



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 14, 2025

AGENDA ITEM NO _____

TAX INCREMENT FINANCE AUTHORITY

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

September 9, 2025

CALL TO ORDER: Chairman Kneffel called the meeting to order at 4:34 PM.

ROLL CALL:

Present:	Kneffel, Goodhall, Eldredge, Barash, Fletcher
Absent:	Ferro, Gudmundsen, Moniz
Also Present:	Andrew Hagge, Assistant to the City Manager/Executive Director; Tim Wisser, Manager of Municipal Properties
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 – August 12, 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 August 12, 2025, as presented.

Seconded by Mr. Barash

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

Motion Carried

CORRESPONDENCE & PRESENTATIONS

None

CONSENT AGENDA

A. FY 2025 Adopted Budget and YTD Summary – August 31, 2025

There was no discussion of the Consent Agenda.

Moved by Dr. Eldredge to approve the Consent Agenda.

Seconded by Mr. Goodhall

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

Motion Carried

UNFINISHED BUSINESS

None

NEW BUSINESS

A. Purchase of Community Development Office Furniture

Mr. Wisser presented the topic regarding the purchase of Community Development Office furniture. Mr. Wisser explained that this is the next phase of office remodels that will take place throughout City Hall. Mr. Wisser explained that the proposed vendor has been used for multiple projects in the past for the city, and he has no complaints about the vendor, its staff, or product. Additionally, he mentioned that the vendor is a part of an existing MiDeal contract, meaning the quote features prices that have already been competitively bid down. The Board asked about what would happen with the existing furniture. Mr. Wisser explained that some could be stored at the DPW, some could be auctioned off for sale, and some could be sold specifically to local non-profit organizations.

Moved by Mr. Barash to approve the purchase of office furniture for the Community Development Office from ISCG, Inc. in the amount of \$89,655.00.

Seconded by Dr. Fletcher

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

Motion Carried

B. Approval of 2026 Proposed Budget

Mr. Hagge presented the agenda item regarding the 2026 Proposed Budget. The 2026 Budget was presented at the previous, August TIFA Board meeting. Since the August TIFA meeting, minor changes were made to the proposed budget. The TIFA funding contribution toward the Parking Structure Expansion project rose to \$3 million. The budget for The DEN Renovation project increased to \$350,000. And, the TIF-D budget added in the reconstruction of Seyburn Drive in 2026, which totaled \$425,000.

Moved by Dr. Eldredge to approve the 2026 Proposed Budget as presented. Furthermore, recommend to the City Council the inclusion of these budgets for adoption in the City's overall budget documents.

Seconded by Mr. Goodhall

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

Motion Carried

EXECUTIVE DIRECTOR REPORT

Mr. Hagge reminded the Board of the upcoming Auburn Hills Chamber of Commerce event, Driven by Innovation. The event takes place on Tuesday, September 16th. The TIFA is a presenting sponsor of the Driven by Innovation event, and as a result, TIFA Board members have tickets reserved for them, should they wish to claim them.

BOARD MEMBER COMMENTS

None

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, October 14, 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 Mr. Goodhall to adjourn the TIFA Board meeting.

Seconded by Dr. Eldredge

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

Motion carried

The TIFA Board of Directors meeting adjourned at 5:10 p.m.

Steve Goodhall
Secretary of the Board

Andrew Hagge
Assistant to the City Manager