



AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

JANUARY 2026

DAY	TITLE	TIME	LOCATION
5	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
5	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
7	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
12	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
12	Downtown Development Authority	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
13	Tax Increment Finance Authority	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
15	Zoning Board of Appeals	6:30 PM	Council Chamber 1827 N. Squirrel Road
19	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
20	Brownfield Redevelopment Authority Meeting	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.



AUBURN HILLS MEETING SCHEDULE
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FEBRUARY 2026

DAY	TITLE	TIME	LOCATION
2	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
2	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
4	Planning Commission	6:30 PM	Administrative Conference Room 1827 N. Squirrel Road
9	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
10	Tax Increment Finance Authority	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
12	Zoning Board of Appeals	6:30 PM	Council Chamber 1827 N. Squirrel Road
16	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
17	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
24	Public Safety Advisory Committee	5:00 PM	Public Safety Building 1899 N. Squirrel Road

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements. PLEASE BE ADVISED, DUE TO A LACK OF AGENDA ITEMS, SOME MEETINGS MAY BE CANCELED.



CITY OF AUBURN HILLS

MONDAY, JANUARY 5, 2026

Workshop Session ♦ 5:30 PM

Admin Conference Room, 1827 N. Squirrel Road, Auburn Hills MI

Regular City Council Meeting ♦ 7:00 PM

Council Chamber, 1827 N. Squirrel Road, Auburn Hills MI

248-370-9402 ♦ www.auburnhills.org

Workshop Topic: Discussion of Fire Millage

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF COUNCIL

4. APPROVAL OF MINUTES

4a. City Council Workshop Minutes, December 8, 2025

4b. City Council Regular Meeting Minutes, December 8, 2025

5. APPOINTMENTS AND PRESENTATIONS

5a. Motion - To confirm the appointment of Sam Beidoun to the Zoning Board of Appeals, ending on July 31, 2026.

6. PUBLIC COMMENT

7. CONSENT AGENDA

All items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

7a. Board and Commission Minutes

7a1. Downtown Development Authority Informational Meeting, December 1, 2025

7a2. Downtown Development Authority, December 1, 2025

7a3. Planning Commission, December 10, 2025

8. UNFINISHED BUSINESS

9. NEW BUSINESS

10. COMMENTS AND MOTIONS FROM COUNCIL

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. ADJOURNMENT

City Council meeting minutes are on file in the City Clerk's Office. NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 or the City Manager's Office at 248.370.9440 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: JANUARY 5, 2026

AGENDA ITEM NO 4A

CITY COUNCIL



CITY OF AUBURN HILLS

CITY COUNCIL WORKSHOP

DRAFT MINUTES

DECEMBER 8, 2025

CALL TO ORDER & Mayor Marzolf at 5:47 PM

PLEDGE OF ALLEGIANCE:

LOCATION: Admin Conference Room, City Hall, 1827 N. Squirrel Rd, Auburn Hills, MI 48326

Present: Council Members Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, and Verbeke

Absent: None

Also Present: City Manager Tanghe, Asst City Manager Skopek, City Attorney Kelly, City Clerk Pierce, Police Chief Gagnon, Fire Chief Robinson, Finance Director/Treasurer Schulz, Community Development Director Cohen, Asst Community Development Dir Lang, DPW Director Baldante, Mgr of Roads & Fleet Hefner, Mgr of Public Utilities Deman, Asst to the Manager Hagge, Engineer Driesenga

0 Guests

Workshop Topic: Discussion of Workshop Topics for 2026

Mr. Tanghe presented the 2026 workshop topics. He explained that the budget workshops are established dates in September and October. He noted that the Goals and Objectives workshop is usually held in May or June, with a tentative date of June 8, 2026.

Discussion ensued regarding potential workshop topics which included revisions to the sidewalk and pathway ordinance, the use of marihuana money, stormwater and the sunset of the DDA and TIFA. Stormwater has seen some significant movement lately and it would be wise to have a review of it. Due to litigation, the marihuana discussion should be postponed. The TIFA and DDA sunset discussion could be included with the April workshop.

The meeting adjourned at 6:48 PM.

Eugene Hawkins III, Mayor

Laura M. Pierce, City Clerk



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: JANUARY 5, 2026

AGENDA ITEM NO 4B
CITY COUNCIL



CITY OF AUBURN HILLS

REGULAR CITY COUNCIL MEETING

DRAFT MINUTES

DECEMBER 8, 2025

CALL TO ORDER & Mayor Hawkins at 7:00 PM.

PLEDGE OF ALLEGIANCE:

LOCATION: Council Chamber, 1827 N. Squirrel Road, Auburn Hills MI

ROLL CALL: Present: Council Members Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz and Verbeke

Absent: None

Also Present: City Manager Tanghe, Asst City Manager Skopek, City Attorney Kelly, City Clerk Pierce, Police Chief Gagnon, Fire Chief Robinson, DPW Director Baldante, Mgr of Fleet & Roads Hefner, Mgr of Public Utilities Deman, Community Development Director Cohen, Asst Community Development Director Lang, Economic Development Mgr Carroll, Finance Director/Treasurer Schulz, Commercial/Industrial Appraiser Griffin, Asst to the Manager Hagge, Engineer Driesenga

18 Guests

A workshop session was held prior to the regular City Council meeting at 5:30 PM. Workshop Topic: Discussion of Workshop Topics for 2026.

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, November 24, 2025

Moved by Knight, Seconded by Ferguson.

RESOLVED: To approve the City Council Regular Meeting Minutes of November 24, 2025.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 25.12.179

Motion Carried (7 - 0)

5. APPOINTMENTS AND PRESENTATIONS

5a. Recognition of Service of former Mayor and City Councilman Kevin McDaniel (Attachment A)

A proclamation was presented to Mr. Kevin McDaniel for his dedication and years of service to the City of Auburn Hills.

Mayor Hawkins recessed the meeting at 7:16 PM.
The Mayor reconvened the meeting at 7:31 PM.

5b. Presentation from Avondale Youth Assistance by Chairperson Michael Kazyak.

Mr. Kazyak shared the purpose of the Avondale Youth Assistance program and thanked City Council for the years of support this program has received.

5c. Motion – To confirm the reappointment of Floyd Warczak to the Board of Review.

Moved by Moniz, Seconded by Ferguson.

RESOLVED: To confirm the reappointment of Floyd Warczak to the Board of Review for a term ending 12/31/2030.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 25.12.180

Motion Carried (7 - 0)

5d. Motion – To confirm the reappointment of Toni Whitley to the Board of Review.

Moved by Fletcher, Seconded by Ferguson.

RESOLVED: To confirm the reappointment of Toni Whitley to the Board of Review for a term ending 12/31/2030.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 25.12.181

Motion Carried (7 - 0)

5e. Motion - To confirm the reappointment of Christopher Slocum to the Brownfield Redevelopment Authority for a term ending December 31, 2028.

Moved by Ferguson, Seconded by Fletcher.

RESOLVED: To confirm the reappointment of Christopher Slocum to the Brownfield Redevelopment Authority for a term ending December 31, 2028.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 25.12.182

Motion Carried (7 - 0)

5f. Motion - To confirm the reappointment of Richard Schindler to the Brownfield Redevelopment Authority for a term ending December 31, 2028.

Moved by Verbeke, Seconded by Marzolf.

RESOLVED: To confirm the reappointment of Richard Schindler to the Brownfield Redevelopment Authority for a term ending December 31, 2028.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 25.12.183

Motion Carried (7 - 0)

5g. Motion – To confirm the reappointment of Wes Schaar to the Brownfield Redevelopment Authority for a term ending December 31, 2028.

Moved by Ferguson, Seconded by Fletcher.

RESOLVED: To confirm the reappointment of Wes Schaar to the Brownfield Redevelopment Authority for a term ending December 31, 2028.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke
No: None

Resolution No. 25.12.184

Motion Carried (7 - 0)

5h. Motion – To confirm the appointment of City Council Members to Boards and Commissions.

Moved by Ferguson, Seconded by Fletcher.

RESOLVED: To confirm the appointment of City Council Members to the boards and committees as stated above. (Attachment B)

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke
No: None

Resolution No. 25.12.185

Motion Carried (7 - 0)

6. PUBLIC COMMENT

Anthony Barash of 290 Jotham Avenue, Auburn Hills proposed a Youth Leadership Commission for Auburn Hills. The following individuals spoke in support:

- Marion Brumer of 2103 Elkhorn, Rochester Hills
- Roman Gaskey of 3301 Poplar St. Apt. 1209, Orion Township
- Chelsea Bossert of 3117 Caroline St., Auburn Hills

7. CONSENT AGENDA

7a. Board and Commission Minutes

7a1. Tax Increment Finance Authority, November 11, 2025

7a2. Brownfield Redevelopment Authority, November 18, 2025

RESOLVED: To receive and file the Board and Commission Minutes.

7b. Motion – To approve the 2026 Liability and Property Insurance Renewal.

RESOLVED: To approve the 2026 policy renewal for Liability and Property Insurance with Travelers in accordance with the specifications contained in the Coverage Summary in the amount of \$412,447 and to authorize Mr. Huttenlocher to convey acceptance on behalf of the City and for the City Manager to sign the necessary documents related to binding coverage.

7c. Motion – To approve the resolution in support of the Adams Road & Clinton River Trail HAWK Signal Crossing Project grant application.

RESOLVED: To approve the attached resolution in support of the Adams Road & Clinton River Trail HAWK Signal Crossing Project grant application. (Attachment C)

7d. Motion – To amend 2025 General Fund Fire Administration & Suppression Department Budgets.

RESOLVED: To amend the 2025 General Fund Fire Administration budget with an increase in appropriations of \$15,000 and decrease the 2025 General Fund Fire Suppression budget by \$15,000.

7e. Motion – To amend 2025 General Fund 2025 Fire Suppression Department Budget.

RESOLVED: To amend the General Fund Fire Suppression Department budget with an increase in appropriations of \$15,000.

7f. Motion – To purchase two asphalt maintenance machines.

RESOLVED: To approve the purchase of a ThorWorks 300 Gallon Mastic Machine and a Crack Pro TR260 crack-fill machine for \$176,960.70 from Sealmaster GemSeal of Romulus, MI under the Sourcewell contract #050625-TWK. Also to approve a budget amendment in the amount of \$36,960.70 to cover the additional cost.

7g. Motion – To purchase a 2025 Asphalt Zipper 720Xi-260H Asphalt Recycler/Reclaimer.

RESOLVED: To approve the purchase of a 2025 Asphalt Zipper 720Xi-260H Asphalt Recycler/Reclaimer for \$355,000.00 from Asphalt Zipper of Pleasant Grove, UT, which includes a trade-in credit of \$30,000, a previous owner discount of \$1,000, and a special municipal promotion (extra year of warranty and free starter package) valued at \$10,950.

7h. Motion – To purchase an Avant Forestry Mulcher 1350.

RESOLVED: To approve the purchase of an Avant Forestry Mulcher 1350 for \$23,083.00 from Alta Equipment Company of New Hudson, MI under the Sourcewell contract #020223-AVT.

7i. Motion – To a 2026 Ford 600 Cab & Chassis.

RESOLVED: To approve the purchase of a Ford 600 Cab & Chassis for \$71,605.00 from LaFontaine Ford of Lansing, MI under the MiDEAL contract #240000001209.

Moved by Verbeke, Seconded by Moniz.

RESOLVED: To approve the Consent Agenda.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 25.12.186

Motion Carried (7 - 0)

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Public Hearing/Motion - To establish an Industrial Development District for Harmon Road Holdings LLC.

Mr. Griffin introduced the request from Harmon Road Holdings LLC for an Industrial Development District and the potential for a speculative building on this vacant property.

Mr. Clay Thomas, General Counsel for JB Donaldson Company was present.

Mayor Hawkins opened the Public Hearing at 8:04 PM.

The Mayor closed the Public Hearing at 8:05 PM.

Moved by Fletcher, Seconded by Moniz.

RESOLVED: To approve the Harmon Road Holdings Industrial Development District by adopting the attached resolution. (Attachment D)

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 25.12.187

Motion Carried (7 - 0)

9b. Public Hearing/Motion - To establish Speculative Building Designation for Harmon Road Holdings LLC.

Mr. Griffin discussed that this project would allow the potential building owner to apply for an abatement once it has followed the specific guidelines should it be approved by City Council.

Mayor Hawkins opened the Public Hearing at 8:06 PM.

The Mayor closed the Public Hearing at 8:06 PM.

Moved by Verbeke, Seconded by Moniz.

RESOLVED: To approve the Harmon Road Holding Speculative Building Designation by adopting the attached resolution. (Attachment E)

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke
No: None

Resolution No. 25.12.188

Motion Carried (7 - 0)

9c. Motion – To award the construction contract for Brown & Dutton Water Main Extension to Pamar Enterprises and construction services to OHM Advisors.

Mr. Deman presented the construction contract for two separate water main extensions in the northern section of the city. These improvements will prove beneficial to the area and will provide the needed stability in water pressure. Since this project is near current and former landfills, enhanced safety protocols have been examined. The project should begin in the Spring of 2026.

Moved by Moniz, Seconded by Verbeke.

RESOLVED: To award the Brown and Dutton Water Main Construction Contract to Pamar Enterprises for \$1,293,263, Construction Engineering to OHM Advisors for not to exceed \$109,560, and environmental testing to G2 for not to exceed \$50,000 for work to be completed in 2026.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke
No: None

Resolution No. 25.12.189

Motion Carried (7 - 0)

9d. Motion – To approve the revisions to the City Council Rules of Order and Business.

Moved by Fletcher, Seconded by Verbeke.

RESOLVED: To approve the revisions to the City Council Rules of Order and Business.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke
No: None

Resolution No. 25.12.190

Motion Carried (7 - 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

City Council shared their positive comments about the Christmas Tree Lighting event and wished everyone a Merry Christmas and Happy Holiday Season.

Ms. Verbeke acknowledged the passing of Larry Beckett, former Chairperson of the Planning Commission.

Dr. Fletcher commented that the pathways along Tienken look amazing.

Mr. Ferguson thanked the advocate for the Youth Commission for attending the meeting.

Mr. Marzolf thanked Mr. Cornwall and the Avondale High School Choir for their participation in the Christmas Tree Lighting event.

Mayor Hawkins thanked everyone who attended the Christmas Tree Lighting event. He commented on the Holiday Extravaganza that took place in Pontiac and was pleased to recognize a Krrish Patel for being awarded

the Fran Anderson Making a Difference Scholarship. He thanked Mr. Hagge and Drayton Collis for helping to organize the city portion of the Holiday Extravaganza.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

Mr. Tanghe wished everyone a very Merry Christmas.

13. CLOSED SESSION

13a. Motion – To meet in closed session to discuss property acquisition pursuant to MCL 15.268(1)(d) of the Open Meetings Act.

Moved by Marzolf, Seconded by Ferguson.

RESOLVED: To meet in closed session to discuss property acquisition pursuant to MCL 15.268(1)(d) of the Open Meetings Act.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 25.12.191

Motion Carried (7 - 0)

The meeting recessed to Closed Session at 8:35 PM.

The meeting reconvened in Open Session at 10:14 PM.

Moved by Marzolf, Seconded by Fletcher.

RESOLVED: To authorize the purchase of approximately 1.25 acres of vacant land with property identification number 14-25-401-003 in the amount of \$85,000 from Oakland Estates MHC Holdings, LLC, subject to receipt of a final purchase agreement satisfactory to the City Manager and City Attorney, and authorize the City Manager to execute the purchase agreement as well as all documents up to and including those required at closing.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 25.12.192

Motion Carried (7 - 0)

14. ADJOURNMENT

Moved by Ferguson, Seconded by Verbeke.

RESOLVED: To adjourn the meeting.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 25.12.193

Motion Carried (7 - 0)

The meeting adjourned at 10:16 PM.

Eugene Hawkins III, Mayor

Laura M. Pierce, City Clerk



ATTACHMENT A

PROCLAMATION

**PROCLAMATION IN RECOGNITION
OF THE SERVICE OF KEVIN McDANIEL**

WHEREAS, Being a fourth generation, life-long resident of Auburn Hills, Kevin McDaniel's official service to the City began in 2003 when he joined the Auburn Hills Police Department, and

WHEREAS, Kevin McDaniel served as an Auburn Hills City Councilmember from 2007 until November 2025, and served as the Mayor of Auburn Hills from 2013 to 2023, and

WHEREAS, in addition to his service on City Council, Kevin also served as a member of the Downtown Development Authority, the Beautification Advisory Commission, the Tax Increment Finance Authority, and the Pension Board and Retiree Health Care Board, and

WHEREAS, during his time in public office, Kevin directly supported the Public Safety Advisory Committee, as well as the Tax Incentive Review Committee. He assisted with joint activities with neighboring communities and served as a mentor to citizens seeking expanded community involvement opportunities, and

WHEREAS, Kevin, as a member of City Council, helped guide the City's development of downtown Auburn Hills, as well as numerous other commercial, industrial, residential, and infrastructure projects that helped build the City of Auburn Hills of today, and

WHEREAS, Kevin's dedication to improving municipal services, supporting public safety, being fiscally responsible, and promoting infrastructure improvements has left a positive and enduring legacy, and

WHEREAS, Kevin demonstrated exceptional leadership in presiding over the City Council, fostering an effective environment that enabled the City Council to address complex municipal issues with unity and purpose.

NOW THEREFORE BE IT RESOLVED that the City of Auburn Hills recognizes the numerous contributions Kevin McDaniel made to the success of the Auburn Hills community.

BE IT FURTHER RESOLVED that the City of Auburn Hills expresses its gratitude to former Mayor and City Councilmember Kevin McDaniel for his nearly twenty years of dedicated service and leadership, and for the knowledge and skills that he shared.

Hereby presented on this 8th day of December 2025, on behalf of the Auburn Hills City Council.

Eugene Hawkins III, Mayor

ATTACHMENT B

MAYOR RECOMMENDED APPOINTMENTS OF CITY COUNCIL MEMBERS TO BOARDS/COMMITTEES:

Mayor Hawkins	Downtown Development Authority Pension Board Retiree Health Care Board
Mr. Ferguson	Planning Commission
Dr. Fletcher	Tax Increment Finance Authority
Mr. Knight	Brownfield Redevelopment Authority
Mr. Moniz	Public Safety Advisory Committee
Ms. Verbeke	Zoning Board of Appeals

ATTACHMENT C

CITY OF AUBURN HILLS RESOLUTION AUTHORIZING APPROVAL FOR THE ADAMS ROAD & CLINTON RIVER TRAIL HAWK SIGNAL CROSSING PROJECT

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in City Council Chambers at 1827 N. Squirrel Road, Auburn Hills, MI 48326 at 7:00 PM on the 8th day of December 2025.

The following resolution was offered by Council Member Verbeke and seconded by Council Member Moniz:

WHEREAS, voters passed the Oakland County Public Transportation Millage in November 2022; and

WHEREAS, the Oakland County Board of Commissioners appropriated \$2 million of Oakland County Public Transportation Millage to create the Oakland County 2026 Access to Transit Program (the “Program”); and

WHEREAS, the Program seeks to assist cities, villages, and townships in Oakland County to further the enhancement and expansion of public transit services by providing limited matching funds to support their efforts in making transit stops easier and safer to get to; and

WHEREAS, the City of Auburn Hills (the “Community”) desires to submit a Program application for the Adams Road & Clinton River Trail HAWK Signal Crossing Project to install a High-Intensity Activated crossWalk (HAWK) signal where the Clinton River Trail crosses over Adams Road; and

WHEREAS, the City of Auburn Hills has prepared a Program application in the amount of \$397,689.60, based on a total project cost of \$497,112.00 to fund the Preliminary Engineering, Bidding/Construction, and Construction Engineering for the desired and proposed improvements; and

NOW THEREFORE BE IT RESOLVED the City of Auburn Hills City Council hereby approves the submission of an application to the 2026 Access to Transit Program in the amount of \$397,689.60 based on a total project cost of \$497,112.00.

BE IT FURTHER RESOLVED that if the project is approved, the City of Auburn Hills will enter into an Interlocal Agreement with Oakland County, which will require the City of Auburn Hills to make available a local match and other grant funding through a financial commitment of \$49,711.20 during the 2026 fiscal year.

BE IT FURTHER RESOLVED if Program funding is awarded, the City of Auburn Hills agrees to comply with Program requirements, including commitment to long-term maintenance of the project site and installed scope items and acknowledges all Project related cost overruns are the responsibility of the City of Auburn Hills.

BE IT FURTHER RESOLVED that Thomas A. Tanghe, City Manager, will be authorized to sign all Program-related documents on behalf of the City of Auburn Hills and take any other action necessary or appropriate on the Community’s behalf to participate in the Program.

AYES: 7 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke)
NAYES: None
ABSENT: None
ABSTENTIONS: None

RESOLUTION ADOPTED

STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the 8th day of December 2025.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this ___ day of December 2025.

Laura M. Pierce, City Clerk

ATTACHMENT D

**CITY OF AUBURN HILLS
RESOLUTION ESTABLISHING AN INDUSTRIAL DEVELOPMENT DISTRICT
FOR HARMON ROAD HOLDINGS LLC**

At a meeting of the City Council held on the 8th day of December 2025 in the City Council Chamber at 1827 N. Squirrel Rd., Auburn Hills MI 48326

It was moved by Council Member Fletcher and seconded by Council Member Moniz.

WHEREAS, Act 198 of the Public Acts of 1974, as amended, authorizes the City Council of Auburn Hills to establish an Industrial Development District; and

WHEREAS Harmon Road Holdings LLC has petitioned this City Council to establish an Industrial Development District on the property herein described; and

WHEREAS, construction, acquisition, alteration, or installation of a proposed facility within the district has not commenced as of this date of the filing of the request to establish the district; and

WHEREAS, the City Council of the City of Auburn Hills has given written notice by certified mail to the owners of real property within the proposed Industrial Development District; and

WHEREAS a public hearing was held on 8th day of December 2025 at which all the owners of real property within the proposed Industrial Development District and all residents and taxpayers of Auburn Hills were afforded an opportunity to be heard; and

WHEREAS, the City Council deems it to be in the best interest of the City of Auburn Hills to establish the Industrial Development District as proposed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Auburn Hills that the following described parcels of land situated in the City of Auburn Hills, County of Oakland, State of Michigan, to wit:

Parcel identification: 02-14-03-251-008

T3N, R10E, SEC 3 PART OF NE 1/4 BEG AT PT DIST S 89-42-11 W 1182.13 FT & N 00-17-30 E 411.83 FT FROM E 1/4 COR, TH ALG CURVE TO LEFT, RAD 1083.98 FT, CHORD BEARS S 79-28-45 W 613.49 FT, DIST OF 621.99 FT, TH S 63-02-17 W 138.72 FT, TH N 26-57-43 W 57 FT, TH ALG CURVE TO RIGHT, RAD 415 FT, CHORD BEARS N 09-51-58 W 244 FT, DIST OF 247.65 FT, TH N 07-13-47 E 25 FT, TH ALG CURVE TO LEFT, RAD 485 FT, CHORD BEARS N 04-39-52 E 43.42 FT, DIST OF 43.43 FT, TH ALG CURVE TO RIGHT, RAD 75 FT, CHORD BEARS N 23-25-29 E 54.55 FT, DIST OF 55.83 FT, TH ALG CURVE TO LEFT, RAD 80 FT, CHORD BEARS N 09-48-03 W 130.34 FT, DIST OF 152.33 FT, TH N 00-17-49 W 8.06 FT, TH N 89-42-11 E 269.48 FT, TH N 00-00-47 E 28 FT, TH N 89-42-11 E 343.01 FT, TH N 00-00-47 E 181.88 FT, TH N 89-42-36 E 178.80 FT, TH S 00-17-30 W 584.86 FT TO BEG 8.67 A 6-15-23 FR 003 & 006

be and here is established as an Industrial Development District pursuant to the provisions of Act 198 of the Public Acts of 1974 to be known as the Harmon Road Holdings LLC Industrial Development District. The district will be sunset on 31st day of December 2033.

AYES: 7 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke)

NAYES: None

ABSENT: None

ABSTENTIONS: None

RESOLUTION ADOPTED

STATE OF MICHIGAN)

) SS

COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the City Council held on the 8th day of December 2025, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this ___ day of December 2025.

Laura M. Pierce, City Clerk

ATTACHMENT E

RESOLUTION APPROVING SPECULATIVE BUILDING DESIGNATION FOR HARMON ROAD HOLDINGS LLC.

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills MI, 48326 on the 8th day of December 2025.

The following resolution was offered by Councilperson Verbeke and seconded by Councilperson Moniz.

Whereas, Harmon Road Holdings has requested a Speculative Building designation located at the vacant piece of land on Harmon Road better known as parcel 02-14-03-251-008 under the provisions of Public Act 198 of 1974, as amended; and

Whereas the building is being constructed as a manufacturing facility before the identification of a specific user of the building; and

Whereas the building has not been occupied; and

Whereas the designation of the building as a Speculative Building would allow future tenants to apply for Industrial Facility Exemption Certificate for real property to be located at parcel 02-14-03-251-008; and

Whereas the availability of tax abatement may serve as an inducement for attracting tenants to occupy the building and increase the tax revenues to the city of Auburn Hills,

NOW, THEREFORE, BE IT RESOLVED that the request for Speculative Building Designation for the vacant Harmon Road parcel is hereby approved with the following conditions,

That the Speculative Building Designation does not constitute approval of an Industrial Facility Exemption Certificate but serves to give notice that the City Council will consider future applications.

AYES: 7 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke)

NAYES: None

ABSENT: None

ABSTENTIONS: None

RESOLUTION ADOPTED

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and appointed Clerk of the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the City Council held on the 8th day of December 2025, the original of which is on file in my office.

IN WITNESS WHEROF, I have hereunto affixed my official signature on this ___ day of December 2025

Laura M. Pierce, City Clerk



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: JANUARY 5, 2026

AGENDA ITEM NO 5A

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Eugene Hawkins III, Mayor; Steven J. Cohen, AICP, Director of Community Development
Submitted: December 29, 2025
Subject: Motion - To confirm the appointment of Sam Beidoun to the Zoning Board of Appeals

INTRODUCTION

After consulting with Mr. Cohen, I recommend that Sam Beidoun be appointed to the Zoning Board of Appeals. Historically, the Planning Commission Chairperson serves as the Planning Commission's liaison to the Zoning Board of Appeals. Thus, it would be appropriate for the City Council to formally appoint Mr. Bedioun to the Board.

Ms. Beidoun is a long-time resident and business owner in Auburn Hills. He has served on the Planning Commission since April 2, 2001 (24 years, 9 months), and was elected its Chairperson on December 10, 2025. His term on the Zoning Board of Appeals will run concurrently with his term on the Planning Commission, which ends on July 31, 2026. Mr. Bedoun would desire to seek reappointment to both Boards at the end of his current term later this year.

Name	Board	Term Ending
Sam Beidoun	Zoning Board of Appeals	7-31-26

MOTION

Move to confirm the appointment of Sam Beidoun to the Zoning Board of Appeals, ending on July 31, 2026.



**CITY OF AUBURN HILLS
CITY CLERK'S OFFICE**

1827 N. Squirrel Rd., Auburn Hills MI 48326

Phone: 248.370.9402 Fax: 248.364.6719

CityClerk@auburnhills.org

www.auburnhills.org/cityboards

**APPLICATION FOR APPOINTMENT TO
BOARDS AND COMMISSIONS**

NAME: Beidoun Sam
(Please Print) (Last) (First) (Middle Initial)

HOME ADDRESS: 166 Alberta Auburn Hills / 48326 (248) 253-6921
(Number/Street) (City/Zip) (Phone)

EMAIL ADDRESS: _____

HOW LONG HAVE YOU LIVED IN AUBURN HILLS? 36 ARE YOU A U.S. CITIZEN: Yes _____

DO YOU WORK IN AUBURN HILLS? Yes 41 LENGTH OF TIME EMPLOYED IN AUBURN HILLS: _____

If you work in Auburn Hills, please list the name and address of the business:

Baldwin & I-75 Mobil 4243 Baldwin (248) 858-8544
(Business Name) (Number/Street) (Phone)

PLEASE LIST WHICH BOARD/COMMISSION YOU ARE INTERESTED IN: Planning Commission / ZBA

WHAT SPECIALTIES/EXPERIENCE/EDUCATION DO YOU BRING TO THIS BOARD/COMMISSION:

(Attach additional sheet if necessary)

I have served on the Planning Commission since 2001. During this time, I have attended many planning conferences and workshops covering a wide range of planning topics to deepen my knowledge of Community Development.

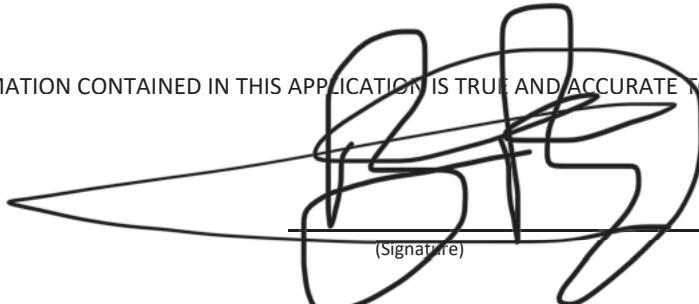
LIST ANY CIVIC/COMMUNITY ACTIVITIES THAT ARE YOU INVOLVED IN:

(Attach additional sheet if necessary)

Planning Commission since 2001

Please return this form to the City Clerk's Office at the above address for processing. This information will be provided to the City Council, on a public agenda, for the use in making appointment to the various Boards and Commissions at the City Council Meeting.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


12/29/2025
(Signature) (Date)



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: JANUARY 5, 2026

AGENDA ITEM NO 7A1

DOWNTOWN DEVELOPMENT AUTHORITY

“Not Yet Approved”

CITY OF AUBURN HILLS

DOWNTOWN DEVELOPMENT AUTHORITY MEETING

INFORMATIONAL MEETING

December 1, 2025

LOCATION: Auburn Hills City Hall – Administrative Conference Room

CALL TO ORDER: Chairman Young called the meeting to order at 5:30 p.m.

ROLL CALL:

Present:	Young, Jernigan, Mayor Hawkins, Wayne, Gaton, Townsend, and Dadou
Absent:	None
Also Present:	Stephanie Carroll, Economic Development Manager
Guests:	Council Member Jack Furgeson

PERSONS WISHING TO BE HEARD

None.

2026 PRIORITIES

In addition to the Wayfinding project and new events, Ms. Carroll asked the board to think about what they'd like to see in 2026. The group discussed the new public square and the opening of several new businesses downtown.

STRATEGIC MARKETING

Following the discussion at the last DDA meeting, Ms. Carroll shared considerations for boosting awareness and visitation to downtown Auburn Hills and strengthening its downtown identity through marketing efforts. With substantial public and private investments underway, the next step is to raise awareness through coordinated and targeted marketing strategies. Ms. Jernigan explained how the Chamber of Commerce can act as a strategic marketing and implementation partner for the DDA by leveraging its expertise and platforms to carry out a comprehensive marketing plan. She provided some ideas related to digital marketing, content, storytelling, and potential deliverables.

ADJOURNMENT

Moved by Mr. Wayne to adjourn the DDA Board meeting.

The DDA Board of Directors informational meeting adjourned at 5:47 p.m.

Respectfully submitted,

Stephanie Carroll

Economic Development Manager



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: JANUARY 5, 2026

AGENDA ITEM NO 7A2

DOWNTOWN DEVELOPMENT AUTHORITY

“Not Yet Approved”

CITY OF AUBURN HILLS

DOWNTOWN DEVELOPMENT AUTHORITY MEETING

December 1, 2025

LOCATION: Auburn Hills City Hall – Administrative Conference Room

CALL TO ORDER: Chairman Young called the meeting to order at 5:47 p.m.

ROLL CALL:

Present:	Young, Jernigan, Mayor Hawkins, Wayne, Gaton, Townsend, and Dadou
Absent:	None
Also Present:	Stephanie Carroll, Economic Development Manager
Guests:	Council Member Jack Furgeson

PERSONS WISHING TO BE HEARD

None.

CORRESPONDENCE AND PRESENTATIONS

None.

APPROVAL OF MINUTES

A. Regular Meeting Minutes – October 13, 2025

Moved by Ms. Jernigan to approve the DDA Regular Meeting Minutes from October 13, 2025.
Seconded by Mr. Townsend.

Yes: Young, Jernigan, Mayor Hawkins, Wayne, Gaton, Townsend, Dadou
No: None

Motion carried

FINANCIAL REPORT

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

Ms. Carroll reviewed the financial report for the period ending October 31, 2025.

Moved by Ms. Jernigan to receive and file the financial report for the period ending October 31, 2025.
Seconded by Mr. Townsend.

Yes: Young, Jernigan, Mayor Hawkins, Wayne, Gaton, Townsend, Dadou
No: None

Motion carried

OLD BUSINESS

None.

NEW BUSINESS

A. Downtown Winter Maintenance Contract

Ms. Carroll reviewed the memo dated November 26, 2025, which recommends that the DDA Board allocate \$62,785.00 for Downtown Winter Maintenance services for the 2025/2026 winter season. Six bids were received by the deadline, and staff interviewed the two low bidders. IPS Independence Property Specialties, a subsidiary of Titan Pavement, submitted the lowest qualified bid at \$62,785.00, providing a savings of \$30,490 compared to the next lowest bidder. IPS has completed multiple City projects in the past.

The contract term is for one (1) year, covering the 2025-2026 winter season (November 15, 2025, through April 15, 2026), with an option to extend for one (1) additional year upon DDA approval in 2026. This structure allows the DDA to evaluate contractor performance before committing to a second year while providing potential continuity of service if performance is satisfactory.

Mayor Hawkins asked if there would be a price increase if the contract were extended. Ms. Carroll indicated she would find out and report back to the board. Mr. Townsend requested clarification on the distance for clearance from the front doors. Ms. Carroll will find out and include that information in the email to the board.

Moved by Mr. Wayne to approve the award of the Downtown Winter Maintenance Services contract to IPS Independence Property Specialties for the seasonal rate of \$62,785.00 for the 2025-2026 winter season, with an option to extend for one (1) additional year upon DDA approval in 2026 and amend the budget for 2025 and 2026 to reflect this expenditure.
Seconded by Ms. Gayton

Yes: **Young, Jernigan, Mayor Hawkins, Wayne, Gaton, Townsend, Dadou**
No: **None**

Motion

carried

BOARD MEMBER COMMENTS

None.

EXECUTIVE DIRECTOR UPDATE

Ms. Carroll reminded the group that the tree lighting is on Friday, beginning at 6:00 p.m. She also let the Board know that Ms. Roberts had resigned and her last day is Friday, December 5.

ADJOURNMENT

Moved by Mr. Wayne to adjourn the DDA Board meeting.

The DDA Board of Directors meeting adjourned at 6:10 p.m.

Respectfully submitted,
Stephanie Carroll
Economic Development Manager



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: JANUARY 5, 2026

AGENDA ITEM NO 7A3

PLANNING COMMISSION



CITY OF AUBURN HILLS PLANNING COMMISSION MINUTES NOT YET APPROVED

December 10, 2025

CALL TO ORDER: Vice Chairperson Beidoun called the meeting to order at 6:31 p.m.

ROLL CALL: Present: **Carolyn Shearer, Darlene MacMillan, Jack Ferguson, Cynthia Pavlich, Raymond Saelens, Dominic Patrus, Sam Beidoun, Dominick Tringali**

Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang, Director of Recreation Chris Stepp, Director of Senior Services Jackie Monroy.

LOCATION: Robert W. Grusnick Public Safety Building, 1899 N. Squirrel Road, Auburn Hills, MI 48326

3. MOMENT OF SILENCE IN REMEMBRANCE OF FORMER PLANNING COMMISSION MEMBERS

- **GREG OUELLETTE** – Served February 1998 to November 2025, Chair 2009 to 2025
- **LARY BECKETT** – Served April 1990 to August 2004, Chair 1998 to 2004
- **GLEN SCHOONFIELD** – Served June 2000 to August 2003, Secretary 2001 to 2003

Mr. Beidoun led the Planning Commission in a moment of silence and spoke about the significant contributions of former Commission members.

4. PERSONS WISHING TO BE HEARD - None

5. APPROVAL OF MINUTES – October 08, 2025

Moved by Shearer to approve the minutes of October 08, 2025.

Second by Saelens.

VOTE: Yes: Pavlich, Saelens, MacMillan, Shearer, Patrus, Tringali, Ferguson, Beidoun
No: None Motion Carried (8-0)

6. PETITIONERS – None

7. UNFINISHED BUSINESS – None

8. NEW BUSINESS

8a. Recreation Update

Director of Recreation Stepp was introduced to the Commission and gave an overview of his background and professional experience. He indicated that the Recreation Department was recently fully staffed and is looking forward to bringing back old programming and introducing new programs.

8b. Age-Friendly Auburn Hills Update

Director of Senior Services Monroy was introduced to the Commission and provided the following information:

- AARP Livable Communities 2025-2030 Action Plan (formerly Age Friendly) was approved by the Auburn Hills City Council.
 - Scam awareness classes are already being offered as part of the 2025-2030 action plan.
 - Several more classes, including emergency preparedness and self-defense classes, are also being planned.
- Through a partnership with SMART, a new senior bus has been placed into service and is currently serving the community.

8c. Planning, Zoning, and Development Update

Director of Community Development Cohen and Assistant Director Lang provided an overview of ongoing and upcoming development projects (Attachment A).

8d. Cancellation of the January 7, 2026, Planning Commission Meeting

No regular business will be ready for consideration at the January 7, 2026 Planning Commission meeting, so the meeting will be canceled.

9. ELECTION OF OFFICERS

Per Article 5 of the Planning Commission's By-Laws and after consultation with the City Attorney, it would be appropriate for the Y2026 elections to take place for the Chairperson, Vice-Chairperson, and Secretary at this meeting.

Ms. Pavlich nominated Mr. Beidoun for Chairperson.

There were no other nominations.

Beidoun accepted the nomination for Chairperson.

Second by Patrus.

VOTE: Yes: MacMillan, Shearer, Patrus, Tringali, Ferguson, Pavlich, Saelens, Beidoun
No: None Motion Carried (8-0)

Mr. Beidoun nominated Ms. MacMillan for Vice Chairperson.

There were no other nominations.

MacMillan accepted the nomination for Vice-Chairperson.

Second by Saelens.

VOTE: Yes: Shearer, Pavlich, Tringali, Ferguson, Patrus, Saelens, MacMillan, Beidoun
No: None Motion Carried (8-0)

Mr. Beidoun nominated Ms. Shearer for Secretary.

There were no other nominations.

Shearer accepted the nomination for Secretary.

Second by Saelens.

VOTE: Yes: Pavlich, Tringali, Ferguson, Shearer, Saelens, MacMillan, Patrus, Beidoun,
No: None Motion Carried (8-0)

10. COMMUNICATIONS - None

11. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, February 4, 2026, at 7:00 p.m. in the Council Chamber, 1827 N. Squirrel Road.

12. ADJOURNMENT

There being no further business, Chairperson Beidoun adjourned the meeting at 7:51 p.m.

Submitted by:
Devin Lang
Assistant Director of Community Development

ATTACHMENT A

Planning and Development - 2025 Recap

Notable Successful Completions/Openings

1. Chick-fil-A PUD - 2111 N. Squirrel Road
2. Taylor Crossings Senior Apartments PUD – Taylor Road - four-story, 124 units
3. Oakland Christian School parking lot expansion - 79 spaces and student drop-off loop
4. Penske Vehicle Services – 2150 Executive Hills Court - vehicle painting facility with overnight storage of new vehicles
5. University Plaza – former Mongolian BBQ – Five tenant spaces - physical therapy, deli, nail salon, coffee shop, Mediterranean Fresh
6. Atlantic Spec Building - 1600 Atlantic - Superior Electric Great Lakes – 55,000 sq. ft. clean industrial building
7. The Public Square – Downtown – outdoor event space, picnic areas
8. Beacon Hill Townhomes (Phase 5) – North of Walton Blvd. - 65 two-story townhouse-style apartments
9. The Parkways (Phase 3) PUD – 50 residential units. 18 owner-occupied townhouse-style condominiums and 32 townhouse-style apartments

Under Construction

1. The Webster PUD – Downtown – 6-story, 126,271 sq. ft. building (7,687 sq. ft. retail with 88 apartment units)
2. Alo's Sports Bar – 3315 Auburn Road – Reuse of a 6,371 sq. ft. building with a new restaurant with outside seating
3. Residences at River Trail PUD – Old Adams Road - 89 townhome-style apartments
4. Woodland Villas PUD – Bald Mountain – 113 detached single-family homes with clubhouse, swimming pool, and pickleball courts
5. OCC's new sign enhancement program
6. General Motors Co. Supplier Logistics Center PUD - former Palace of Auburn Hills property – 715,012 sq. ft. clean industrial building
7. Pacific/Taylor Spec Building – 47,728 sq. ft. clean industrial building
8. Greystone Pickleball Club PUD – 900 N. Opdyke Road - 60,528 sq. ft. indoor recreational facility/event venue
9. 975 S. Opdyke Self Storage PUD – 45,032 sq. ft. building addition (702 storage units)
10. Chillbox Corporate HQ – former YMCA on Walton – Reuse of a 61,756 sq. ft. building with office and café with outside seating
11. Brose HQ Parking Lot Expansion – Automation Avenue - 75 spaces

Anticipated to Start/Re-Start Construction

1. Clean View Car Wash – Auburn Road, near Adams Road – 16,307 sq. ft. car wash
2. The Learning Experience – N. Squirrel Road - 10,000 sq. ft. childcare facility
3. Five Points Community Church – NW Corner of N. Squirrel Road and Walton Blvd. - 10,220 sq. ft. sanctuary addition
4. Joslyn Road Mobil Fueling Station PUD – west side of Joslyn Road, near I-75 - 4,608 sq. ft. convenience storage with passenger and truck fueling
5. Auburn Hills Municipal Campus Fueling Station – dual fuel dispenser for City vehicles
6. Harmon Road Spec Building – NE corner of Pinnacle Ct and Harmon – 120,000 sq. ft. clean industrial building
7. Oakland Christian School – Shimmmons Road - LED sign
8. The Avant at Five Points PUD - Five Points Drive – 68 apartment units (*note: project status undetermined/ currently in litigation*)

Advance Planning

1. City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study
Documented future build-out scenarios based on the current zoning and master land use plan. The study divided the City's residential areas into 12 sections and showed the existing and projected unit counts for each section. The analysis showed that the City has 11,639 housing units, with an estimated population of 24,675. The City is projected to add approximately 1,725 housing units at build-out, resulting in a population increase of roughly 3,657 people (28,332).

Advance Planning (cont.)

2. City of Auburn Hills Housing Policy Statement.

The City adopted a housing policy statement which demonstrated compliance with State law and outlined how Auburn Hills' Master Land Use Plan and Zoning Ordinance support "a range of housing types, costs, affordability, attainability, ages, and other characteristics, including single and multiple-family dwellings to serve the housing demands of a diverse population." The City's analysis demonstrates an approximate 50/50 mix of owner-occupied and for-rent properties, and the policy outlines the City's diverse housing types and demonstrates compliance with the intent of the State law.

3. Age-Friendly Action Plan 2025-2030

Contains 16 Action Items that focus on three of the eight domains of an age-friendly community: 1) Communication and Information; 2) Social and Civic Participation; and 3) Public Safety and Emergency Preparedness.

Zoning Amendments

1. Updated the City's zoning standards in preparation for the site plan submittal of the planned extension of the municipal parking structure in Downtown Auburn Hills.
2. Required off-street parking for new residential dwelling units in the Downtown based on the recommendations of the February 2024 Downtown Parking Study conducted by Rich & Associates Parking Consultants.
3. Amended the Planned Unit Development Option (PUD) standards to tighten up and clarify the expiration time frames for new projects. With this amendment, PUD projects would have one year to begin construction and 18 months to complete construction after construction commences, unless the City Council approves a more extended construction period.
4. Amendment that allows the City Council, on a case-by-case basis, to consider and potentially approve housing proposals, with a preference for owner-occupied condominiums, under the Planned Unit Development Option in the T&R District.
5. Revision to permit the outdoor storage of ice chests and propane tanks at gasoline service stations in the B-2 District.

Work Program for Y2026

Anticipated Development Projects for Public Review

1. 111-space municipal parking lot north of Auburn Road/Churchill - former Farm Boy property
2. SLU permit for outside storage of 14 vehicles at the new Concraft facility at 4225 N. Atlantic
3. Expansion of the CREST Training Center on OCC's campus. 79,000 sq. ft. tactical village and range
4. Downtown municipal parking deck expansion (*tentative*)
5. 32-unit condominium project called River Bend PUD south of Auburn Road, east of Cross (*tentative*)
6. Sheetz gas station at 3880 Lapeer Road - former Post Bar (*tentative*)

Advance Planning/Zoning Amendments

1. Make editorial changes to the Master Land Use Plan. Process the change through the Oakland County review process. Publish new brochures. This was last done in 2018.
2. Universal Design Policy – expansion of 2017 ordinance

STATE OF MICHIGAN

BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION
NOTICE OF HEARING
FOR THE GAS CUSTOMERS OF CONSUMERS ENERGY
COMPANY

CASE NO. U-21981

- Consumers Energy Company requests Michigan Public Service Commission for authority to increase its rates for the distribution of natural gas and for other relief.
- The information below describes how a person may participate in this case.
- You may call or write Consumers Energy Company One Energy Plaza, Jackson, MI 49201, 800-477-5050, for a free copy of its application. Any person may review the documents at the offices of Consumers Energy Company or on the Commission's website at: <https://mi-psc.my.site.com/s/..>
- A pre-hearing will be held:

DATE/TIME: Tuesday, January 13, 2026 at 9:00 AM

BEFORE: Administrative Law Judge Lesley C. Fairrow

LOCATION: Video/Teleconferencing

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at LARA-MOahr-PSC@michigan.gov in advance of the hearing.



ONE ENERGY PLAZA
JACKSON MI 49202

PRESORTED
FIRST CLASS MAIL
US POSTAGE PAID
CONSUMERS ENERGY CO

50
TR 1

*****AUTO**ALL FOR AADC 480
Clerk, City of AUBURN HILLS
1827 N Squirrel Rd
Auburn Hills MI 48326-2749



The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider Consumers Energy Company's (Consumers Energy) December 16, 2025 application requesting the Commission to: 1) authorize Consumers Energy to adjust its retail natural gas rates so as to provide additional revenue of approximately \$240 million annually above the level established in Case No. U-21806 based on a projected 12-month test year ending October 31, 2027; 2) authorize Consumers Energy to adjust its existing retail natural gas rates so as to produce a rate of return on common equity of not less than 10.25%; 3) approve the Defined Benefit Pension/Other Post-Employment Benefits Volatility Mechanism as proposed by Consumers Energy; 4) approve the Revenue Decoupling Mechanism as proposed by Consumers Energy; 5) grant the accounting authorizations as proposed by Consumers Energy; 6) approve the modifications to the rates, rules, and regulations as proposed by Consumers Energy; and 7) grant Consumers Energy such other and further relief as is just and reasonable.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: <https://mi-psc.my.site.com/s/>. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an e-mail sent to: mpscdockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscdockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by January 7, 2026. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon Consumers Energy Company's Legal Dept – Regulatory, 1 Energy Plaza, Jackson, MI 49201.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Mich Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. **U-21981**. Statements may be emailed to: mpscdockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

Jurisdiction is pursuant to 1909 PA 300, as amended, MCL 462.2 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin. Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.

CONSUMERS ENERGY COMPANY HAS REQUESTED THE INCREASES AND OTHER PROPOSALS DESCRIBED IN THIS NOTICE. THE MICHIGAN PUBLIC SERVICE COMMISSION MAY GRANT OR DENY THE REQUESTED INCREASES AND OTHER PROPOSALS, IN WHOLE OR IN PART, AND MAY GRANT LESSER OR GREATER INCREASES THAN THOSE REQUESTED, AND MAY AUTHORIZE A LESSER OR GREATER RATE FOR ANY CLASS OF SERVICE THAN THAT REQUESTED.

Holiday Extravaganza returns to Pontiac



The annual Holiday Extravaganza in downtown Pontiac. (Courtesy, City of Pontiac)

By Peg McNichol | pmcnichol@medianewsgroup.com

PUBLISHED: December 4, 2025 at 4:50 PM EST

Downtown Pontiac will be filled with the sights and sound of holiday glee on Saturday when the 44th Annual Holiday Extravaganza returns.

The free annual parade, festival and scholarship announcements are co-hosted by Pontiac, Auburn Hills, Waterford, and White Lake but open to all.

The fun starts at 8 a.m. Dec. 6 with a timed 5K Elf Run, followed by an untimed Little Elf run, with medals for timed runners and a Scholastic book and sweet for children awarded afterward at the Flagstar Strand Theatre. Other activities:

- 8:30 a.m.: Four high school students will receive \$5,000 Fran and Russ Anderson Family Legacy Fund scholarships. and four college nursing students will receive a \$1,500 Dr. Calandra Green Memorial Scholarship. WXYZ Anchor Carolyn Clifford, who is this year's parade grand marshal, will emcee.
- 10 a.m. to 2 p.m.: The Winter Fun Festival will feature a s'mores station, pony rides, visits with Santa Claus, the Grinch and Whoville friends, pony rides, face painting and other family friendly diversions on Saginaw Street between M-59 and Water Street.
- 11 a.m. The parade steps off at Saginaw and East Pike streets and ends at Cesar E. Chavez Avenue at West Montcalm Street.
- 3 p.m. A free screening of the 2004 film "The Polar Express" at the Flagstar Strand Theatre, 12 N. Saginaw St., which includes a hot chocolate buffet, hot dogs, beverages, and ice cream while supplies last. People are encouraged to wear ugly holiday sweaters or pajamas. Children can participate in a coloring contest.

Organizers are asking that people donate new, durable mittens to Mittens for Detroit or a new, unwrapped toy for Toys for Tots Oakland County.

Online registration is strongly recommended for this popular event. Children under 18 must be accompanied by an adult. Details are online at www.flagstarstrand.com.

Details of the 44th annual Holiday Extravaganza are online at www.holidayextravaganza.org.



The annual Holiday Extravaganza in downtown Pontiac. (Courtesy, City of Pontiac)

Oakland University works to fix pipe issue that sparked heat outage



Due to repairs to the high-temperature hot water system, many buildings on the Oakland University campus will be closed until mid-December. (MediaNews Group file)

By [Detroit News](#)

PUBLISHED: December 5, 2025 at 10:47 AM EST | UPDATED: December 5, 2025 at 10:55 AM EST

Oakland University officials are continuing repairs to resolve heating issues that have affected multiple buildings on campus, including three of its six dorms, as the semester ends.

This week, OU officials said in a statement on the university website that a “precautionary pressurization” of its high-temperature hot water system during the Thanksgiving holiday break led to workers finding a leak amid temperature and pressure fluctuations.

“We noticed a small leak in the hot water pipes that heat several buildings on campus in the last week of October. Our plan was to finish the semester and make the fix over the semester break in December,” said Brian Bierley, a university spokesman. “Then, in November, it became clear that we needed to make the fix earlier than planned. So, at that time, we looked at the week of Thanksgiving, thinking this would only impact three days of classes.”

The university said heat would be out in several buildings while repairs were underway and staffers in the sites affected should move to remote work or meetings.

“Supervisors in buildings with limited heat may need to adjust onsite staffing to support essential operations. Students should check directly with their instructors regarding class modality and location,” officials wrote on the website. “Campus residents should watch for separate updates from University Housing. Faculty in buildings without heat should communicate directly with students regarding whether their courses will be held remotely or in an alternate location.”

Bierley said the heating issue affects three of the university’s six dorms. The school website also listed campus buildings impacted.

“Most students chose to move home until the fix is complete,” he said. “Those students who could not leave campus have been re-housed in the student housing facilities that remain online. The outage does not impact our on-campus apartments or Greek housing.”

SAT Prep was also canceled, Bierley said.

The hot water leak is expected to be fixed by Dec. 11 in time for winter commencement ceremonies on Dec. 12-13, Bierley said.

Police: Stolen truck used to crash into Target in attempt to steal ATM



Part of the Target store on Brown Road in Auburn Hills was boarded up Sunday morning after someone drove a stolen vehicle into its front wall a few hours earlier. (Stephen Frye/MediaNews Group)

By Aileen Wingblad | awingblad@medianewsgroup.com | The Oakland Press
PUBLISHED: December 16, 2025 at 10:35 AM EST

An investigation by Auburn Hills police detectives continues after a stolen pickup truck was driven into the Target store on Brown Road early Sunday in an apparent breaking and entering to steal an ATM.

Several suspects are being sought as detectives chase down leads, according to Deputy Police Chief Scott McGraw. As of late morning Tuesday, no arrests had been made.

McGraw told The Oakland Press that officers responded to the store, located at 650 Brown Rd., at around 3 a.m. Dec. 14 for what was described as a breaking and entering in-progress. When officers arrived on the scene, the suspects had fled — abandoning the stolen black 2019 Dodge Ram pickup truck which had been used to gain access to the store, McGraw said.

Based on findings from the investigation so far, there were several people involved in the incident and all were wearing masks at the time, McGraw said.

They failed to remove the ATM, McGraw said.

The Oakland Press will report further on this case as more details become available.

Third leak in system that sparked Oakland University heat outage found



Due to repairs to the high-temperature hot water system, many buildings on the Oakland University campus will be closed until mid-December. (MediaNews Group file)

By Detroit News

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By Charles E. Ramirez, cramirez@detroitnews.com

Oakland University officials said Tuesday that a third leak was found in its high-temperature hot water system.

The news comes about three weeks after they first reported the first leak in the system was found during the Thanksgiving holiday break.

"Following pressurization of the university's high-temperature hot water (HTHW) system on Tuesday, a third leak emerged due to temperature and pressure fluctuations," school officials said in a letter sent to students and faculty. "Many buildings on campus continue to have only partial heat, and modified university operations will remain necessary until further notice."

The officials also said supervisors in buildings with low heat will continue using limited on-campus staff to manage operations, and remote work is encouraged wherever possible.

Furthermore, the university's Kresge Library building will remain closed for the remainder of the year, officials said. The library is scheduled to reopen at 10 a.m. on Jan. 4.

In addition, the school said commencement exercises will proceed as planned.

"The community is also advised that the university is executing plans to ensure that the campus is fully open and operational for the Winter 2026 semester," the letter said. "The university appreciates the patience and understanding of campus community members while efforts are made to maintain campus infrastructure."