BOARD OF DIRECTORS MEETING

December 9, 2025

Immediately Following the Informational Meeting at 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**

3) **APPROVAL OF MINUTES**

   a) TIFA Informational Meeting Minutes – November 11, 2025
   b) TIFA Regular Meeting Minutes – November 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 – November 30, 2025

6) **UNFINISHED BUSINESS**

7) **NEW BUSINESS**

8) **EXECUTIVE DIRECTOR REPORT**

9) **BOARD MEMBER COMMENTS**

10) **ADJOURNMENT**

Next Meeting is Scheduled for December 9, 2025 at 4:00 p.m.

"Not Yet Approved"

CITY OF AUBURN HILLS
TAX INCREMENT FINANCE AUTHORITY INFORMATIONAL MEETING

November 11, 2025

CALL TO ORDER: Chairman Kneffel called the meeting to order at 4:02 PM.

ROLL CALL:	Present:	Kneffel, Goodhall, Eldredge, Moniz, Barash, Ferro
	Absent:	Gudmundsen
	Also Present:	Andrew Hagge, Assistant to the City Manager / TIFA Executive Director; Steve Baldante, Director of Public Works
	Guests:	None

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

PERSONS WISHING TO BE HEARD

None.

REVIEW OF PROJECTS COMPLETED OVER THE LAST YEAR

Mr. Hagge reviewed the list of completed TIFA projects in each TIF District in fiscal year 2025.

FISCAL YEAR 2026 PLANS

Mr. Hagge reviewed the project plans for each TIF District in fiscal year 2026.

ADJOURNMENT

Moved by Mr. Goodhall to adjourn the TIFA Informational Meeting.
Seconded by Mr. Ferro

Yes: Kneffel, Moniz, Goodhall, Eldredge, Barash, Ferro
No: none

Motion carried

The TIFA Informational Meeting adjourned at 4:24 p.m.

Steve Goodhall
Secretary of the Board

Andrew Hagge
Assistant to the City Manager

"Not Yet Approved"

CITY OF AUBURN HILLS
TAX INCREMENT FINANCE AUTHORITY MEETING

November 11, 2025

CALL TO ORDER: Chairman Kneffel called the meeting to order at 4:25 PM.

ROLL CALL:	Present:	Kneffel, Goodhall, Eldredge, Barash, Fletcher, Moniz, Ferro
	Absent:	Gudmundsen
	Also Present:	Andrew Hagge, Assistant to the City Manager/Executive Director; Steve Baldante, Director of Public Works
	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 – September 9, 2025

There was no discussion on the approval of the minutes.

Moved by Dr. Eldredge to approve the TIFA Board of Directors Regular Meeting Minutes from September 9, 2025, as presented.
Seconded by Mr. Barash

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

Motion Carried

CORRESPONDENCE & PRESENTATIONS

A. Letter from City Manager Thomas A. Tanghe

Mr. Hagge summarized the letter from City Manager Tanghe that was written to the entire TIFA Board of Directors. Mr. Tanghe's letter thanked the Board for their continued investment in the City of Auburn Hills and its goals. Mr. Tanghe specifically sited the office remodel and the addition of the protective barrier as projects that further the city's goals and keep staff safe.

CONSENT AGENDA

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

There was no discussion of the Consent Agenda.

Moved by Dr. Eldredge to approve the Consent Agenda.
Seconded by Mr. Moniz

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

Motion Carried

UNFINISHED BUSINESS

None

NEW BUSINESS

A. Road Construction Design – Budget Amendment

Mr. Hagge presented the agenda item regarding the budget amendment to cover design and engineering costs associated with various road projects. The TIFA Board originally approved funding to support the design and engineering costs associated with the reconstruction of Butler Road, Executive Hills Boulevard, Centre Road, and Innovation Drive in 2024. However, design and engineering work was not completed in 2024, when the funds were approved. This memo requested those budgeted funds be moved from 2024 to 2025.

Moved by Mr. Barash to approve the reallocation of the funds from the 2024 fiscal year budget to the 2025 fiscal year budget as listed within the memo to fund the completion of design of the above listed road reconstruction projects. Further, amend the 2025 TIFA budgets, increasing appropriations by the amounts listed.
Seconded by Mr. Goodhall

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

Motion Carried

EXECUTIVE DIRECTOR REPORT

Mr. Hagge announced to the Board that the membership will change as soon as the next meeting in December. Mr. Paul Gudmundsen has moved out of Auburn Hills and has resigned from the TIFA Board effective immediately. Additionally, only one City Councilmember can serve on the TIFA Board at one time. With the recent election of both Ron Moniz and Dr. Shawanna Fletcher, only one of them can serve on the TIFA Board.

BOARD MEMBER COMMENTS

Dr. Eldredge brought up the idea to the rest of the Board about doing something to recognize Henry Knight's service and contributions to both the TIFA Board and the City of Auburn Hills overall. Mr. Hagge mentioned that, assuming Mr. Knight is not appointed to the City Council, staff plan to recognize Mr. Knight and his contributions at an upcoming City Council meeting. Additionally, some Board members talked about changing the start time of the TIFA meetings to better accommodate their schedules. Currently, TIFA Board meetings are scheduled at 4:00 PM. There will be further discussion about changing the meeting times at the upcoming TIFA Board meeting in December.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, December 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 Mr. Moniz to adjourn the TIFA Board meeting.
Seconded by Dr. Fletcher

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

Motion carried

The TIFA Board of Directors meeting adjourned at 4:45 p.m.

Steve Goodhall
Secretary of the Board

Andrew Hagge
Assistant to the City Manager

TIFA
AUBURN HILLS

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

FROM: Andrew Hagge, Assistant to the City Manager, TIFA Executive Director;

DATE: December 1, 2025

SUBJECT: FY 2025 Adopted Budget and YTD Summary – November 30, 2025

STATEMENT OF NET POSITION

TIF-A
- $2.7 million cash
- $812,396 million invested
  - $331,926 – MiClass
  - $477,605 – MiClass Edge
  - $2,865 – Insight

TIF-B
- $12.8 million cash
- $3.4 million invested
  - $3.3 million – MiClass Edge
  - $79,712 – Insight

TIF-D
- $5.8 million cash
- $13,715 invested
  - $13,763 – Insight

TIFA 85-A STATEMENT OF REVENUES AND EXPENDITURES

- Approximately 77% of budgeted revenues have been received for TIF-A in fiscal year 2025.

Property Taxes:	$916,551
Building Rental:	$55,030
Interest:	$109,743
EV Charging Fees:	$3,872
Contributions/Donations	$100
	$1,085,297

- Approximately 67% of budgeted expenditures have been utilized for fiscal year 2025.

TIFA 85-B STATEMENT OF REVENUES AND EXPENDITURES

- Approximately 97% of budgeted revenues have been received for TIF-B in fiscal year 2025.

Property Taxes:	$1,650,124
Interest:	$647,470
	$2,297,594

- Approximately 42% of budgeted expenditures have been utilized for fiscal year 2025.

TIFA 86-D STATEMENT OF REVENUES AND EXPENDITURES

- Approximately 43% of budgeted revenues have been received for TIF-D in fiscal year 2025.

Property Taxes:	$317,612
Interest:	$149,877
EV Charging Fees:	$1,885
	$469,374

- Approximately 33% 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 November 30, 2025.

BALANCE SHEET REPORT FOR CITY OF AUBURN HILLS
Balance As Of 11/30/2025

GL Number	Description	YTD Balance 11/30/2025
Fund: 251 TIFA A		
***** Assets *****		
251-000-001.000	CASH	2,696,875.87
251-000-017.002	INVESTMENT MANAGER - INSIGHT	2,865.00
251-000-017.004	CASH - MICLASS	331,925.69
251-000-017.005	CASH - MICLASS EDGE	477,604.80
251-000-040.000	ACCOUNTS RECEIVABLE	0.80
251-000-062.000	Lease Receivable	85,269.00
251-000-130.000	LAND	6,336,254.47
251-000-132.000	LAND IMPROVEMENTS	5,523,510.43
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)
251-000-159.000	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		24,968,302.90
***** Liabilities *****		
251-000-275.000	DUE TO TAXPAYERS	28,184.46
251-000-360.001	Deferred Inflow of Resources	85,269.00
Total Liabilities		113,453.46
***** Fund Equity *****		
251-000-390.000	FUND BALANCE	24,835,511.87
Total Fund Equity		24,835,511.87
Total Fund 251:		
TOTAL ASSETS		24,968,302.90
BEG. FUND BALANCE		24,835,511.87
+ NET OF REVENUES & EXPENDITURES		19,337.57
= ENDING FUND BALANCE		24,854,849.44
+ LIABILITIES		113,453.46
= TOTAL LIABILITIES AND FUND BALANCE		24,968,302.90

BALANCE SHEET REPORT FOR CITY OF AUBURN HILLS
Balance As Of 11/30/2025

GL Number	Description	YTD Balance 11/30/2025
Fund: 252 TIFA B		
***** Assets *****		
252-000-001.000	CASH	12,847,886.20
252-000-017.002	INVESTMENT MANAGER - INSIGHT	79,712.00
252-000-017.004	CASH - MICLASS	(165,433.52)
252-000-017.005	CASH - MICLASS EDGE	3,461,707.06
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		22,711,927.16
***** Liabilities *****		
252-000-275.000	DUE TO TAXPAYERS	(811.24)
Total Liabilities		(811.24)
***** Fund Equity *****		
252-000-390.000	FUND BALANCE	22,957,845.15
Total Fund Equity		22,957,845.15
Total Fund 252:		
TOTAL ASSETS		22,711,927.16
BEG. FUND BALANCE		22,957,845.15
+ NET OF REVENUES & EXPENDITURES		(245,106.75)
= ENDING FUND BALANCE		22,712,738.40
+ LIABILITIES		(811.24)
= TOTAL LIABILITIES AND FUND BALANCE		22,711,927.16

BALANCE SHEET REPORT FOR CITY OF AUBURN HILLS
Balance As Of 11/30/2025

GL Number	Description	YTD Balance 11/30/2025
Fund: 253 TIFA D		
***** Assets *****		
253-000-001.000	CASH	5,860,767.42
253-000-017.002	INVESTMENT MANAGER - INSIGHT	13,763.00
253-000-017.004	CASH - MICLASS	(944,131.24)
253-000-019.000	TAXES RECEIVABLE	(76,579.77)
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	20,940,615.53
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	68,829.17
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		25,589,321.77
***** Liabilities *****		
253-000-275.000	DUE TO TAXPAYERS	(47,340.20)
253-000-339.000	UNEARNED (DEFERRE) REVENUE	(76,579.77)
Total Liabilities		(123,919.97)
***** Fund Equity *****		
253-000-390.000	FUND BALANCE	25,791,591.90
Total Fund Equity		25,791,591.90
Total Fund 253:		
TOTAL ASSETS		25,589,321.77
BEG. FUND BALANCE		25,791,591.90
+ NET OF REVENUES & EXPENDITURES		(78,350.16)
= ENDING FUND BALANCE		25,713,241.74
+ LIABILITIES		(123,919.97)
= TOTAL LIABILITIES AND FUND BALANCE		25,589,321.77

GL Number	Description	2025 Amended Budget	YTD Balance 11/30/2025	Activity For 11/30/2025	Available Balance 11/30/2025	% Bdgt Used
Fund: 251 TIFA A						
Account Category: Revenues						
Department: 735 TIFA A						
251-735-402.000	AD VALOREM	1,144,736.00	1,033,993.43	0.00	110,742.57	90.33
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)	(117,442.00)	0.00	0.00	100.00
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	3,872.80	427.47	(3,572.80)	1,290.93
251-735-665.000	INTEREST REVENUE	91,513.00	97,391.03	0.00	(5,878.03)	106.42
251-735-667.000-CHAMBER_3395	BUILDING RENTAL - EXTERNAL	21,912.00	18,248.00	1,868.00	3,664.00	83.28
251-735-667.000-PKSTRUC_3381	BUILDING RENTAL - EXTERNAL	36,409.00	36,782.40	0.00	(373.40)	101.03
251-735-669.001	INTEREST REV EXT MANAGERS	11,539.00	12,352.00	0.00	(813.00)	107.05
251-735-674.000-TREELIGHTING	CONTRIBUTIONS/DONATIONS	0.00	100.00	0.00	(100.00)	100.00
Total Dept 735 - TIFA A		1,404,173.00	1,085,297.66	2,295.47	318,875.34	77.29
Revenues		1,404,173.00	1,085,297.66	2,295.47	318,875.34	77.29
Account Category: Expenditures						
Department: 735 TIFA A						
251-735-722.000	WORKERS COMPENSATION	92.00	54.93	5.31	37.07	59.71
251-735-729.000	PRINTING	1,500.00	0.00	0.00	1,500.00	0.00
251-735-730.000	POSTAGE	250.00	180.85	0.00	69.15	72.34
251-735-732.000	SOFTWARE & LICENSES SUBSCRIPTIONS	8,850.00	8,850.00	0.00	0.00	100.00
251-735-799.000	EQUIPMENT UNDER $5,000	4,766.00	10,670.00	0.00	(5,904.00)	223.88
251-735-800.199	LANDSCAPE/GEN MAINT	331,853.33	357,058.77	18,186.95	(25,205.44)	107.60
251-735-802.000-CHAMBER_3395	CONTRACTED SERVICES	5,000.00	1,100.00	0.00	3,900.00	22.00
251-735-802.000-THEDEN__3388	CONTRACTED SERVICES	5,000.00	36,935.25	23,855.75	(31,935.25)	738.71
251-735-810.000	INVESTMENT MANAGEMENT FEES	420.00	201.21	0.00	218.79	47.91
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	835.79	0.00	371.21	69.25
251-735-851.000-THEDEN__3388	TELEPHONE	0.00	865.48	0.00	(865.48)	100.00
251-735-885.000	COMMUNITY RELATIONS	3,000.00	104.34	0.00	2,895.66	3.48
251-735-885.000-TREELIGHTING	COMMUNITY RELATIONS	15,000.00	9,246.37	8,806.88	5,753.63	61.64
251-735-921.000-CHAMBER_3395	ELECTRIC	2,214.00	1,730.55	103.87	483.45	78.16
251-735-921.000-PKSTRUC_3381	ELECTRIC	25,000.00	19,416.62	1,941.64	5,583.38	77.67
251-735-921.000-THEDEN__3388	ELECTRIC	2,460.00	1,039.28	103.49	1,420.72	42.25
251-735-922.000	STREET LIGHTING	48,000.00	55,180.54	7,676.12	(7,180.54)	114.96
251-735-922.000-RIVERSD_3311	STREET LIGHTING	8,000.00	7,777.43	706.91	222.57	97.22
251-735-922.000-SKATEPRK_202	STREET LIGHTING	300.00	249.40	26.18	50.60	83.13
251-735-923.000-CHAMBER_3395	HEAT	1,700.00	1,410.38	51.78	289.62	82.96
251-735-923.000-PKSTRUC_3381	HEAT	250.00	193.34	19.73	56.66	77.34
251-735-923.000-THEDEN__3388	HEAT	2,000.00	1,134.28	72.55	865.72	56.71
251-735-924.000-CHAMBER_3395	CABLE TV SERVICES	1,514.00	1,328.50	0.00	185.50	87.75
251-735-924.000-THEDEN__3388	CABLE TV SERVICES	2,225.00	2,518.69	0.00	(293.69)	113.20
251-735-927.000-CHAMBER_3395	WATER CONSUMPTION	1,000.00	65.46	0.00	934.54	6.55
251-735-927.000-FIREST1_3483	WATER CONSUMPTION	4,100.00	1,236.50	87.23	2,863.50	30.16
251-735-927.000-PKSTRUC_3381	WATER CONSUMPTION	710.00	94.72	9.73	615.28	13.34
251-735-927.000-RIVERSD_3311	WATER CONSUMPTION	27,800.00	19,009.30	109.08	8,790.70	68.38
251-735-927.000-RIVERWDS_300	WATER CONSUMPTION	1,200.00	481.06	52.36	718.94	40.09
251-735-927.000-THEDEN__3388	WATER CONSUMPTION	1,000.00	373.18	5.84	626.82	37.32
251-735-929.000	IRRIGATION WATER AND MAINT.	40,000.00	31,572.27	1,992.77	8,427.73	78.93

REVENUE AND EXPENDITURE REPORT FOR CITY OF AUBURN HILLS

Balance As Of 11/30/2025

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

GL Number	Description	2025 Amended Budget	YTD Balance 11/30/2025	Activity For 11/30/2025	Available Balance 11/30/2025	% Bdgt Used
Fund: 251 TIFA A						
Account Category: Expenditures						
Department: 735 TIFA A						
251-735-929.000-SKATEPRK_202	IRRIGATION WATER AND MAINT.	0.00	2.91	0.00	(2.91)	100.00
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	4,736.87	0.00	1,516.13	75.75
251-735-931.000-PKSTRUC_3381	BLDG. MAINTENANCE	5,000.00	0.00	0.00	5,000.00	0.00
251-735-931.000-SUMMERFESTXX	BLDG. MAINTENANCE	0.00	34.16	0.00	(34.16)	100.00
251-735-931.000-THEDEN__3388	BLDG. MAINTENANCE	4,000.00	225.00	0.00	3,775.00	5.63
251-735-933.000-THEDEN__3388	EQUIPMENT MAINTENANCE	0.00	4,732.62	0.00	(4,732.62)	100.00
251-735-937.000	PARKING LOT MAINTENANCE	2,500.00	1,200.00	0.00	1,300.00	48.00
251-735-937.001	PATHWAY MAINTENANCE	10,000.00	5,122.50	0.00	4,877.50	51.23
251-735-937.003	SIDEWALK MAINTENANCE	10,000.00	5,122.50	0.00	4,877.50	51.23
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	7,953.00	0.00	(1,238.00)	118.44
251-735-959.000	PROPERTY TAXES	1,900.00	1,981.15	0.00	(81.15)	104.27
251-735-967.100	SITE IMPROVEMENT GRANTS	190,000.00	0.00	0.00	190,000.00	0.00
251-735-975.000-THEDEN__3388	BLDG. ADDITIONS & IMPROVEMENTS	69,000.00	0.00	0.00	69,000.00	0.00
251-735-984.000	FURNITURE	73,965.64	73,965.64	0.00	0.00	100.00
251-735-995.004	ADMINISTRATIVE CHARGES	66,267.00	62,383.00	0.00	3,884.00	94.14
251-735-995.007	INTERFUND SERVICES	43,110.00	40,243.00	0.00	2,867.00	93.35
251-735-995.101	TRANSFER TO GENERAL FUND	120,000.00	0.00	0.00	120,000.00	0.00
251-735-995.101-PUBLICSQ3388	TRANSFER TO GENERAL FUND	79,188.33	0.00	0.00	79,188.33	0.00
251-735-995.203-BUTLERROADXX	TRANSFER TO LOCAL STREETS	287,153.25	287,153.25	37,153.25	0.00	100.00
Total Dept 735 - TIFA A		1,587,463.55	1,065,960.09	100,967.42	521,503.46	67.15
Expenditures		1,587,463.55	1,065,960.09	100,967.42	521,503.46	67.15
Fund 251 - TIFA A:						
TOTAL REVENUES		1,404,173.00	1,085,297.66	2,295.47	318,875.34	77.29
TOTAL EXPENDITURES		1,587,463.55	1,065,960.09	100,967.42	521,503.46	67.15
NET OF REVENUES & EXPENDITURES:		(183,290.55)	19,337.57	(98,671.95)	(202,628.12)	

REVENUE AND EXPENDITURE REPORT FOR CITY OF AUBURN HILLS

Balance As Of 11/30/2025

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

GL Number	Description	2025 Amended Budget	YTD Balance 11/30/2025	Activity For 11/30/2025	Available Balance 11/30/2025	% Bdgt Used
Fund: 252 TIFA B						
Account Category: Revenues						
Department: 736 TIFA B						
252-736-402.000	AD VALOREM	1,730,315.00	1,696,552.55	11,545.53	33,762.45	98.05
252-736-412.000	DELINQUENT PERSONAL PROPERTY	1,500.00	683.58	227.11	816.42	45.57
252-736-414.000	MTT YE ACCRUAL	(7,112.00)	(47,112.00)	0.00	40,000.00	662.43
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	303,747.78	0.00	(79,408.78)	135.40
252-736-669.001	INTEREST REV EXT MANAGERS	320,546.00	343,722.00	0.00	(23,176.00)	107.23
Total Dept 736 - TIFA B		2,359,966.00	2,297,593.91	11,772.64	62,372.09	97.36
Revenues		2,359,966.00	2,297,593.91	11,772.64	62,372.09	97.36
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
252-736-799.000	EQUIPMENT UNDER $5,000	0.00	30,000.00	0.00	(30,000.00)	100.00
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	5,176.10	0.00	1,423.90	78.43
252-736-885.000	COMMUNITY RELATIONS	16,000.00	5,284.52	0.00	10,715.48	33.03
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	9,455.32	1,096.93	1,544.68	85.96
252-736-929.000	IRRIGATION WATER AND MAINT.	40,000.00	15,474.89	155.81	24,525.11	38.69
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	714,913.08	0.00	(599,360.00)	618.69
252-736-972.000	LAND AND IMPROVEMENTS	1,950,000.00	125,718.00	0.00	1,824,282.00	6.45
252-736-972.000-EXECUTIVESAD	LAND AND IMPROVEMENTS	506,476.00	352,456.78	129,292.82	154,019.22	69.59
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	28,929.00	0.00	6,221.00	82.30
252-736-995.007	INTERFUND SERVICES	30,207.00	36,471.00	0.00	(6,264.00)	120.74
252-736-995.101	TRANSFER TO GENERAL FUND	102,263.00	42,266.79	0.00	59,996.21	41.33
252-736-995.203-CENTRERD_SAD	TRANSFER TO LOCAL STREETS	22,504.96	22,504.96	22,504.96	0.00	100.00
252-736-995.203-EXECUTIVESAD	TRANSFER TO LOCAL STREETS	2,601,944.81	1,089,966.00	1,089,966.00	1,511,978.81	41.89
252-736-995.203-INNOVATION	TRANSFER TO LOCAL STREETS	9,391.23	0.00	0.00	9,391.23	0.00
252-736-995.301	TRANSFER TO PATROL DEPT	261,044.00	64,084.22	3,702.84	196,959.78	24.55
252-736-995.592	TRANSFER TO WATER & SEWER	280,643.50	0.00	0.00	280,643.50	0.00
Total Dept 736 - TIFA B		6,036,277.58	2,542,700.66	1,246,719.36	3,493,576.92	42.12
Expenditures		6,036,277.58	2,542,700.66	1,246,719.36	3,493,576.92	42.12
Fund 252 - TIFA B:						
TOTAL REVENUES		2,359,966.00	2,297,593.91	11,772.64	62,372.09	97.36
TOTAL EXPENDITURES		6,036,277.58	2,542,700.66	1,246,719.36	3,493,576.92	42.12
NET OF REVENUES & EXPENDITURES:		(3,676,311.58)	(245,106.75)	(1,234,946.72)	(3,431,204.83)	

REVENUE AND EXPENDITURE REPORT FOR CITY OF AUBURN HILLS

Balance As Of 11/30/2025

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

GL Number	Description	2025 Amended Budget	YTD Balance 11/30/2025	Activity For 11/30/2025	Available Balance 11/30/2025	% Bdgt Used
Fund: 253 TIFA D						
Account Category: Revenues						
Department: 737 TIFA D						
253-737-402.000	AD VALOREM	385,204.00	306,310.87	3,568.08	78,893.13	79.52
253-737-412.000	DELINQUENT PERSONAL PROPERTY	1,000.00	308.38	0.00	691.62	30.84
253-737-414.000	MTT YE ACCRUAL	(80,596.00)	10,992.73	0.00	(91,588.73)	(13.64)
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	1,884.66	150.32	(1,634.66)	753.86
253-737-665.000	INTEREST REVENUE	68,149.00	90,531.22	0.00	(22,382.22)	132.84
253-737-669.001	INTEREST REV EXT MANAGERS	55,293.00	59,346.00	0.00	(4,053.00)	107.33
Total Dept 737 - TIFA D		1,082,553.00	469,373.86	3,718.40	613,179.14	43.36
Revenues		1,082,553.00	469,373.86	3,718.40	613,179.14	43.36
Account Category: Expenditures						
Department: 737 TIFA D						
253-737-703.000	WAGES - TEMPORARY & PART-TIME	24,000.00	23,598.25	23,598.25	401.75	98.33
253-737-715.000	SOCIAL SECURITY	1,836.00	1,733.19	1,733.19	102.81	94.40
253-737-799.000	EQUIPMENT UNDER $5,000	15,935.00	15,935.00	0.00	0.00	100.00
253-737-800.199	LANDSCAPE/GEN MAINT	6,383.00	9,518.90	0.00	(3,135.90)	149.13
253-737-810.000	INVESTMENT MANAGEMENT FEES	1,400.00	930.09	0.00	469.91	66.44
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	72,754.19	11,150.99	(7,754.19)	111.93
253-737-927.000	WATER CONSUMPTION	100.00	327.24	0.00	(227.24)	327.24
253-737-927.000-2458ESEYBURN	WATER CONSUMPTION	0.00	35.88	0.00	(35.88)	100.00
253-737-927.000-ADMBLDG_1827	WATER CONSUMPTION	6,000.00	4,424.54	455.65	1,575.46	73.74
253-737-927.000-FIREADM_3410	WATER CONSUMPTION	0.00	227.12	20.62	(227.12)	100.00
253-737-927.000-LIBRARY_3400	WATER CONSUMPTION	4,000.00	2,328.67	386.45	1,671.33	58.22
253-737-927.000-SEYBURN MNSN	WATER CONSUMPTION	0.00	15,434.37	454.14	(15,434.37)	100.00
253-737-927.000-SPORTFD_1800	WATER CONSUMPTION	12,000.00	9,535.76	466.67	2,464.24	79.46
253-737-929.000	IRRIGATION WATER AND MAINT.	78,000.00	52,760.44	2,756.11	25,239.56	67.64
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	192,780.13	35.88	23,886.71	88.98
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	813,727.65	17,694.50	4,082.75	796,033.15	2.17
253-737-972.000-CAMPUSSIGNXX	LAND AND IMPROVEMENTS	150,000.00	0.00	0.00	150,000.00	0.00
253-737-975.000	BLDG. ADDITIONS & IMPROVEMENTS	51,180.00	51,180.00	0.00	0.00	100.00
253-737-975.000-FIRE2_1899__	BLDG. ADDITIONS & IMPROVEMENTS	35,531.88	3,879.50	0.00	31,652.38	10.92
253-737-995.004	ADMINISTRATIVE CHARGES	29,764.00	25,077.00	0.00	4,687.00	84.25
253-737-995.007	INTERFUND SERVICES	14,667.00	10,416.00	0.00	4,251.00	71.02
253-737-995.203-BUTLERROADXX	TRANSFER TO LOCAL STREETS	37,153.25	37,153.25	37,153.25	0.00	100.00
Total Dept 737 - TIFA D		1,645,244.62	547,724.02	82,293.95	1,097,520.60	33.29
Expenditures		1,645,244.62	547,724.02	82,293.95	1,097,520.60	33.29
Fund 253 - TIFA D:						
TOTAL REVENUES		1,082,553.00	469,373.86	3,718.40	613,179.14	43.36
TOTAL EXPENDITURES		1,645,244.62	547,724.02	82,293.95	1,097,520.60	33.29
NET OF REVENUES & EXPENDITURES:		(562,691.62)	(78,350.16)	(78,575.55)	(484,341.46)	

GL Number	Description	2025 Amended Budget	YTD Balance 11/30/2025	Activity For 11/30/2025	Available Balance 11/30/2025	% Bdgt Used
Report Totals:						
TOTAL REVENUES - ALL FUNDS		4,846,692.00	3,852,265.43	17,786.51	994,426.57	79.48
TOTAL EXPENDITURES - ALL FUNDS		9,268,985.75	4,156,384.77	1,429,980.73	5,112,600.98	44.84
NET OF REVENUES & EXPENDITURES:		(4,422,293.75)	(304,119.34)	(1,412,194.22)	(4,118,174.41)	

TIFA
AUBURN HILLS

TO:	Chairman Kneffel and Members of the TIFA Board of Directors
FROM:	Andrew Hagge, Assistant to the City Manager, TIFA Executive Director
DATE:	December 5, 2025
SUBJECT:	Election of Officers

No additional written material provided.

At this time, the floor will be opened for nomination of Chairperson, Vice Chairperson, and Secretary of the Board for 2026.