2024 TIF-D budget for the purchase of three badge access controls from Detection Systems and Engineering.
Seconded by Mr. Goodhall

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

Motion carried

B. Funding Authorization for the Fire Station 2 Renovation Project

Fire Chief Massingill presented the agenda item regarding the Fire Station 2 Renovation Project. He explained why the renovation is necessary as the Fire Department has transitioned from a paid-on-call to a full-time fire department. The renovation of Fire Station 2, as explained by Mr. Massingill, will lead to improved working conditions, increased productivity, and improved service delivery. Furthermore, the renovated fire station will incorporate hot, warm, and cold zones that will aid in decontamination and isolation of carcinogens. The TIFA Board asked about the current layout of Fire Station 2, where living quarters would be located, and how the basement level of Fire Station 2 would be utilized. Mr. Massingill addressed all questions and provided a printed layout to the Board to show how Fire Station 2 will be designed.

Moved by Mr. Moniz to authorize funding for the Fire Station 2 renovation project. Furthermore, approve a budget amendment to the 2024 TIF-D budget increasing appropriations by $484,150 in support of this project.
Seconded by Mr. Barash.

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

Motion carried

C. Funding Authorization for Water Main Extension

Mr. Moniz excused himself from the meeting at 4:36 PM to attend a prior engagement. He did not participate in the rest of the TIFA meeting.

Mr. Deman presented the agenda item to the TIFA Board. He explained that 1500 University Drive was the previous site of Baker College and is now home to Oakland University. Additionally, Mr. Deman explained that the proposed water main would not only benefit Oakland University, but several properties along University Drive as well as Centre Road. The Board inquired about the material of the proposed water main, which Mr. Deman answered.

Moved by Mr. Barash to approve the transfer of $314,832 to the water fund in support of the 1500 University Drive water main extension project. Furthermore, authorize a budget amendment increasing appropriations by $214,832 to cover the funding gap to complete the project.
Seconded by Mr. Goodhall.

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

Motion carried

EXECUTIVE DIRECTOR REPORT

Mr. Skopek provided an update on the annual Tree Lighting Ceremony. Mr. Skopek informed the Board that because of the ongoing construction at the Public Square, the Tree Lighting Ceremony would take place on the plaza along Parkways Blvd. near the splashpad.

BOARD MEMBER COMMENTS

The Board asked for an update on the Public Square. Mr. Skopek provided the latest information on the ongoing construction project. Additionally, Mr. Skopek noted that he is optimistic that construction will be completed before the end of 2024.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, December 10, 2024, 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. Goodhall to adjourn the TIFA Board meeting.
Seconded by Mr. Barash

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

Motion Carried

The TIFA Board of Directors meeting adjourned at 4:54 p.m.

Steve Goodhall
Secretary of the Board

Andrew Hagge
Assistant to the City Manager