



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 9, 2025

AGENDA ITEM NO _____

TAX INCREMENT FINANCE AUTHORITY

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

August 12, 2025

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

ROLL CALL:

Present:	Kneffel, Goodhall, Ferro, Barash, Gudmundsen, Moniz, Fletcher
Absent:	Eldredge
Also Present:	Andrew Hagge, Assistant to the City Manager/Executive Director; Thomas A. Tanghe, City Manager; Brandon Skopek, Assistant City Manager; Ryan Gagnon, Chief of Police; Karen Adcock, Director of Recreation & Senior Services; Tim Wisser, Manager of Municipal Properties
Guests:	Jackie Monroy, Senior Services Program Coordinator

LOCATION: Fieldstone Golf Club, 1984 Taylor Road, Auburn Hills, MI 48326

PERSONS WISHING TO BE HEARD

None

APPROVAL OF MINUTES

A. TIFA Regular Meeting Minutes – July 8, 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 July 8, 2025, as presented.

Seconded by Mr. Goodhall

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

Motion Carried

CONSENT AGENDA

A. FY 2025 Adopted Budget and YTD Summary – July 31, 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, Ferro, Barash
 No: None

Motion Carried

UNFINISHED BUSINESS

None

NEW BUSINESS

A. Purchase of Digital Radar Speed Signs – Budget Amendment

Chief Gagnon presented the agenda item regarding the digital speed radar signs. Chief Gagnon explained the bidding process for the purchase of five signs and further explained why staff landed on their vendor recommendation. Chief Gagnon went on to explain where the signs would be located, which are all within the TIF-D district, and answered questions from the Board about the warranty on the pieces of equipment.

Moved by Mr. Barash to approve the purchase of five radar speed signs from Radarsign LLC at a cost not to exceed \$15,935.00. Furthermore, authorize a budget amendment to the 2025 TIF-D budget increasing appropriations by \$15,935.00 in support of this purchase.

Seconded by Mr. Ferro

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

Motion Carried

B. Community Center Retractable Wall Replacement

Ms. Adcock presented the agenda item regarding the Community Center Retractable Wall Replacement to the TIFA Board. Ms. Adcock summarized the Board's concerns when this item was brought before the Board in February of 2025. At the time, the Board had questions regarding why one vendor chose to bid on the project and wished for city staff to research an electronic wall replacement that might be more expensive but a more worthwhile investment. Ms. Adcock explained that after researching an electronic option, staff still recommended the manual retractable wall. The electronic option involved a structural engineering inspection and verification that the electric wall can be structurally supported by the framing in the building, and the necessary demolition (and rebuilding) of the current wall pocket to accommodate the new wall. Additionally, ongoing maintenance has the potential to be more troublesome than the manual option.

Moved by Dr. Fletcher to award the RFP for the removal of the current retractable wall and installation of the new retractable wall at the Community Center to Urban's, 19430 Gerald Ave., Northville, MI in an amount not to exceed \$34,500.

Seconded by Mr. Moniz

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

Motion Carried

C. Public Square Construction – Budget Amendment

Mr. Wisser presented the agenda item regarding the Public Square project and the associated budget amendment request. Mr. Wisser explained to the Board that the project went over the intended budget due to unforeseen underground utility concerns and tree removal concerns that needed to be addressed. It should be noted that Mr. Barash voted "present" for this agenda item. For that reason, he does not appear in the "Yes" or "No" voting options.

Moved by Mr. Ferro to authorize a budget amendment to the 2025 TIF-A budget increasing appropriations by \$79,188.33 in support of the construction of the Public Square.

Seconded by Mr. Gudmundsen

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

No: None

Motion Carried

D. The DEN Rehabilitation – Budget Amendment

Mr. Wisser presented the agenda item regarding The DEN Rehabilitation project. Mr. Wisser explained that the ultimate goal is to turn The DEN into a facility that can support the increased functions and programs of the new Public Square. The rehabilitation project addresses concerns of structural integrity within the facility and will work to change the floorplan of the building to support two additional bathrooms. Additionally, the TIFA Board has budgeted funding for The Den in 2026 for reconstruction, however a budget amendment is required within the 2025 budget to support and design and architectural needs of the project.

Moved by Mr. Barash to authorize a budget amendment to the 2025 TIF-A budget increasing appropriations by \$69,000 for The DEN Rehabilitation Project Design Services. Furthermore, authorize the execution of professional services agreements with OHM Advisors in the amount of \$39,000 and Wiss, Janney, Elstner Associates in the amount of \$30,000.

Seconded by Dr. Fletcher

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

No: None

Motion Carried

CORRESPONDENCE & PRESENTATIONS

A. 2026 – 2030 Budget Presentation

Mr. Hagge presented the 2026 through 2030 TIFA Budget to the TIFA Board. The presentation focused on; the difference between 2025 and 2026 expenses within each TIFA district, the revenue and expenditure components of the 2026 budget in each TIFA district, the available fund balance in each TIFA district from 2026 through 2030, and summarized the larger projects within the City of Auburn Hills that will be supported by TIFA-funded dollars. Finally, Mr. Hagge concluded that the TIFA budget is a work in progress as capital projects within the city's DPW are still being considered. No motion for this presentation was necessary.

EXECUTIVE DIRECTOR REPORT

None

BOARD MEMBER COMMENTS

TIFA Board member, Paul Gudmundsen, announced to the TIFA Board that he will be moving out of Auburn Hills. Mr. Gudmundsen believes that his move will take place sometime in November or December of 2025. When the move is final, Mr. Gudmundsen will resign from the TIFA Board immediately.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, September 9, 2025, at 4:00 p.m. in the City Hall Administrative Conference Room located at, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

ADJOURNMENT

Moved by Dr. Fletcher to adjourn the TIFA Board meeting.

Seconded by Mr. Barash

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

No: None

Motion carried

The TIFA Board of Directors meeting adjourned at 5:24 p.m.

Steve Goodhall
Secretary of the Board

Andrew Hagge
Assistant to the City Manager