



AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

SEPTEMBER 2026

DAY	TITLE	TIME	LOCATION
1	Downtown Development Authority	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
8	Tax Increment Finance Authority Informational Meeting	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
9	Pension Board	3:00 PM	Administrative Conference Room 1827 N. Squirrel Road
9	Retiree Health Care	Immediately following the Pension Board meeting	Administrative Conference Room 1827 N. Squirrel Road
9	Planning Commission	6:00 PM	CANCELLED
10	Zoning Board of Appeals	6:30 PM	CANCELLED
14	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
14	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
15	Brownfield Redevelopment Authority	6:00 PM	CANCELLED
17	Election Commission	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
21	Downtown Development Authority	5:30 PM	CANCELLED
28	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
28	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
29	Election Commission / Public Accuracy Test	5:30 PM	Council Chamber 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. PLEASE BE ADVISED, DUE TO A LACK OF AGENDA ITEMS, SOME MEETINGS MAY BE CANCELED.



AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

OCTOBER 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	6:00 PM	Council Chamber 1827 N. Squirrel Road
8	Zoning Board of Appeals	6:30 PM	Council Chamber 1827 N. Squirrel Road
12	Downtown Development Authority	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
12	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
13	Tax Increment Finance Authority	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
19	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
20	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
10/24-11/1	Early Voting	8:30 AM – 4:30 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, SEPTEMBER 28, 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: Budget Workshop (1 of 2)

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF COUNCIL

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, September 14, 2026

5. APPOINTMENTS AND PRESENTATIONS

5a. Legislative Update, by State Rep. Brenda Carter

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, September 1, 2026

7a2. Election Commission, September 17, 2026

7b. Motion – To amend the budget to increase revenues of the Major Street Fund and increase expenditures of the General Fund Street Improvement Department.

7c. Motion – To amend appropriate Wage and Benefit lines within General Fund Departments and other Funds.

7d. Motion – To approve a change order for additional pathway repairs.

7e. Motion – To approve the 2026-2027 Winter Operations Agreement between the City of Auburn Hills and the Road Commission for Oakland County.

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Public Hearing/Motion – to approve Amendment No. 1 for the Bill Saad Properties, LLC Redevelopment of four parcels at Joslyn and Pacific Roads.

9b. Motion – To approve the First Reading of an Ordinance to amend dollar and percent thresholds referenced in the Purchasing Ordinance of the Auburn Hills City Code to state such thresholds will be adopted by Resolution of the Council and to set for Public Hearing and Second Reading/Adoption at the meeting of October 5, 2026.

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: SEPTEMBER 28, 2026

AGENDA ITEM NO 4A

CITY COUNCIL



CITY OF AUBURN HILLS REGULAR CITY COUNCIL MEETING

DRAFT MINUTES

SEPTEMBER 14, 2026

CALL TO ORDER & Mayor Pro Tem Marzolf at 7:00 PM.

PLEDGE OF ALLEGIANCE:

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

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

Absent: Mayor Hawkins

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Kelly, City Clerk Pierce, Chief of Police Gagon, Fire Chief Robinson, Deputy Fire Chief Strunk, Assistant Director of Community Development Lang, Economic Development Mgr Carroll, Department of Public Works Director Baldante, Mgr of Municipal Properties Wisser, Engineer Driesenga

10 Guests

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, August 24, 2026

Moved by Knight, Seconded by Moniz.

RESOLVED: To approve the City Council Regular Meeting Minutes of August 24, 2026.

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

No: None

Resolution No. 26.09.129

Motion Carried (6 - 0)

5. APPOINTMENTS AND PRESENTATIONS

6. PUBLIC COMMENT

Mr. Patrick Fitch of Auburn Hills shared his disapproval of a code enforcement violation.

7. CONSENT AGENDA

Mr. Ferguson requested that Item 7g (Purchase of Pumper Fire Engine) be removed from the Consent Agenda.

7a. Board and Commission Minutes

7a1. Tax Increment Finance Authority, August 20, 2026

7a2. Public Safety Advisory Committee, August 25, 2026

7a3. Brownfield Redevelopment Authority, August 25, 2026

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

7b. Motion – To approve the Resolution for Charitable Gaming License.

RESOLVED: To approve the attached resolution recognizing Crossroads Pregnancy Center Inc as a nonprofit organization, operating in the community, for the purpose of obtaining a charitable gaming license. (Attachment A)

7c. Motion – To award the 2026 Parking Lot Pavement Preservation Services Contract.

RESOLVED: To award the 2026 Parking Lot Pavement Preservation Services contract (ITB No. CAH-08-26-2026-001) to Titan Pavement of Waterford, Michigan for the current scope of services for projects identified herein in the not-to-exceed amount of \$69,738.00, at the unit prices bid, and to authorize these unit prices be approved for projects over a two-year term covering the 2026 and 2027 construction seasons with one optional one-year renewal.

7d. Motion – To award the bid for the Public Safety Building Boiler Replacement.

RESOLVED: To award the Public Safety Building Boiler Replacement to W.J. O'Neil Company in the not-to-exceed amount of \$173,600.00.

7e. Motion – To approve the purchase of Ballistic Protective Equipment.

RESOLVED: To approve the purchase of ballistic protective equipment from Armor Express in the amount of \$10,000 from line item 101-651-799.000 and \$8,778.76 from line item 101-339-799.000 for a total amount not to exceed \$18,778.76.

7f. Motion – To approve the purchase of Motorola APX Portable Radios.

RESOLVED: To approve the purchase of 3 Motorola APX6000 XE portable radios, 6 Impress portable radio batteries, and 3 Motorola Impress Speaker Microphones from Mobile Communications America (MCA) for an amount not to exceed \$24,450.45 from line 101-339-978.000.

7h. Motion – To approve the resolution renewing the DIRECTV Uniform Video Service Local Franchise Agreement.

RESOLVED: To approve the resolution renewing the DIRECTV Uniform Video Service Local Franchise Agreement. (Attachment B)

Moved by Verbeke, Seconded by Fletcher.

RESOLVED: To approve the Consent Agenda.

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

No: None

Resolution No. 26.09.129

Motion Carried (6 - 0)

7g. Motion – To approve the purchase of one Rosenbauer Commander Pumper Fire Engine from Emergency Vehicles Plus.

Mr. Ferguson had this item removed to discuss how this purchase relates to the recently approved fire millage. He shared his gratefulness to the residents for their trust by passing the millage.

Moved by Ferguson, Seconded by Moniz.

RESOLVED: To approve the purchase of one (1) Rosenbauer Commander Pumper Fire Engine from Emergency Vehicles Plus through the Sourcewell Government Cooperative Purchasing Program at a cost of \$1,291,723 from line item 661-594-981.000, with an additional \$4,858 from Majik Graphics for decal work from line item 101.339.938.000.

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

Resolution No. 26.09.130

Motion Carried (6 - 0)

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Motion – To approve the Demolition and Site Maintenance Agreement for the property at 3551 Hamlin.

Mr. Lang presented the proposed demolition and site maintenance agreement to remove a large and obsolete office building and prepare the property for a new investment. It was shared that the parking lot will remain until 2028. If there is no user of the property or a purchaser, by that date the parking lot will need to be removed.

Ms. Erin Johnson and Mr. Joe Schiffman of Ashley Capital were present.

Ms. Verbeke sought clarification regarding the parking lot. It was noted that the parking lot is currently in good shape, but the removal would take place as discussed to prevent a failing parking lot and not serving a purpose.

Moved by Fletcher, Seconded by Knight.

RESOLVED: To approve the Demolition and Site Maintenance Agreement for the property at 3551 Hamlin, including Sidwell Numbers 14-25-201-006 and 14-24-476-004.

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

Resolution No. 26.09.131

Motion Carried (6 - 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Knight shared that due to construction, the sidewalk is closed by the high school causing the children to walk in the street. He contacted the Superintendent and they are looking into it.

Ms. Verbeke shared that the Beautification Committee met recently and the homes that have been chosen will receive signs shortly.

Dr. Fletcher sought clarification on the Taylor and Giddings Roads round-about and the estimated end date. Mr. Baldante shared the estimated completion date is November 2026.

Mr. Ferguson requested a status on the Avant. Mr. Lang commented that the deadlines are still in place.

Mr. Marzolf asked for a status update for the Webster. Mr. Tanghe shared that the Primary parking lot has received some clean-up but there are still items there. The contractors are aware of that once other construction begins; they will need to adjust accordingly.

City Council shared their appreciation for the 9-11 Memorial Service that was held.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

Mr. Tanghe shared details of the Sips and Sounds Event that is taking place. He shared other events coming up in the Fall as well.

13. ADJOURNMENT

Moved by Moniz, Seconded by Ferguson.

RESOLVED: To adjourn the meeting.

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

No: None

Resolution No. 26.09.132

Motion Carried (6 - 0)

The meeting adjourned at 7:36 PM.

Brian Marzolf, Mayor Pro-Tem

Laura M. Pierce, City Clerk

COMPLETION: Required.
PENALTY: Possible denial of application.
BSL-CG-1153(R/6/09)

ATTACHMENT B

RESOLUTION TO RENEW THE UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT BETWEEN DIRECTV AND THE CITY OF AUBURN HILLS

WHEREAS DIRECTV, LLC has presented the City of Auburn Hills with an application and ten-year franchise renewal agreement which satisfies the legal and technical requirements of the Uniform Video Service Local Franchise Act, pursuant to Section 3 of 2006 Public Act 480, MCL 484.3303 (“Act 480”) et. Seq; and

WHEREAS, the renewed agreement continues the video service provider fee of 5.0% and a PEG fee of 1.0% provided to the City; and

WHEREAS, the City’s powers are limited when there is legal and technical compliance; and

NOW, THEREFORE, BE IT RESOLVED, That the Auburn Hills Council hereby finds that the DIRECTV Franchise Agreement meets the legal and technical requirements of the Act, and solely for that reason, the Auburn Hills City Council hereby approves the Agreement with DIRECTV, in compliance with Section 3(3) of the Act.

BE IT FURTHER RESOLVED, That the approval of the DIRECTV Franchise Agreement does not waive the City’s rights to challenge any provisions of the Act and/or any related provisions of the Agreement, including the argument that such provisions are invalid and unenforceable as violations of law or an unconstitutional impairment of the City’s contractual rights. Furthermore, the City reserves any and all rights stemming from any successful challenge to such provisions that are undertaken by any other local franchising entity.

BE IT FINALLY RESOLVED, That the Mayor and the City Clerk shall sign the DIRECTV Franchise Agreement, on behalf of the City of Auburn Hills, and a copy of the executed agreement shall be attached to the original Minutes, and the City Clerk shall forward the executed agreement, in addition to a certified copy of this Resolution, to DIRECTV at the address indicated in the Franchise Agreement.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 28, 2026

AGENDA ITEM NO 7A1

DOWNTOWN DEVELOPMENT AUTHORITY

“Not Yet Approved”
CITY OF AUBURN HILLS
DOWNTOWN DEVELOPMENT AUTHORITY MEETING

September 1, 2026

LOCATION: Auburn Hills City Hall, 1827 North Squirrel Road, Auburn Hills, MI 48326

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

ROLL CALL:
Present: Young, Jernigan, Mayor Hawkins, Wayne, and Townsend
Absent: Gaton, Wise, and Dadou
Also Present: Stephanie Carroll, Economic Development Manager
Guests: None

PERSONS WISHING TO BE HEARD

None.

CORRESPONDENCE AND PRESENTATIONS

Ms. Carroll noted that she included a summary of Guide Studio's work to date on the wayfinding project in the board packet. The project is in phase 3, Design Development, and Guide Studio will be presenting an update on September 15 to staff and the promotions committee.

Ms. Carroll presented the 2027 Budget to the Board. She explained that the 2027 Budget supports the DDA's continued efforts to strengthen Downtown Auburn Hills, advance strategic initiatives, maintain existing assets and programs, and position Downtown for ongoing investment and growth. She noted that the 2027 Budget includes line items for restroom renovations at Riverside Park, our agreement with the Chamber for the awareness campaign, new furniture for the public square, snow removal services, and maintenance costs for the parking structure and other parking.

Moved by Ms. Jernigan to approve the 2027 Proposed Budget as presented. Furthermore, recommend that the City Council include this budget for adoption in the City's overall budget documents.

Seconded by Mr. Townsend.

Yes: Young, Jernigan, Mayor Hawkins, Wayne, and Townsend.

No: None

Motion Carried

APPROVAL OF MINUTES

A. Regular Meeting Minutes-June 22, 2026

Moved by Mayor Hawkins to approve the regular Meeting Minutes from June 22, 2026.

Seconded by Mr. Wayne.

Yes: Young, Jernigan, Mayor Hawkins, Wayne, and Townsend

No: None

Motion Carried

FINANCIAL REPORT

A. FY 2026 Adopted Budget and YTD Summary – August 31, 2026

Ms. Carroll reviewed the financial report for the period ending August 31, 2026.

Moved by Mayor Hawkins to receive and file the financial report for the period ending August 31, 2026.

Seconded by Mr Wayne.

Yes: Young, Jernigan, Mayor Hawkins, Wayne, and Townsend

No: None

Motion carried

OLD BUSINESS

None.

NEW BUSINESS

A. Application for Special Event Liquor License

Ms. Carroll requested the board's approval for a special liquor license for the new Beer and Brats event scheduled for October 9, 2026, in the public square. She was excited to share that this event will feature authentic German food, beer, and entertainment. The event will be held from 6:00 pm to 9:00 pm and tickets are on sale now.

Moved by Mr. Wayne to approve the attached resolution authorizing the application for a special liquor license. Furthermore, authorize the Executive Director to execute all documents related to the application for the special license.

Seconded by Ms. Jernigan.

Yes: Young, Mayor Hawkins, Wayne, and Townsend

No: None

Motion Carried

B. Downtown Winter Maintenance Contract

Ms. Carroll reviewed her memo to the board requesting approval to extend the Downtown Winter Maintenance Contract. Staff recommends approval, exercising the one (1) year extension option and continuing the maintenance services with IPS Independence Property Specialists at their seasonal rate of \$62,785.00 for the 2026-2027 winter season. Furthermore, staff recommends increasing the 2026 DDA appropriations by \$25,000.00.

Moved by Mr. Wayne to approve the one (1) year contract extension with IPS Independence Property Specialists for Downtown Winter Maintenance Services at the seasonal rate of \$62,785.00 for the 2026-2027 winter season. Furthermore, increase the 2026 DDA appropriations by \$25,000.00.

Seconded by Mr. Townsend.

Yes: Young, Jernigan, Mayor Hawkins, Wayne, and Townsend

No: None

Motion Carried

BOARD MEMBER COMMENTS

Ms. Jernigan gave the board a brief update on the downtown awareness campaign and the work being done by the promotions committee.

EXECUTIVE DIRECTOR UPDATE

Ms. Carroll announced a joint meeting with the TIFA and DDA on Tuesday, October 13, beginning at 5:30 pm. Location to be announced. Will follow up in an email with more details. She also reviewed upcoming events with the board.

ADJOURNMENT

Moved by Mr. Wayne to adjourn the DDA Board meeting. The DDA Board of Directors meeting adjourned at 6:23 p.m.

Respectfully submitted,
Stephanie Carroll
Economic Development Manager



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 28, 2026

AGENDA ITEM NO 7A2

ELECTION COMMISSION



ELECTION COMMISSION MEETING

September 17, 2026, 5:30 PM

City Hall, Admin Conference Room

1827 N. Squirrel Road, Auburn Hills MI 48326

DRAFT MINUTES

1. CALL TO ORDER

Ms. Pierce called the meeting to order at 5:36 PM.

2. ROLL CALL

Present: Rolanda Peet

Laura Pierce

Absent: Tamara Walker

3. APPROVAL OF THE MINUTES

3a. Minutes of July 16, 2026

MOTION by Peet, seconded by Pierce.

RESOLVED: To approve the minutes of July 16, 2026 as presented.

VOTE: Yes: All

No: None

MOTION CARRIED (2 - 0)

4. NEW BUSINESS

4a. Review List of Precincts for November 3, 2026 General Election

MOTION by Pierce, seconded by Peet.

RESOLVED: To approve the list of precincts and to approve the location of the Absentee Voter Counting Board and Early Voting Site for the November 3, 2026 General Election.

VOTE: Yes: All

No: None

MOTION CARRIED (2 - 0)

4b. Approval of Ballot Styles

MOTION by Peet, seconded by Pierce.

RESOLVED: To approve the ballot styles for Precincts 1 through 7 for the November 3, 2026 General Election.

VOTE: Yes: All

No: None

MOTION CARRIED (2 - 0)

4c. Early Tabulation of Absentee Ballots

MOTION by Pierce, seconded by Peet.

RESOLVED: To approve the early tabulation of absentee ballots for the November 3, 2026 General Election at the date and time set by the city clerk.

VOTE: Yes: All

No: None

MOTION CARRIED (2 - 0)

4d. Selection of Precincts for Public Accuracy Test for November 3, 2026 General Election.

MOTION by Pierce, seconded by Peet.

RESOLVED: To test the following precincts at the Public Accuracy Test held at 5:30 PM on September 29, 2026: Precinct 1, AV 2, EV1 (Pct 7), VAT 3&4 (Pct 3), Ballot on Demand 2.

VOTE: Yes: All

No: None

MOTION CARRIED (2 - 0)

5. OTHER ITEMS

5a. Next meeting: Sept 29, 2026 at 5:30 PM for the purpose of conducting the Public Accuracy Test.

6. PUBLIC COMMENT

None

7. ADJOURNMENT

The meeting was adjourned at 5:47 PM.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 28, 2026

AGENDA ITEM NO 7B

FINANCE/TREASURER

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Michelle Schulz, Finance Director, Hayden Moss, Accountant
Submitted: September 10, 2026
Subject: Motion – 2026 Budget amendment increasing revenues of the Major Street Fund and increasing expenditures of the General Fund Street Improvement Department

INTRODUCTION AND HISTORY

During the original 2026 budget planning stages, staff budgeted accordingly and within guidelines for the Major and Local Street funds. Since then, as amendments are made to appropriations in the 2026 budget, staff are required to increase budgeted transfers from the General Fund Street Improvement department to avoid presenting a budget deficit.

STAFF RECOMMENDATION

Staff recommend an amendment to increase the Major Street Fund's Transfer from General Fund account (202-452-699.101) by \$300,000 to show a balanced 2026 amended budget as required by the Michigan Uniform Budget Manual for Local Units of Government. In addition, staff recommend an amendment to increase appropriations to the General Fund Street department transfer lines 101-446-995.202 by \$300,000 to provide funding for this increase. This amendment is necessary as amendments to 2026 budgeted appropriations have been made without corresponding amendments to 2026 budgeted revenues.

Below is a table summarizing the current state of the Major Roads fund and the impact of the recommended amendment.

Major Streets beginning fund balance	\$ 338,412.26
Add current amended budget net revenue/expense:	(521,977.00)
Current ending amended budget fund balance	\$ (183,564.74)
Add proposed amendment:	300,000.00
New amended budget ending fund balance	\$ 116,435.26

MOTION

Move to amend the Major Streets Fund revenue with an increase of \$300,000 and the General Fund's Street Improvement department appropriations with an increase of \$300,000.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 28, 2026

AGENDA ITEM NO 7C

FINANCE

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Michelle Schulz, Finance Director; Hayden Moss, Accountant
Submitted: September 8, 2026
Subject: Motion – to Amend Appropriate Wage and Benefit lines within General Fund Departments and other Funds

INTRODUCTION AND HISTORY

Each year during the budget process, wages and benefits are budgeted based on a point in time and several assumptions.

The primary reasons for the adjustments to appropriations are due to actual staffing levels and actual hours worked. Some departments are not staffed fully, while others may have experienced more part-time or overtime hours.

STAFF RECOMMENDATION

Staff recommends the following increases and decreases in appropriations to the identified General fund departments, Water/Sewer fund, and Fieldstone Golf fund listed below be approved. These adjustments are based on current activity to date and there may be other budget adjustments necessary toward year end. These current adjustments will assist in facilitating an updated 2026 budget to better evaluate the 2027 proposed budget and 4-year projections.

See adjustments attached increasing or decreasing the General Fund departments for a total net reduction in appropriations of \$384,782. Also, the attached details a reduction in appropriations for the Major Road Fund, and increases in appropriations for the Local Roads fund, Fieldstone Golf Fund, and a net increase in appropriations for the Water/Sewer Fund.

MOTION

Move to amend each General Fund department's 2026 wages and/or benefit lines increasing or decreasing appropriations as stated above.

Move to amend the Fieldstone Golf Fund increasing the 2026 Budget appropriations as stated above.

Move to amend the Water/Sewer Fund increasing the 2026 Budget appropriations as stated above.

Move to amend the Major Roads Fund decreasing the 2026 Budget appropriations as stated above.

Move to amend the Local Roads Fund increasing the 2026 Budget appropriations and 2026 Budget revenue as stated above.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

Department	Net appropriations increase (decrease)	Primary Reason
172 - City Manager	22,915.00	Full time wage adjustments
253 - Treasurer/Finance	(30,000.00)	Hired lower-grade position
270 - Human Resources	(6,000.00)	Part time wage adjustments
441 - DPW Management	26,000.00	Full time wage adjustments
265 - Facilities	(5,500.00)	Overtime reduction
266 - Grounds	36,530.00	Part time wage adjustments
371 - Building Services	(64,295.00)	Retirement/Unfilled positions
301 - Police Patrol	(103,000.00)	Unfilled positions
305 - Police Administration	163,716.00	Part time wages & benefits
336 - Fire Administration	(70,000.00)	Unfilled Assistant Chief
339 - Fire Suppression	(75,500.00)	Overtime reduction
341 - Fire Prevention	20,500.00	Retirement payout
426 - Emergency Management	27,400.00	Water main break
651 - EMS	(192,000.00)	Overtime reduction
685 - Senior Citizens	(5,000.00)	Unfilled position
686 - SMART Grant	1,550.00	Part time 457 eligibility
703 - Community Development	2,000.00	Full time wage adjustment
755 - Recreation	3,000.00	Medical plan changes
770 - Parks	(36,500.00)	Part time unfilled positions
446 - Street Improvement	91,268.00	Transfer to match Roads
261 - General Administration	(191,866.00)	Reduce held wage reserves
Total General Fund	(384,782.00)	
202 - Major Roads Fund	(15,000.00)	Staffing adjustments
203 - Local Roads Fund	91,268.00	OT, pension contribution
	91,268.00 (revenue)	Transfer from General Fund
753- Golf Fund	101,192.00	Part time wage increases
592 - Water/Sewer Fund		
535 - Sewer	26,500.00	Staffing adjustments
536 - Water	(8,612.00)	Staffing adjustments
Total Water/Sewer Fund	17,888.00	



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 28 2026

AGENDA ITEM NO 7D

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Stephen Baldante, Public Works Director
Submitted: September 16, 2026
Subject: Motion – To approve a change order for additional pathway repairs

INTRODUCTION AND HISTORY

On June 9, 2026, the city held a competitive bid for pathway repairs throughout the city. The city received four bids with Alpha Paving LLC being the low bidder at \$113,400 for the project. Subsequently, a contract was awarded to Alpha Paving for the asphalt repairs at the July 6th City Council meeting. To date, Alpha Paving has done an outstanding job on the repairs and their bid price to perform the repairs was very competitive. They are currently nearing the end of the proposed contract, and a change order is needed in order to continue necessary repairs to enhance the safety, accessibility and overall quality of the city's pathway network.

The pathway repair project consists of removal and replacement of 4" of asphalt pavement and 4" of aggregate base to address issues on pathways including cracking, tree root intrusion and general deterioration. The deterioration stems from poor sub-base conditions, harsh weather and various other factors. These repairs are needed to ensure safe travel throughout the city's pathway system. Included in the 2026 budget is \$250,000 for pathway repairs throughout the city. There are numerous repairs that are still needed throughout the city and due to the competitive pricing, staff recommend awarding a change order to the existing contract to capitalize on favorable pricing and complete more of the necessary repairs.

STAFF RECOMMENDATION

Staff recommend awarding a change order in the amount of \$135,000 to Alpha Paving LLC for additional pathway repairs throughout the city. The city has adequate budget for the change order in account 202-452-937.001.

MOTION

Move to approve a change order for \$135,000 to Alpha Paving LLC for additional pathway repairs throughout the city.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

BID ITEM: 2026 AH Pathway Repair Project
BID OPENING DATE: June 9, 2026
BID OPENING TIME: 11:00 AM
ELECTRONIC BIDS ACCEPTED? Hard Copy Only
ATTENDED BY: Baldante, Klassen



COMPANY NAME	ADDRESS		Price per sq yrd.		TOTAL
Titan Pavement	6460 Williams Lk Rd., Waterford, MI				\$141,804.00
Alpha Paving LLC	7160 S. State Rd., Goodrich, MI				\$113,400.00
R&R Asphalt	2800 Childs Lake Rd., Milford, MI				\$177,500.00
True North Asphalt	1241 E. 11 Mile Rd., Madison Hts, MI				\$229,154.00

 Mailboxes have been checked for bids that may have been mailed in

 Were electronic bids allowed. If so, was BidNet checked for received bids

also send results to:



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JULY 6, 2026

AGENDA ITEM NO 7D

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Stephen Baldante, Public Works Director
Submitted: June 25, 2026
Subject: Motion – To award a contract for asphalt pathway repairs

INTRODUCTION AND HISTORY

The Department of Public Works has developed a comprehensive, long-term plan to address the deterioration of city pathways in specific areas. This deterioration stems from various factors including poor sub-base conditions, invasive tree roots and harsh weather. Our assessment has identified several critical areas in need of repairs that have cracked and uneven surfaces, potholes, eroded pathway edges or improper draining leading to pooling water. The repairs are required to ensure safe travel throughout the city's pathway system and can present substantial challenges for users with mobility impairments or visual disabilities potentially limiting their access to public spaces. By addressing these issues, we aim to enhance the safety, accessibility and overall quality of the city's pathway network for all residents and visitors.

The 2026 pathway improvement plan prioritizes areas north of Walton Boulevard as well as some areas that have reported deterioration, cracking, or tree root intrusion. Looking ahead, we have allocated funds in our multi-year budget to extend the program and aim to complete all areas within the city by 2029. The bid package instructed all bidders to follow MDOT 2020 Standard Specifications for shares use path installation which includes removal and replacement of 4" of asphalt and 4" of aggregate base. A map of the areas has been attached as Exhibit A for reference.

A competitive bid was held at City Hall on June 9, 2026, and the city received four bids for the pathway repair project. The lowest bidder for the project was Alpha Paving LLC out of Goodrich for the total amount of \$113,400. Alpha Paving LLC has not completed projects for the city in the past, but their experienced crew and successful history of working with utility companies for similar repairs makes them fully equipped to complete the project. The pathway repair work is expected to commence in August and be completed in the Fall.

STAFF RECOMMENDATION

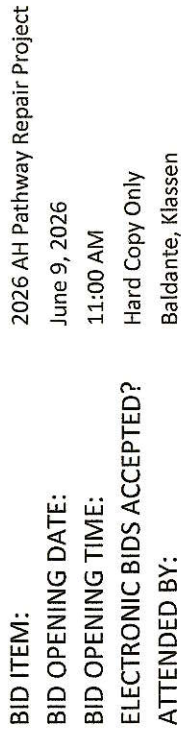
Staff recommend awarding a contract to Alpha Paving LLC for various asphalt repairs throughout the city in the not-to-exceed amount of \$113,400. The funds for the project have been budgeted in the Major Roads Fund.

MOTION

Move to award a contract to Alpha Paving LLC for asphalt repairs throughout the city in the not-to-exceed amount of \$113,400.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



☒ Mailboxes have been checked for bids that may have been mailed in

☒ Were electronic bids allowed. If so, was BidNet checked for received bids

also send results to:

AUBURN HILLS PATHWAY PAVING PROGRAM

Asphalt Path Price/square yard: _____

Estimated Total square yards: **1,800 square yards**

Total Bid Price: _____

****Please note, price requested is in square yards which deviates from 2020 MDOT Standard Specifications*****

The estimated square yards for the project has been provided to calculate Total Bid Price.

**** Please note, pathways will have 4" of aggregate base and 4 total inches of asphalt. 2.5" of HMA, 5EML leveling course and 1.5" of HMA, 5EML wearing course.**

Corporation/Entity Name: _____

Authorized Signature: _____

Date: _____



BID ID: ITB-CAH-10-02-2024-001
BID NAME: Auburn Hills Pathway Project
ITEM: Pathway Removal and Replacement
DUE DATE: October 2, 2024 at 10:00 AM

IMPORTANT DATES

9/18/24	Bid Posting
None	Pre-Bid Meeting
10/02/2024	Bid Opening

The City of Auburn Hills is seeking bids from qualified contractors for required materials and labor to remove and replace pathways throughout the City of Auburn Hills.

Bids will be accepted by the City Clerk until **October 2, 2024 at 10:00 AM**. Bids will be opened at that time in the front lobby of the City Clerk at 1827 N. Squirrel.

Bids to receive consideration shall be received prior to the specified time of opening as designated on the bid form. **NO LATE BIDS WILL BE ACCEPTED.** Bids are considered received when received and date stamped by the office of the City Clerk.

PREPARATION OF BID

- Each bidder shall furnish all information required on the bid form. Erasures or other changes must be initialed by the person signing the bid form.
- If there is any doubt as to the meaning of any part of the specifications or other conditions within this invitation, contact Steve Baldante by email/phone at sbaldante@auburnhills.org / 248-364-6902.

SUBMISSION OF BIDS

- All bids shall be submitted in sealed envelopes and shall include the following information on the face of the envelope:

Bidder's Name
Bidder's Address
Bid Number (ID)
Bid Item (Name of Bid)

Failure to do so may result in a premature opening of or failure to open such proposal. All bids must be hand delivered or mailed to:

Auburn Hills City Clerk's Office
1827 N. Squirrel Road
Auburn Hills, MI 48326

- Bidders are responsible for submitting proposals before stated closing time. Delays in the mail will not be considered. Any proposal received after the stated deadline will be rejected.
- Any bid may be withdrawn by giving written notice to the Clerk's Office before stated closing time. After stated closing time, no bid may be withdrawn or cancelled for a period of one hundred and eighty (180) days after said closing time.

GENERAL INFORMATION

- Pricing shall be stated in units of quantity specified in the Bid Document. In case of discrepancy in computing the amount of the bid, the unit price will govern.
- The proposal evaluation criteria should be viewed as standards, which measure how well a vendor's approach meets the desired requirements and needs of the City.
- All proposals shall be opened publicly at the date and time specified. Each shall be recorded with the name of the proposer. All proposals shall be in accordance with the Purchasing Ordinance and the requirements of this notice in order to be deemed "responsive."
- No proposal will be accepted from any person, firm, or corporation who is in arrears upon any obligation to the City or who otherwise may be deemed irresponsible or unreliable by the City.
- No proposal will be allowed to be withdrawn after it has been deposited with the City of Auburn Hills, except as provided by law. All proposers are held to prices proposed for 180 days or award, whichever comes first, except the successful proposer whose prices shall remain firm through contract expiration.
- Any deviation from the scope of work must be noted in the proposal.
- The Request for Proposal document together with its addenda, amendments, attachments, and modifications, when executed, becomes the contract or part of the contract between the parties.
- Any proposal submitted which requires a down payment or prepayment of any kind prior to work completion and full acceptance as being in conformance with specifications will not be considered for award.
- All costs incurred in the preparation and presentation of this proposal, in any way whatsoever, shall be wholly absorbed by the prospective firm. All supporting documentation shall become the property of the City of Auburn Hills unless requested otherwise at the time of submission. The confidentiality or disclosure of any information submitted is governed by the Michigan FOIA. The City cannot promise, warrant or guarantee confidentiality nor will the information presented be exempt from disclosure under the FOIA. The City may honor requests for confidentiality only to the extent that FOIA permits.
- The City reserves the right to waive any informality in the proposal received, and to accept any proposal or part thereof, which it shall deem to be most favorable to the interests of the City of Auburn Hills.

Sub-Contractors Insurance Requirements

If approval is granted by the City of Auburn Hills for Contractor to subcontract any or all of this contract to others, then prior to commencing the subcontract, the Contractor shall furnish certificates evidencing the same insurance for the City of Auburn Hills as required in this Invitation to Bid document.

Scope of Services:

Please see document titled Scope of Work for the details of the project.

Expectations regarding Pathway Installation:

See attachments for further specifications.

Preparation of Proposal:

Qualified companies are invited to deliver proposals in accordance with the attached plans and specifications. Bids must be based on specified materials; no alternatives will be accepted.

Contract Award:

The City of Auburn Hills reserves the right to accept or reject any or all bids and to waive any informalities or irregularities in any proposal or the bid process. The competency and responsibility of all bidders shall be taken into consideration in the award of the contract for this work. If bidders are unknown to the City of Auburn Hills, or their competency questioned, it shall be understood that they will, upon request, file with the City of Auburn Hills reliable data and references for investigation. The City may make such investigation as it deems necessary to determine the ability of the bidder to perform the work. The City reserves the right to award the contract to the bidder offering the best value, but not necessarily to the one submitting the lowest price. City may award fewer than the indicated bid items and may award them in any combination deemed in the best interest of the City.

Guarantee:

The successful bidder must guarantee the installation for a period of not less than one year against defects of materials or workmanship. This guarantee shall be dated from the time of acceptance of the work and receipt of final payment. The successful bidder shall replace or correct any work proved to be defective (except when it is clearly shown that the defects are caused by misuse) immediately upon notifications in writing without expense to the City.

All work shall be performed in a professional manner using quality equipment and materials, all of which must be maintained and operated with the highest standards as well as meeting all Michigan Occupational Safety Health Administration (MIOSHA) regulations.

Contractor is advised that their employees must act in a polite and professional manner at all times and refer any questions, complaints, or concerns received from the public to a representative of the City.

The City reserves the right to require the contractor to replace any employee the City deems to have performed in a non-professional, or discourteous manner toward the public or any City representative.

All employees of the awarded firm assigned to this project shall carry proper company identification and be dressed in a company uniform so as to present a professional appearance. Use of tobacco products while providing services to the City is strongly discouraged.

Minimum Qualifications:

Bidders will be rejected and deemed non-responsive if they do not meet the following qualifications:

- The bidder must be duly licensed by the appropriate authorities to provide the services required.
- The bidder must provide three business references where similar contracted services have been completed.

Additional Requirements for Potential Bidders:

If during the course of the pathway removal/replacement the contractor should damage any interior or exterior area, the contractor will be responsible for all necessary repairs interior and exterior that is disturbed by their work.

Contractor shall be responsible for the repair of any adjoining work on which his work, in any way, is dependent for its proper installation.

Contractor shall take all the necessary measures and precautions to protect surroundings and attachments (interior and exterior) and shall be liable for all damages that may be caused by his actions and work.

The Contractor shall perform all other work as required to deliver a completed and satisfactory job using skilled craftsmen. All measurements and the Scope of Work must be verified on the job by the contractor.

Insurance Requirements for Work on/or Within City Property/Facilities:

Liability Insurance

An ACORD certificate of insurance, or its equivalent, shall be furnished to the City of Auburn Hills at 1827 North Squirrel Road, Auburn Hills, Michigan 48326 evidencing insurance in force for the duration of and applicable to this contract with an insurance company acceptable to the City of Auburn Hills with a minimum A.M. BEST rating of "A", and the following minimum requirements:

a. General Liability (affording coverage not less than ISO Commercial General Liability coverage form):

I. Check mark indicating occurrence as opposed to claims made form

II. Limits of Liability:

\$2,000,000 each occurrence

\$4,000,000 general and products-completed operations aggregates

III. Personal Injury \$2,000,000 aggregate

b. Automobile Liability:

I. Check mark indicating coverage as to any automobile

II. Certificate must reflect Michigan "No Fault" PIP and PPI statutory coverages are also afforded

III. Limits of Liability: \$2,000,000 combined single limit

c. Acceptable alternate limits are combinations of primary and excess or umbrella limits to equal not less than those shown in (a) and (b) above.

d. Description section of ACORD form is to read: *It is understood and agreed that the following shall be additional insured: The City of Auburn Hills, including all elected and appointed officials, all employees and volunteers, all boards, commissions, and/or authorities, including but not limited to the Tax Increment Finance Authority, Brownfield Redevelopment Authority and the Building Authority, and their employees, representatives and volunteers. The coverage shall be primary to the additional insured and not contributing with any other insurance or similar protection available to the additional insured. This shall not apply to the contractor's required worker's compensation/employer's liability.*

e. The Description of Operation section of the Certificate shall also name or describe the project and/or event for which coverage is provided.

Owner's and Contractor's Protective Liability

The Contractor shall procure and maintain during the life of the contract Owner's and Contractor's Protective Liability and Insurance in the name of the City of Auburn Hills, in an amount not less than \$2,000,000 per occurrence, and \$4,000,000 aggregate for injuries, including death, to persons and property damage including loss of use thereof. This insurance shall be in an insurance company acceptable to the City of Auburn Hills.

Workers Compensation

The Contractor shall procure and maintain during the life of the contract, statutory Michigan Workers Compensation and Employers Liability Insurance for all employees employed at or in the vicinity of the Contractor's property, or any property used in connection with the Contractor's operation or in carrying out any work related to this contract.

Michigan Workers Compensation and Employers Liability Insurance shall be procured and maintained with the following limits of liability:

- \$100,000 E.L. each accident
- \$100,000 E.L. each disease – each employee
- \$500,000 E.L. Disease – Policy Limit

This insurance shall comply with all applicable rules and regulations of the State of Michigan, and shall be in an insurance company acceptable to the City of Auburn Hills.

Certificate of Insurance

The Contractor agrees that he/she will file all required Certificates of Insurance satisfactory to the City of Auburn Hills with the City of Auburn Hills simultaneously with or prior to the execution of this contract indicating that the insurance required herein has been issued and is in full force and effect.

Further, the Contractor will provide updated certificates annually prior to the policies expiration dates, to indicate that the policies and conditions required hereunder are in full force and effect during the life of this contract.

Hold Harmless/Indemnification Agreement

It is further required that all contractors providing services or performing duties for the City of Auburn Hills and/or its Authorities shall enter into a Hold Harmless/Indemnification Agreement with the City and all other entities, in which Agreement the Contractor and its employees, representatives and agents agrees to release, indemnify, defend, and hold harmless The City of Auburn Hills, including all elected and appointed officials, all employees, representatives, and volunteers, all boards, commissions, and/or authorities, including but not limited to the Tax Increment Finance Authority, Brownfield Redevelopment Authority and the Downtown Development Authority, and their officers, employees, representatives and volunteers from any injuries, liability, damages, expenses, attorney's fees, causes of action, suits, claims or judgments, costs, incurred and/or arising from the Contractor's performing its work, jobs, duties and/or any other actions and/or omissions of the Contractor and/or its employees, representatives and/or agents pertaining to and/or in connection with the Activity.



Respectfully Submitted By,

Company: Click or tap here to enter text.

Address: Click or tap here to enter text.

Telephone: Click or tap here to enter text.
to enter text.

Fax: Click or tap here

Email: Click or tap here to enter text.

Authorized Signature

Title

Printed Name

Date

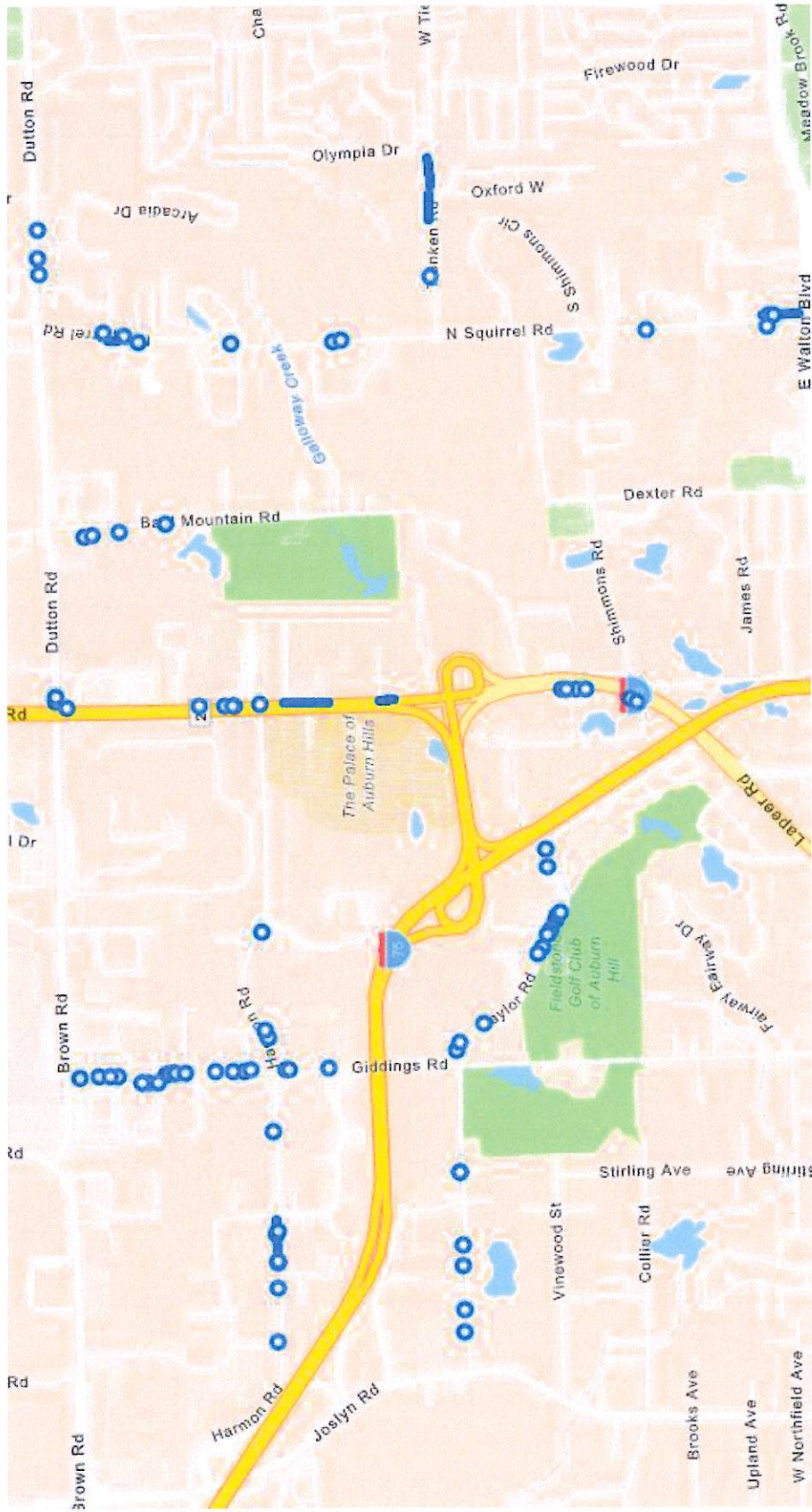
Approval of Contract

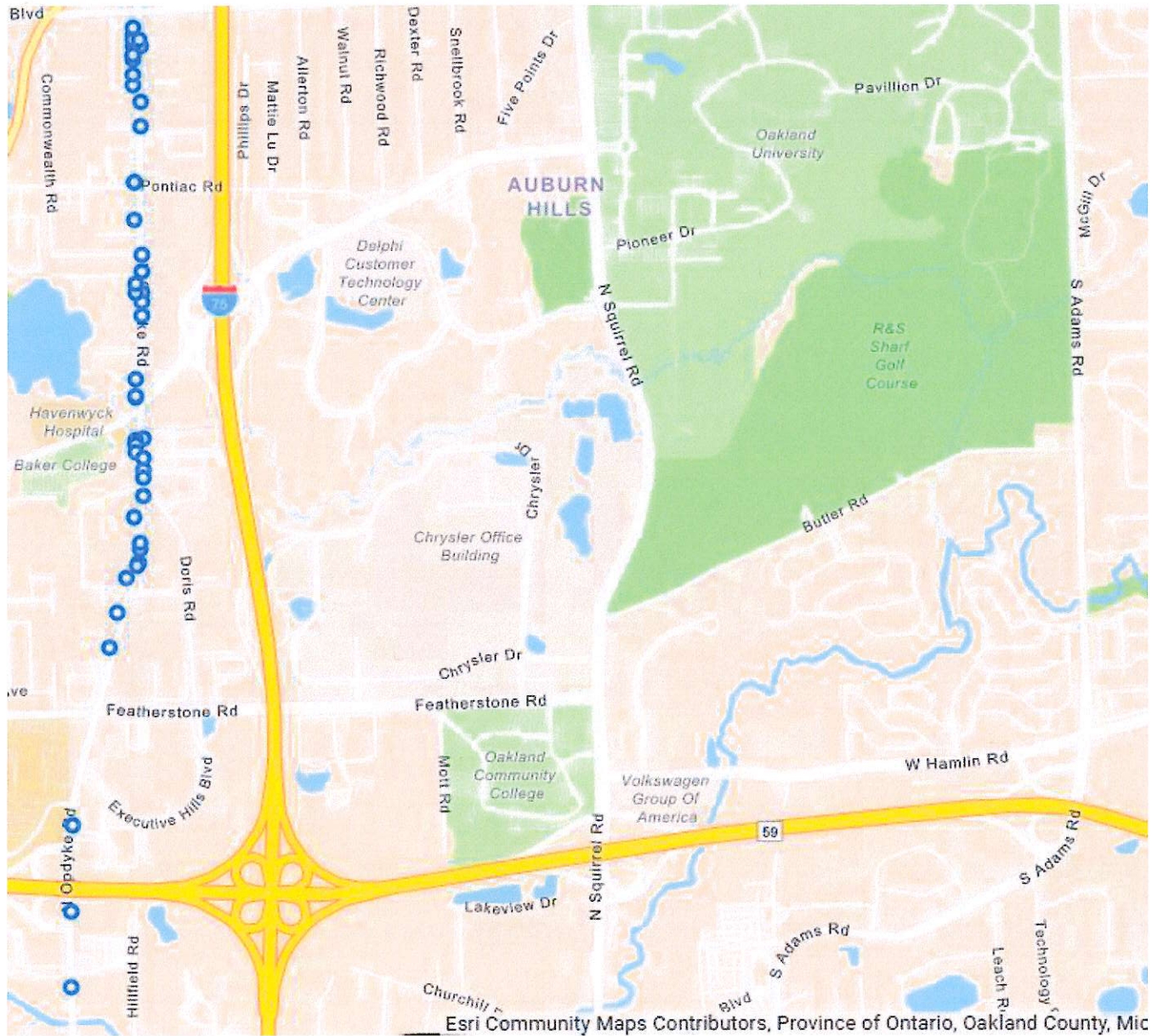
City Representative

Title

Printed Name

Date







CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 28, 2026

AGENDA ITEM NO 7E

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads
Submitted: September 21, 2026
Subject: Motion – Approve The 2026-2027 Winter Operations Agreement Between the City of Auburn Hills and the Road Commission for Oakland County.

INTRODUCTION AND HISTORY

Since 2012, the City of Auburn Hills has participated in an agreement with the Road Commission for Oakland County (RCOC) to provide winter maintenance on South Boulevard and Adams Road. In 2019, RCOC and the City agreed to add Brown Road from Giddings Road to Squirrel Road and Walton Boulevard from Perry Street to Squirrel Road to our winter maintenance agreement for a total of 7.12 miles. Winter maintenance consists of snowplowing and salting in accordance with RCOC standard practices and guidelines. Other road maintenance functions such as the filling of potholes remains the responsibility of RCOC.

The 2026-2027 agreement has an increase of 4% which increases the compensation from \$51,711.33 to \$53,779.79. Included in this packet is the RCOC cover letter (Exhibit 1), the winter operations agreement (Exhibit 2) that includes the cost breakdown and the insurance provision as Exhibits A and B respectively.

STAFF RECOMMENDATION

Staff recommends approval of the 2026-2027 Winter Operations Agreement between the City of Auburn Hills and the Road Commission for Oakland County.

MOTION

Move to approve the 2026-2027 Winter Operations Agreement between the City of Auburn Hills and the Road Commission for Oakland County. Services to be reimbursed from the Road Commission for Oakland County to the City of Auburn Hills in the amount of \$53,779.79.

EXHIBITS

Exhibit 1 – RCOC Cover Letter

Exhibit 2 – 2026-2027 Winter Operations Agreement

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



QUALITY LIFE THROUGH GOOD ROADS:
ROAD COMMISSION FOR OAKLAND COUNTY
"WE CARE."

Board of Road Commissioners

James Esshaki
Commissioner

Tylene L. Henry
Commissioner

Eric D. McPherson
Commissioner

Dennis G. Kolar, P.E.
Managing Director

Gary Piotrowicz, P.E., P.T.O.E.
*Deputy Managing Director
County Highway Engineer*

**Highway Maintenance
Department**

**2420 Pontiac Lake Road
Waterford, MI 48328**

248-858-4881

www.rcocweb.org

September 10, 2026

Mr. Jason Hefner
Manager of Fleet & Roads
Department of Public Works
1500 Brown Road
Auburn Hills, MI 48326

RE: 2026-2027 Winter Maintenance Agreement

Dear Mr. Hefner:

Attached is a copy of Winter Maintenance Agreement between the Road Commission for Oakland County and the City of Auburn Hills.

This 2026-2027 agreement has an increase of 4%, which increases the amount from \$51,711.33 to \$53,779.79.

If this agreement is satisfactory, please electronically send one signed copy of the agreement and the resolution of approval by your Board to my account assistant Lema Sabbagh, email, lsabbagh@rcoc.org. One fully signed copy will be returned to you upon approval by the Board of Road Commissioners.

Please provide proof that your liability insurance covers this agreement and particularly covers your personnel and equipment working on county roads under the jurisdiction of the Board of Road Commissioners. If there are any changes in this coverage during the term of this agreement, we must be notified of these changes. We will also need a current certificate of membership in the Michigan Municipal Workers Compensation Fund.

The Board of Road Commissioners and I extend our appreciation to you, the City Council, and your personnel for the fine work that has been done. We will continue to cooperate in any way to provide our citizens with the best road system possible.

We request that your signed agreement be returned to us no later than the end of November, so that we may present the agreement to our Board prior to the end of the year, which will allow RCOC to make payments via the agreement.

Sincerely,

Darryl M. Heid, P.E.

/ls
Attachment

2026-2027 WINTER MAINTENANCE AGREEMENT
CITY OF AUBURN HILLS

Under 1951 PA 51, As Amended

This Winter Maintenance Agreement (“Agreement”) is made this ____ day of _____, 2026, between the Board of County Road Commissioners of the County of Oakland, State of Michigan, a public body corporate, hereinafter referred to as the “Board,” and the City of Auburn Hills, Oakland County Michigan, a Michigan municipal corporation hereinafter referred to as the “City.”

WHEREAS, certain county primary and local roads more specifically set forth in Exhibit A, attached hereto, are under the jurisdiction and control of the Board and are located within or adjacent to the City; and

WHEREAS, The City desires to be responsible for certain winter maintenance of said roads under the terms of this Agreement, and the Board is willing to participate in the cost thereof as provided in Section III of this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants set forth herein as provided, it is hereby agreed as follows:

I

The City will perform Winter Maintenance of certain roads under the terms of this Agreement, and the Board will participate in the cost thereof as provided in Section III of this Agreement. “Winter Maintenance,” herein required to be performed by the City, shall mean snow removal and ice control, on all roads listed in Exhibit A, as follows: Snow removal by blading, plowing and other methods necessary to make the roads reasonably safe for public travel, and ice control by salting, sanding, scraping and other methods necessary to make the roads reasonably safe for public travel, together with such other work and services, such as recordkeeping and insurance, required by this Agreement. All Winter Maintenance work and services performed by the City shall be in accordance with the Board’s maintenance guidelines, including the Board adopted Winter Maintenance Guidelines, the Board’s standard practices and this Agreement.

II

The City shall keep accurate and uniform records of all Winter Maintenance work performed pursuant to this Agreement. The Board shall have the right to audit City accounts and records insofar as such documents concern this Agreement and the work and services performed and to be performed hereunder.

III

In consideration of the assumption of Winter Maintenance by the City, the Board hereby agrees to pay to the City the sum of \$53,779.79, as set forth in Exhibit A, attached hereto and made a part hereof. Such amounts are to be used by the City for Winter Maintenance. Payments are to be made by the Board to the City as follows:

50% in December 2026
50% in March 2027

The making of said payments shall constitute the Board’s entire obligation in reference to Winter Maintenance.

IV

The City hereby agrees to hold harmless, represent, defend and indemnify the Board, the Road Commission for Oakland County, its officers, and employees; the County of Oakland; the Office of the Oakland County Water Resources Commissioner and applicable drainage district(s); the Michigan State Department of Transportation and the Transportation Commission; and any and all local unit(s) of government within which the roads subject to this Agreement are located, against any and all claims, charges, complaints, damages, or causes of action for (a) public or private property damage, (b) injuries to persons (including death), or (c) other claims, charges, complaints, damages or causes of action arising out of the performance or non-performance of the activities which are the subject matter of this Agreement, specifically those activities set out in Section I, both known and unknown, whether during the progress or after the completion thereof. However, this hold harmless provision does not apply in so far as any claim or suit is alleged to be, or demonstrated to be, the result of a defect in highway design or condition and not related to the Winter Maintenance activities set out in Section I. Further, since the Board has the statutory responsibility for maintenance of the roads under this Agreement, it is the intent of the parties that the delegation by this Agreement of those maintenance responsibilities to the City provide immunity to the City as an agent of the Board. Therefore, the City falls within the governmental immunity protection of the Board.

During that part of the year that the City is providing Winter Maintenance under Section I, the City agrees to promptly notify the Board as soon as possible, but not longer than 5 days, should it become aware of defects or maintenance requirements in the roads set forth in Exhibit A, if said defects or maintenance requirements are not Winter Maintenance subject to this Agreement.

V

The City shall acquire and maintain, during the term of the Agreement, statutory worker's compensation insurance, employer's liability insurance, automobile and comprehensive general liability insurance coverages, as more fully described in Exhibit B attached hereto, covering the Board's liability for any and all claims arising out of the City's performance or non-performance of the activities which are the subject matter of this Agreement.

Without the prior written consent of the Board, the City shall not cancel, reduce, or fail to renew the insurance coverage required by this Agreement. Certificates of insurance for each policy of insurance required by this Agreement shall provide for 30 days actual (not "endeavor to"), prior, written notice to the RCOC by the insurance carrier of any cancellation, termination, reduction or other material change of the policy; and the City shall deliver such certificates to the RCOC.

VI

The City further agrees to comply with all applicable laws and regulations, including without limitation, laws and regulations of the State of Michigan for safeguarding the air and waters of the State. In particular, City facilities and operations must meet the provisions of Part 5 (Spillage of Oil and Polluting Materials) rules promulgated pursuant to Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. (Rules R324.2001 through R324.2009 address release prevention planning, secondary containment, surveillance, and release reporting requirements).

VII

In accordance with Michigan 1976 Public Acts No. 220 and 453, being MCLA §§37.1209 and 37.2209, as the same may be amended, the City and its subcontractors shall not discriminate against an employee or

applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment, or matter directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, height, weight, or marital status; or because of a disability that is unrelated to the individual's ability to perform the duties of a particular job or position. A breach of this covenant may be regarded as a material breach of this Agreement.

VIII

It is the intention of the parties hereto that this Agreement is not made for the benefit of any third party.

It is anticipated that subsequent agreements regarding Winter Maintenance activities will be executed annually by the Parties hereto.

The terms and conditions of this Agreement shall become effective on October 1, 2026, and shall continue in full force and effect until a subsequent Winter Maintenance agreement has been executed by the parties hereto or until this Agreement is terminated, as set forth below.

In the event that a subsequent Winter Maintenance agreement has not been executed by the parties hereto on or before September 1, 2027, either party may terminate this Agreement by providing the other party hereto with written notice of intent to terminate, at least thirty (30) days prior to the date of termination.

This Agreement is executed by the Board at its meeting of _____,
and by the City by authority of a resolution of its governing body, adopted _____,
(copy attached as Exhibit C).

Witnesses:

CITY OF AUBURN HILLS
A Municipal Corporation

By: _____

Its: _____

By: _____

Its: _____

Witnesses:

BOARD OF COUNTY ROAD COMMISSIONERS
OF THE COUNTY OF OAKLAND,
A Public Body Corporate

By: _____

Its: _____

By: _____

Its: _____

PROPOSED WINTER MAINTENANCE

2026-2027

CITY OF AUBURN HILLS

EXHIBIT A

Adams

Extending from S. Boulevard to Forester

<u>Miles</u>	<u>Cost Per Mile</u>	
0.19	\$4,809.23	\$ 913.75
0.59	\$6,823.44	\$ 4,025.83
0.12	\$8,416.16	\$ 1,009.94
<u>0.38</u>	<u>\$10,380.44</u>	<u>\$ 3,944.57</u>
1.28		\$ 9,894.09

Brown Rd.

Extending from Giddings to Squirrel

<u>Miles</u>	<u>Cost Per Mile</u>	
0.41	\$4,809.23	\$ 1,971.78
0.42	\$6,823.44	\$ 2,865.84
1.25	\$8,416.16	\$10,520.20
<u>0.24</u>	<u>\$10,380.44</u>	<u>\$ 2,491.31</u>
2.32		\$17,849.13

South Boulevard

Extending from Opdyke to Adams

<u>Miles</u>	<u>Cost Per Mile</u>	
1.18	\$4,809.23	\$ 5,674.89
0.75	\$8,416.16	\$ 6,312.12
<u>0.07</u>	<u>\$10,380.44</u>	<u>\$ 726.63</u>
2.00		\$12,713.64

Walton

Extending from E. Pontiac City Limit to Squirrel

<u>Miles</u>	<u>Cost Per Mile</u>	
1.25	\$8,416.16	\$10,520.20
<u>0.27</u>	<u>\$10,380.44</u>	<u>\$ 2,802.72</u>
1.52		\$13,322.92

Total Miles

7.12	TOTAL	\$53,779.79
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CITY OF AUBURN HILLS

EXHIBIT A
(cont.)TWO LANES (\$4,809.23 per mile)

<u>Miles</u>	<u>Cost Per Mile</u>	
0.19	\$4,809.23	\$ 913.75
1.18	\$4,809.23	\$ 5,674.89
<u>0.41</u>	\$4,809.23	<u>\$ 1,971.78</u>
1.78		\$ 8,560.43

THREE LANES (\$6,823.44 per mile)

<u>Miles</u>	<u>Cost Per Mile</u>	
0.59	\$6,823.44	\$ 4,025.83
<u>0.42</u>	\$6,823.44	<u>\$ 2,865.84</u>
1.01		\$ 6,891.67

FOUR OR FIVE LANES (\$8,416.16 per mile)

<u>Miles</u>	<u>Cost Per Mile</u>	
0.12	\$8,416.16	\$ 1,009.94
0.75	\$8,416.16	\$ 6,312.12
1.25	\$8,416.16	\$10,520.20
<u>1.25</u>	\$8,416.16	<u>\$10,520.20</u>
3.37		\$28,362.46

SIX OR MORE LANES (\$10,380.44 per mile)

<u>Miles</u>	<u>Cost Per Mile</u>	
0.38	\$10,380.44	\$ 3,944.57
0.24	\$10,380.44	\$ 2,491.31
0.27	\$10,380.44	\$ 2,802.72
<u>0.07</u>	\$10,380.44	<u>\$ 726.63</u>
0.96		\$ 9,965.22
<u>Total Miles</u>		
7.12		TOTAL \$53,779.79

50% in December, 2026 \$26,889.89

50% in March, 2027 \$26,889.90

\$53,779.79

EXHIBIT B

2026-2027 WINTER MAINTENANCE AGREEMENT

ROAD COMMISSION FOR OAKLAND COUNTY

INSURANCE PROVISION (CITY)

Insurance Coverage:

The City, prior to execution of the maintenance agreement, shall file with the Road Commission for Oakland County, copies of completed certificates of insurance as evidence that he carries adequate insurance satisfactory to the Board. Insurance coverage shall be provided in accordance with the following:

- a. Worker's Compensation and Employer's Liability Insurance: The insurance shall provide worker's compensation protection for the City's employees, to the statutory limits of the State of Michigan, and provide Part B Employers Liability as follows:

Each Accident	\$1,000,000
Disease – Each Employee	\$1,000,000
Disease – Policy Limit	\$1,000,000

The indemnification obligation under this section shall not be limited in any way by any limitation on the amount or type of damage, compensation or benefits payable by or for the City under worker's disability compensation coverage established by law.

- b. Bodily Injury and Property Damage: The insurance shall provide protection against all claims for damages to public or private property, and injuries to persons arising out of and during the progress and to the completion of the work, and with respect to product and completed operation for one year, after completion of the work.
1. Bodily Injury and Property Damage Other Than Automobile: The minimum limits of property damage and bodily injury liability covering each contract shall be:

Bodily Injury and Property Damage Liability:	or: Combined Single Limit:
Each Person \$1,000,000	Aggregate \$2,000,000
Each Occurrence \$1,000,000	
Aggregate \$2,000,000	

Such insurance shall include: 1) explosion, collapse, and underground damage hazards (x,c,u), which shall include, but not be limited to coverage for (a) underground damage to facilities due to drilling and excavating with mechanical equipment; and (b) collapse or structural injury to structures due to blasting or explosion, excavation, tunneling, pile driving, cofferdam work, or building moving or demolition; (2) products and completed operations; (3) contractual liability; and (4) independent contractors coverages.

2. Bodily Injury Liability and Property Damage Automobiles: The minimum limits of bodily injury liability and property damage liability shall be:

Bodily Injury and Property Damage Liability: Each Person \$1,000,000 Each Occurrence \$1,000,000	or: Combined Single Limit: Each Occurrence: \$1,000,000
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Such insurance shall include coverage for all owned, hired, and non-owned vehicles.

- c. Excess and Umbrellas Insurance – The City may substitute corresponding excess and/or umbrella liability insurance for a portion of the above listed requirements in order to meet the specified minimum limits of liability.
- d. The City shall provide for and on behalf of the Road Commission for Oakland County and all agencies specified by the Road Commission, as their interest may appear, Owner’s Protective Public Liability Insurance. Such insurance shall provide coverage and limits the same as the City’s General Liability Insurance.
- e. Notice – The City shall not cancel, renew, or non-renew the coverage of any insurance required by this Section without providing 30-day prior written notice to the Road Commission for Oakland County. All such insurance shall include endorsement whereby the insurer shall agree to notify the Road Commission for Oakland County immediately of any reduction by the City. The City shall cease operations on the occurrence of any such cancellation or reduction and shall not resume operations until new insurance is in force. If the City cannot secure the required insurance within 30 days, the Board reserves the right to terminate the Contract.
- f. Reports: The City or its insurance carrier shall promptly report to the Road Commission all of the following events each time as they occur: Claims received, claims investigations made, and disposition of claims.

See provisions of the maintenance agreement to which Exhibit B is attached.



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 28, 2026

AGENDA ITEM NO 9A

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Stephanie Carroll, Economic Development Manager
Submitted: September 28, 2026
Subject: Motion – Move to approve Amendment No. 1 for the Bill Saad Properties, LLC Redevelopment of four parcels at Joslyn and Pacific Roads, including Parcels 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026.

INTRODUCTION AND HISTORY

At its August 25, 2026, meeting, the Auburn Hills Brownfield Redevelopment Authority (AHBRA) considered and approved Brownfield Plan Amendment #1 for Bill Saad Properties, LLC, covering approximately 4.67 acres at the intersection of Joslyn and Pacific Roads. The project involves constructing a new gas station and convenience store on four currently vacant parcels. The AHBRA approved the original Brownfield Plan in May 2023, and the City Council approved it in June 2023, with approximately \$572,337 in eligible brownfield activities. This amendment seeks to include additional eligible activities that support the remediation and reuse of a challenged property.

Due to changes in Public Act 381, the requested amendment would allow reimbursement through local tax increment financing (TIF) for additional brownfield-eligible activities, including site preparation and infrastructure improvements. The property qualifies because it is adjacent to a large former landfill that meets the amended Act's statutory requirements.

Environmental Conditions

Environmental investigations completed between 2022 and 2023 identified multiple recognized environmental conditions that present barriers to redevelopment, including:

- Historical petroleum releases associated with former aboveground and underground storage tanks.
- Soil, groundwater, and soil gas contamination containing metals, volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PNAs), and methane.
- Potential vapor intrusion concerns requiring mitigation.
- Influence from contamination is associated with the adjacent former landfill.

Proposed Eligible Activities

The amendment expands the eligible activities beyond those previously approved to include:

- Environmental assessment and due care activities.
- Installation of a vapor mitigation system and contaminated soil management.
- Demolition of existing utilities.
- Site preparation activities, including grading, specialized foundation support, erosion control, access improvements, and temporary facilities.
- Public infrastructure improvements, including sidewalks and driveway approaches.
- Brownfield Plan preparation and implementation costs.

Financial Summary

The amended Brownfield Plan includes an estimated \$1,431,992 in total eligible costs, consisting of:

- Environmental Activities: \$240,606
- Demolition: \$2,500

- Site Preparation: \$869,750
- Infrastructure Improvements: \$111,726
- Brownfield Plan Preparation and Implementation: \$28,500

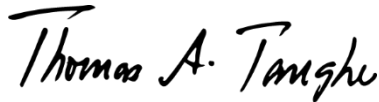
STAFF RECOMMENDATION

Approval of Brownfield Plan Amendment #1 will allow additional eligible activities associated with the contaminated property to be incorporated into the already approved brownfield plan. Expanding the eligible activities provides greater flexibility to address the site's environmental and redevelopment needs, while utilizing brownfield tax increment financing to help offset eligible project costs. The amendment supports the Brownfield Authority's objectives by facilitating the remediation and productive reuse of contaminated property, encouraging private investment, and positioning the property to generate increased taxable value.

MOTION

Move to approve Amendment No. 1 for the Bill Saad Properties, LLC Redevelopment of four parcels at Joslyn and Pacific Roads, including Parcels 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026.

I CONCUR:



THOMAS A. TANGHE, CITY MANAGER

A low-angle, upward-looking photograph of several modern skyscrapers with glass facades, creating a sense of height and architectural scale. The buildings are arranged in a way that they seem to converge towards the top of the frame.

 AKT PEERLESSTM
ENVIRONMENTAL SERVICES



Bill Saad Properties, LLC Brownfield Plan Amendment #1

Brownfield Redevelopment Authority Meeting
August 25, 2026

Bill Saad Properties, LLC

Project Location – 3681 Joslyn Road

Current

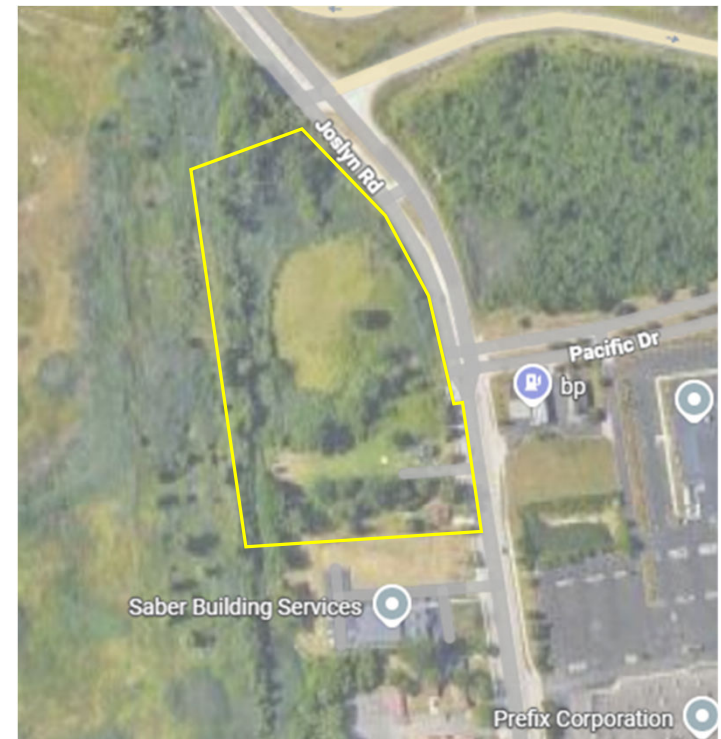
- Four parcels comprising 4.67 acres located on the westside of Joslyn Road between Great Lakes Crossing Drive and Collier Road.
- The Eligible Property contains a structurally vacant, vegetated lot.

Environmental Challenges

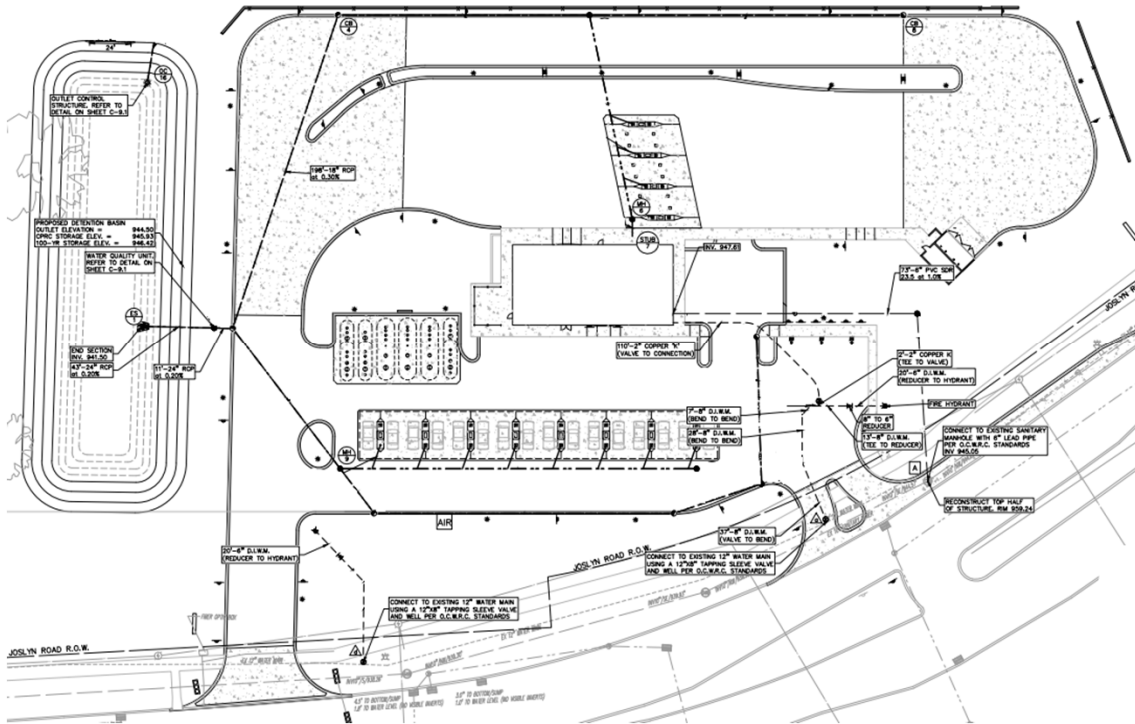
- Historical used for residential purposes from 1951 until 1990s.
- Impact from a former leaking underground storage tank (heating oil), and adjacent landfilling operations.
- Presence of soil and groundwater contamination and subsurface methane concentrations above State criteria.

Brownfield Act Eligibility

- Designated a “facility” under Part 201 of NREPA



1



Commercial Redevelopment

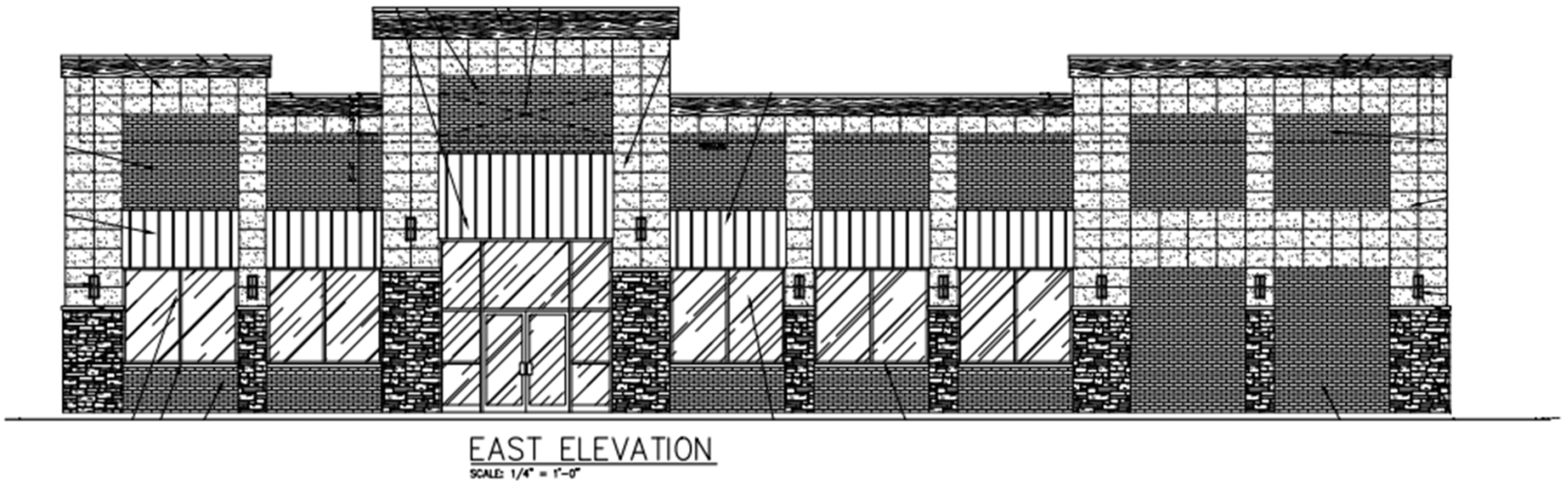
- Construction of a new, efficient fueling station and convenience store with access and visibility on Interstate 75.
- Associated parking spaces for semi-trucks behind the convenience center.

Project Cost

- \$6.3 Million

Bill Saad Properties, LLC

The Project



Bill Saad Properties, LLC

Changes to Public Act 381

Changes to the Act in 2023

- Housing Subsidy in support of Affordable Housing
- Addition of Qualified Facilities

Qualified Facility – Section 2(tt)

- Property that is part of a larger landfill facility area of 15 acres or greater
- Located in a City that contains, contained, or is adjacent to a landfill, materials recycling facility, or an asphalt plant that is no longer in operation

What it Means

- Allows the costs of Site Preparation Activities and Public Infrastructure Improvements as brownfield eligible activities regardless if the community is a qualified unit of government (core community).

Brownfield Plan Amendment #1

- The Eligible Property is now a “Qualified Facility” as defined in the Act

Qualified Facility Status

- Adjacent to Parcel 02-14-04-376-002, a property formerly used for landfilling
- Adjacent parcel is approximately 115.64 acres.
- Zoned LF-11 (Landfilling Recreational): landfill and disposal sites that have been reclaimed, closed, and redeveloped for passive or recreational use

Additional Brownfield Eligible Costs

- Site Preparation Activities and Public Infrastructure Improvements are now brownfield eligible for the project

Bill Saad Properties, LLC

Brownfield Amendment #1

Original Brownfield Plan

- Approved by AHBRA on May 9, 2023, and by Council on June 19, 2023
- Eligible Activities
 - Phase I/II, BEA, Due Care Planning
 - Vapor Mitigation Design and Implementation
 - Site Demolition
 - Preparation/Implementation of a Brownfield Plan
- Total Reimbursable Costs: \$572,337
- ACBRA Administration Fee (10%): \$86,673
- Local Brownfield Revolving Fund: \$207,718
- Plan Duration: 25 years

Brownfield Plan Amendment #1

- Eligible Activities
 - Eligible Activities from Original Brownfield Plan
 - Site Preparation Activities including specialized foundation support, temporary access roads, security and facilities, and soil erosion
 - Infrastructure Improvements including the construction of drive approaches and public sidewalk
- Total Reimbursable Costs: \$1,431,992
- ACBRA Administration Fee (5%): \$64,042
- Local Brownfield Revolving Fund: \$271,173
- Plan Duration: 30 years

Project Contacts

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Teresa Bruce

Premier Construction & Design

teresa@premierconstruction.com

248-231-3615

Ryan Higuchi

AKT Peerless Environmental Services

higuchir@aktpeerless.com

248-915-6057



Thank you!

Memorandum

TO: Auburn Hills Mayor and City Council

FROM: Ryan Higuchi, Senior Project Manager, AKT Peerless

DATE: September 23, 2026

SUBJECT: **Brownfield Plan Amendment #1 – Bill Saad Properties, LLC., 4 Parcels at Joslyn and Pacific Roads, Auburn Hills, Michigan**

Introduction & Proposed Redevelopment

The Eligible Property is comprised of four contiguous parcels of approximately 4.67-acres located at Joslyn Road (Parcels 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026), Auburn Hills, Oakland County, Michigan. The proposed redevelopment of the vacant parcels is a new gasoline filling station and convenience store.

The environmental conditions, as described in greater detail below, are a barrier to the redevelopment of this site. Due to the known contamination, the redevelopment of this property has extenuating costs that exceed the cost to redevelop a greenfield site. On May 9, 2023, the Authority approved a Brownfield Plan for the Eligible Property in support of brownfield eligible activities estimated at \$572,337. The Plan was later approved by the City on June 19, 2023. The Developer, Bill Saad, of Bill Saad Properties, LLC., owner of the property, is seeking additional support from the Auburn Hills Brownfield Redevelopment Authority (AHBRA) for an amendment to the original Brownfield Plan to assist in the repayment of brownfield eligible activities.

The purpose of the Brownfield Plan Amendment #1 is to qualify the Eligible Property as a “qualified facility” as defined in Section 2(tt) of Act 381, which was amended in 2023. Qualification of the Eligible Property as a “qualified facility” allows additional eligible activities to be included into the amended Brownfield Plan.

Environmental Considerations

2022 Phase I Environmental Site Assessment (ESA) prepared by AKT Peerless

AKT Peerless completed a Phase ESA of the Eligible Property in September 2022. At the time of the assessment, the Eligible Property consisted of vacant vegetated (grassy and shrub) land. AKT Peerless’ Phase I ESA identified the following RECs in connection with the Eligible Property:

- In April 1991, an AST containing heating oil was found to be leaking adjacent to a former on-site residential structure located on the southeastern portion of the Eligible Property. Heating oil was reported to have leaked within the crawl space of the former residential structure and on to off-site properties. The AST was removed from the property in 1991; however, confirmation sampling was not conducted subsequent to its removal.

- In 2003, a subsurface investigation was conducted on the Eligible Property that identified concentrations of arsenic, barium, and chromium within on-site groundwater exceeding the EGLE Part 201 Residential Cleanup Criteria (RCC). A BEA was subsequently prepared and submitted to EGLE.
- In 2018, a subsurface investigation conducted on the Eligible Property identified soil, groundwater, and soil gas contamination at the Eligible Property. Concentrations of select PNAs and metals were detected within on-site soil and/or groundwater exceeding the EGLE Part 201 RCC. Further, concentrations of methane were detected within soil gas samples exceeding the EGLE Acton Level.
- In November 1991, during road construction activities, a UST was found beneath a utility trench box adjacent to Joslyn Road on the northern adjoining property. Upon its removal, groundwater verification samples collected identified concentrations of petroleum compounds exceeding the EGLE Part 201 RCC.
- The western adjoining property (3951 Joslyn Road) historically operated as a landfill from at least 1966 to 1979. The landfill was reported to have been unlined and utilized for the acceptance of industrial waste and general refuse from Pontiac Motors, Fisher Body, and the City of Detroit. By 1987, the site was reported to be contaminated and presented the potential for offsite contamination.

2023 Supplemental Phase II ESA prepared by AKT Peerless

To further evaluate the RECs identified in AKT Peerless' September 2022 Phase I ESA and to assist with evaluation of due care obligations associated with potential future redevelopment activities, AKT Peerless completed a supplemental subsurface investigation of the Eligible Property in February 2023.

The results of the investigation identified metals, VOCs, and PNAs in soil at concentrations exceeding EGLE Part 201 Criteria. Additionally, VOCs and PNAs were detected in soil at concentrations exceeding the EGLE September 2020 Non-Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels, and methane screening identified concentrations of methane gas above the EGLE Action Level, representing a potential vapor intrusion concern (VIC).

Based on laboratory analytical results, all four parcels of the Eligible Property meet the definition of a *facility*, as defined in Part 201 of NREPA. AKT Peerless recommended future owner(s)/operator(s) prepare a BEA report for liability protection and comply with due care obligations.

Brownfield Plan and Eligible Activities

The Developer is seeking approval of Brownfield Plan Amendment #1 in support of the redevelopment of the Eligible Property. The Developer will incur the cost of eligible activities and request reimbursement of Tax Increment Revenue (TIR), to be repaid over the course of the Plan. The original Brownfield Plan was approved for eligible costs on the Eligible Property for activities that included: Work Plan Exempt Activities, Due Care Compliance Activities, Demolition Activities, and Preparation and Implementation of the Brownfield Plan.

Brownfield Plan Amendment #1 qualifies of the Eligible Property as a "qualified facility", as defined in Section 2(tt) of Act 381 (amended in 2023), meaning that it is part of a larger landfill facility area of 15 or more contiguous acre as that is located in a City that contains, contained, or is adjacent to a landfill, a material recycling facility, or an asphalt plant that is no longer in operation. The Eligible Property is adjacent to Parcel 02-14-04-376-002, which is approximately 115.64 acres that was formerly used for

landfilling, and zoned LF-11 (Landfilling Recreational) which is used to designate formally used landfill and disposal sites that have been reclaimed, closed, and redeveloped for passive or recreational use. Pursuant to Section 2(o)(vi) of Act 381, the following activities are eligible for reimbursement when conducted on Eligible Property that is a qualified facility that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted:

- Infrastructure improvements that directly benefit the Eligible Property
- Site preparation activities that are not response activities.

As such, Brownfield Plan Amendment #1 includes additional eligible costs associated with these activities. Eligible Activities include Work Plan Exempt Activities of \$31,850 including a Phase I ESA, Phase II ESA, preparation of a Baseline Environmental Assessment (BEA), and Environmental Construction Management plan (ECMP). Due Care Compliance Activities of \$208,756 including costs associated with the design, installation, mobilization, and project management for a Vapor Mitigation System (VMS), Waste Characterization, contaminated soil excavation, transportation, disposal and backfill and preparation of a due care plan. Demolition expenses are estimated at \$2,500 for the removal of existing utilities. Site Preparation Activities are estimated at \$869,750 and are inclusive of clearing and grubbing, specialized foundation support, temporary facilities, access roads, and fencing, soil erosion control, and grading activities. Eligible Infrastructure Improvements that include public sidewalk improvements and driveway approaches are estimated at \$111,726. Preparation and Implementation of the Brownfield Plan costs estimated at \$28,500. The total brownfield eligible costs, which includes a 15% contingency, is estimated at \$1,431,992.

Additionally, the AHBRA will capture 5% of the annual TIR for administrative purposes. It is estimated that the AHBRA will capture approximately \$64,042 for administrative costs over the course of the plan. After the developer has been repaid, five years of TIR deposits will be made in the with AHBRA Local Site Remediation Revolving Loan Fund (LSRRF). The estimated LSRRF Capture is \$271,173. Developer repayment and deposit into the LSRRF are expected to be completed within 30 years. If the projected post development taxable value is higher than anticipated, developer repayment will be accelerated. The Developer will only be reimbursed for the actual cost of eligible activities as described in the Reimbursement Agreement.

The following table summarizes the eligible activities and costs previously approved under the original Brownfield Plan, as well as the additional eligible activities and costs proposed under Brownfield Plan Amendment #1.

ELIGIBLE ACTIVITIES COST SUMMARY		
	Estimated Cost of Eligible	Local-Only TIF
Work Plan Exempt Activities	\$ 31,850	\$ 31,850
Due Care Compliance Activities	\$ 208,756	\$ 208,756
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES	\$ 240,606	\$ 240,606
Demolition Activities	\$ 2,500	\$ 2,500
Site Preparation Activities	\$ 869,750	\$ 869,750
Eligible Infrastructure Improvement Activities	\$ 111,726	\$ 111,726
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES	\$ 983,976	\$ 983,976
	\$ 1,224,582	\$ 1,224,582
	\$ 178,910	\$ 178,910
Brownfield Plan Preparation	\$ 18,500	\$ 18,500
Brownfield Plan Implementation	\$ 10,000	\$ 10,000
	\$ 1,431,992	\$ 1,431,992
	\$ 1,431,992	\$ 1,431,992
BRA Administration Fee	\$ 64,042	
Local Brownfield Revolving Fund (LBRF)	\$ 271,173	
	\$ 1,767,207	\$ 1,431,992

AUBURN HILLS BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN, AMENDMENT #1

Four Parcels at Joslyn Road (Parcels 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026),
Auburn Hills, Michigan 48326

PREPARED BY

Auburn Hills Brownfield Redevelopment Authority
1827 North Squirrel Road
Auburn Hills, Michigan 48326
Contact Person: Stephanie Carroll
Email: scarroll@auburnhills.org
Phone: 248-364-6802

AKT Peerless
22725 Orchard Lake Road
Farmington, Michigan, 48336
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Email: higuchir@aktpeerless.com
Phone: 248-915-6057

PROJECT

17487s

REVISION DATE

July 10, 2026

BRA APPROVAL
CITY/COUNTY APPROVAL

Table of Contents

1.0	Introduction	3
2.0	General Provisions.....	4
2.1	Description of Eligible Property (Section 13 (h)).....	4
2.2	Basis of Eligibility (Section 13 (2)(h), Section 2 (p))	4
2.2.1	Previously Conducted Environmental Assessments.....	5
2.2.2	Facility Designation	6
2.2.3	Qualified Facility Designation.....	6
2.3	Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))	6
2.4	Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13 (2)(c)); Impact of Tax Increment Financing On Taxing Jurisdictions (Section 13 (2)(g), Section 2(ss))	7
2.5	Plan of Financing (Section 13 (2)(d)); Maximum Amount of Indebtedness (Section 13 (2)(e)) 8	
2.6	Duration of Brownfield Plan (Section 13 (2)(f))	8
2.7	Effective Date of Inclusion in Brownfield Plan	8
2.8	Displacement/Relocation of Individuals on Eligible Property (Section 13 (2)(i-l)).....	9
2.9	Local Brownfield Revolving Fund (“LBRF”) (Section 8, Section 13(2)(m)).....	9
2.10	Other Information.....	9
	Attachments	10
	Attachment A	11
	Attachment B	12
	Attachment C	13

ATTACHMENTS

Attachment A	Site Maps and Photographs
• Figure 1 – Scaled Property Location Map	
• Figure 2 – Eligible Property Boundary Map	
Attachment B	Legal Description
Attachment C	Tables
• Table 1 – Eligible Activities	
• Table 2 – Tax Increment Revenue Estimates	
• Table 3 – Reimbursement Allocation Schedule	

PROJECT SUMMARY

PROJECT NAME	Bill Saad Properties, LLC Redevelopment Project
DEVELOPER	Bill Saad Properties, LLC 1 West Jefferson Trenton, Michigan Bill Saad 313-350-0777 billsaad@michiganfuels.com
ELIGIBLE PROPERTY LOCATION	The Eligible Property consists of four contiguous parcels of land and is located on the west side of Joslyn Road between Great Lakes Crossing Drive and Collier Road. The Eligible Property is identified with the following corresponding parcel identification numbers: 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026, Auburn Hills, Michigan.
TYPE OF ELIGIBLE PROPERTY	Facility
PROJECT DESCRIPTION	Construction of a new, efficient fueling station and convenience store with access and visibility on Interstate 75. There will be associated parking spaces for semi-trucks behind the convenience center. This Project will ultimately put four underutilized properties back to productive use. In addition to the economic benefits of this development to Auburn Hills, environmental activities will provide a safer and healthier community, public and environment alike.
ELIGIBLE ACTIVITIES	Department Specific Activities, Demolition Activities, Site Preparation Activities, Infrastructure Improvements Activities, Contingency, and Preparation and Implementation of a Brownfield Plan.
DEVELOPER'S REIMBURSABLE COSTS	\$1,431,992 (Est. Eligible Activities & Contingency)
MAXIMUM DURATION OF CAPTURE	30 years
ESTIMATED TOTAL CAPITAL INVESTMENT	\$6.3 million
INITIAL TAXABLE VALUE	\$28,430

LIST OF ACRONYMS AND DEFINITIONS

Authority	Auburn Hills Brownfield Redevelopment Authority
BEA	Baseline Environmental Assessment (Michigan process to provide new property owners and/or operators with exemptions from environmental liability)
City	City of Auburn Hills
PLAN	Brownfield Plan Amendment #1
DEVELOPER	Bill Saad Properties, LLC
ELIGIBLE PROPERTY	Property for which eligible activities are identified under a Brownfield Plan, referred to herein as “the Eligible Property”. The Eligible Property, located at Parcels 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026, located on the west side of Joslyn Road between Great Lakes Crossing Drive and Collier Road in Auburn Hills, Michigan. It comprises 4 parcels.
ESA	Environmental Site Assessment
LBRF	Local Brownfield Revolving Fund
EGLE	Michigan Department of Environment, Great Lakes & Energy
MEDC	Michigan Economic Development Corporation
MSF	Michigan Strategic Fund
NREPA	Natural Resources and Environmental Protection Act, Michigan Public Act 451, as amended
Part 201	Part 201 of PA Act 451 – definition of a “facility”
PHASE I ESA	An environmental historical review and site inspection (no soil and/or groundwater sampling and analysis)
PHASE II ESA	Environmental subsurface investigation (includes soil, soil gas, and/or groundwater sampling and analysis)
REC	Recognized Environmental Condition(s)
RCC	Residential Cleanup Criteria
TIF	Tax Increment Financing (TIF describes the process of using TIR—i.e., TIF is the use of TIR to provide financial support to a project)
TIR	Tax Increment Revenue (new property tax revenue, usually due to redevelopment and improvement that is generated by a property after approval of a Brownfield Plan)

BROWNFIELD PLAN AMENDMENT #1

Parcels 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026, Auburn Hills, Michigan 48326

1.0 Introduction

The City of Auburn Hills, Michigan (the “City”), established the Auburn Hills Brownfield Redevelopment Authority (the “Authority”) on September 21, 1998, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of Eligible Property by providing economic incentives through tax increment financing for certain eligible activities. On May 9, 2023, the Authority approved a Brownfield Plan for the Eligible Property, which was later approved by the City on June 19, 2023.

The purpose of the original Brownfield Plan Amendment (the “Plan”) was to promote the redevelopment of and investment in certain “Brownfield” properties within the City of Auburn Hills. Inclusion of the Eligible Property within the original Brownfield Plan Amendment facilitated financing of eligible activities and provided tax incentives to support revitalization of the Eligible Property. The original Brownfield Plan was intended to facilitate redevelopment of the Eligible Property and promote economic growth for the benefit of the residents of the City of Auburn Hills and all taxing units located within and benefited by the Authority.

The purpose of the Brownfield Plan Amendment #1 is to qualify the Eligible Property as a “qualified facility” as defined in Section 2(tt) of Act 381, which was amended in 2023. Qualification of the Eligible Property as a “qualified facility” allows additional eligible activities to be included into the amended Brownfield Plan.

This amended Plan contains the information required by Section 13(2) of Act 381 and is intended to serve as a living document that may be amended from time to time, as necessary, in accordance with the requirements of Act 381 to achieve the purposes of the Act. For ease of reference, the applicable sections of Act 381 are cited throughout this amended Plan.

The Bill Saad Properties, LLC Redevelopment Project (the “Project”) consists of the redevelopment of the Eligible Property, which is located on the west side of Joslyn Road between Great Lakes Crossing Drive and Collier Road. The Project consists of four parcels of land with the following parcel identification numbers: 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026 in Auburn Hills, Michigan and includes the construction of a new, efficient fueling station and convenience store with access and visibility on Interstate 75. There will be associated parking spaces for semi-trucks behind the convenience center.

This Project will ultimately put four underutilized properties back to productive use. In addition to the economic benefits of this development to Auburn Hills, environmental activities will provide a safer and healthier community, public and environment alike.

Construction activities are expected to begin in the Fall of 2026 beginning with site demolition. The Project is seeking Tax Increment Financing (“TIF”) incentives to fund the development.

2.0 General Provisions

The following sections detail information required by Act 381.

2.1 Description of Eligible Property (Section 13 (h))

The Eligible Property is located at Parcels 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026. The Eligible Property is located in the western ½ of the southeast ¼ of Section 4 in Auburn Hills (T.03N. /R.10E.), Oakland County, Michigan. The Eligible Property consists of four contiguous parcels of land and is located on the west side of Joslyn Road between Great Lakes Crossing Drive and Collier Road. The Eligible Property consists of four parcels that contain approximately 4.67 acres. The Eligible Property is located in an area of Auburn Hills (“City”) that is characterized by residential and commercial properties, surface roadways, municipal sanitary sewer, and water, as well as electrical and gas utilities.

The following table describes each parcel included within the Eligible Property. See Attachment A, Figure 2 – Eligible Property Boundary Map.

Eligible Property Information

Tax Identification Number	Basis of Brownfield Eligibility	Approximate Acreage
02-14-04-451-023	Facility	0.57
02-14-04-451-024	Facility	2.33
02-14-04-451-025	Facility	0.88
02-14-04-451-026	Facility	0.89

The Eligible Property is currently zoned General Business (B-2). It currently contains a structurally vacant lot, consisting of grass and shrub vegetation. Historical records indicate that the Eligible Property was undeveloped prior to 1951. By 1951, a residential structure was present on the southeastern portion of the property. The Eligible Property was utilized for residential purposes until the 1990s. By 2002, the Eligible Property was structurally vacant, consistent with current conditions.

Attachment A includes site maps of the Eligible Property, refer to: Figure 1, Scaled Property Location Map and Figure 2, Eligible Property Boundary Map (which includes lot dimensions). The legal descriptions of the parcels included in the Eligible Property are presented in Attachment B.

The parcels and all tangible real and personal property located thereon will comprise the Eligible Property.

2.2 Basis of Eligibility (Section 13 (2)(h), Section 2 (p))

The property is considered “Eligible Property” as defined by Act 381, Section 2 because: (a) the property was previously utilized for a residential purpose; (b) is determined to be a “facility” as defined by Part 201 of the Natural Resources and Environmental Protection Act (“NREPA”) Michigan PA 451, 1994, as amended; the development of which is estimated to increase the taxable value of such parcels; and (d) is located within a non-qualified local governmental unit.

Under the Brownfield Plan Amendment #1, the Eligible Property is also determined to be a qualified facility as defined in Section 2(tt) of Act 381, as amended.

2.2.1 Previously Conducted Environmental Assessments

This section summarizes the existing site conditions of the Eligible Property, as identified through site investigations and research of the surrounding area. Please note, the environmental reports summarized in this section refer to the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”), which was formerly the Michigan Department of Environmental Quality (MDEQ), even when earlier documents were executed or issued by MDEQ.

Phase I Environmental Site Assessment (ESA) – September 2022, AKT Peerless

AKT Peerless completed a Phase I ESA Update of the Eligible Property on September 28, 2022. This assessment has revealed evidence of five (5) known RECs in connection with the subject property:

- REC 1 - In April 1991, an aboveground storage tank (AST) containing heating oil was found to be leaking adjacent to a former on-site residential structure located on the southeastern portion of the subject property. Heating oil was reported to have leaked within the crawl space of the former residential structure and on to off-site properties. The AST was removed from the property in 1991; however, confirmation sampling was not conducted subsequent to its removal.
- REC 2 - In 2003, a subsurface investigation was conducted on the subject property that reported concentrations of benzene, ethylbenzene, xylenes, arsenic, barium, cadmium, total chromium, and lead exceeding the EGLE Part 201 RCC. A BEA was subsequently prepared and submitted to EGLE for all four parcels of the subject property.
- REC 3 - In 2018, a subsurface investigation conducted on the subject property identified soil, groundwater, and soil gas contamination. Concentrations of select polynuclear aromatic hydrocarbons (PNAs) and metals were detected within on-site soil and/or groundwater exceeding the EGLE Part 201 RCC. Further, concentrations of methane were detected within soil gas samples exceeding the EGLE criteria and/or screening levels.
- REC 4 - In November 1991, during road construction activities, an underground storage tank (UST) was found beneath a utility trench box adjacent to Joslyn Road on the northern adjoining property. Upon its removal, groundwater verification samples were collected and identified concentrations of petroleum compounds exceeding the EGLE Part 201 RCC.
- REC 5 - The western adjoining property (3951 Joslyn Road) historically operated as a landfill from at least 1966 to 1979. The landfill was reported to have been unlined and utilized for the acceptance of industrial waste and general refuse from Pontiac Motors, Fisher Body, and the City of Detroit. By 1987, the site was reported to be contaminated and presented the potential for offsite contamination.

Supplemental Phase II Environmental Site Assessment (ESA) – February 2023, AKT Peerless

In February 2023, AKT Peerless conducted soil and groundwater sampling in areas most likely to be impacted by contaminants based on the past use of the Eligible Property and adjoining properties and to provide coverage for anticipated development activities. The following results of the investigation confirm the Eligible Property is a “facility” as defined in Part 201 of NREPA:

- Cadmium, total chromium, benzo(a)pyrene, fluoranthene, 2-methylnaphthalene, naphthalene, phenanthrene, ethylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and xylenes were detected in subsurface soil exceeding EGLE Part 201 RCC/NRCC. Various concentrations were detected above the DWP, GSIP, and/or DC Criteria.
- Concentrations of VOCs and PNAs were not detected in groundwater exceeding the laboratory analytical MDLs. Dissolved methane was detected above the laboratory analytical MDLs but was below the FESL.
- Methane screening identified concentrations of methane gas above the EGLE Action Level at the AKT-4 soil boring location, representing a potential vapor intrusion concern.
- 2-Methylnaphthalene, naphthalene, phenanthrene, ethylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and xylenes were detected in soil at concentrations exceeding the EGLE September 2020 VIAP Screening Levels, representing a potential VIC.

2.2.2 Facility Designation

Based on the results of the Phase I, Phase II, and Supplemental Phase II ESA, a Baseline Environmental Assessment (BEA) was prepared and submitted to EGLE on behalf of Bill Saad Properties, LLC on June 13, 2023.

2.2.3 Qualified Facility Designation

The Eligible Property also meets the definition of a “qualified facility” as defined in Section 2(tt) of Act 381, meaning that it is part of a larger landfill facility area of 15 or more contiguous acre as that is located in a City that contains, contained, or is adjacent to a landfill, a material recycling facility, or an asphalt plant that is no longer in operation. The Eligible Property adjacent to a parcel (Parcel ID: 02-14-04-376-002) of approximately 115.64 acres that was formerly used for landfiling, and zoned LF-11 (Landfiling Recreational) which is used to designate formally used landfill and disposal sites that have been reclaimed, closed, and redeveloped for passive or recreational use.

Pursuant to Section 2(o)(vi) of Act 381, the following activities are eligible for reimbursement when conducted on Eligible Property that is a qualified facility that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted:

- Infrastructure improvements that directly benefit the Eligible Property
- Site preparation activities that are not response activities.

2.3 Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))

The “eligible activities” that are intended to be carried out at the eligible property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include: Work Plan Exempt Activities, Due Care Compliance Activities, Demolition Activities, Site Preparation Activities, Infrastructure Improvement Activities, and 15% contingency on aforementioned activity costs, and the development, preparation and implementation of a Brownfield Plan (see Table 1).

Work plan exempt and due care compliance activities are considered “Department Specific Activities” per Michigan Public Act 471 of 2016. A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the eligible property are shown in the table below.

Estimated Cost of Reimbursable Eligible Activities

Description of Eligible Activity		Estimated Cost	
1.	Work Plan Exempt Activities	\$	31,850
2.	Due Care Compliance Activities	\$	208,756
3.	Demolition Activities	\$	2,500
4.	Site Preparation Activities	\$	869,750
5.	Infrastructure Improvements Activities	\$	111,726
Subtotal Environmental & Non-Environmental Eligible Activities		\$	1,224,582
6.	15% Contingency on Eligible Activities**	\$	178,910
7.	Brownfield Plan & Act 381 WP Preparation and Implementation	\$	28,500
Total Eligible Activities Cost with 15% Contingency		\$	1,431,992
8.	BRA Administration Fee 5%	\$	64,042
9.	Local Brownfield Revolving Fund (LBRF) 5%***	\$	271,173
Total Eligible Costs for Reimbursement		\$	1,767,207

*The contingency is applied to the Subtotal, except the Work Plan Exempt Activities, which have already been performed.

**LBRF deposits will be made in accordance with Act 381.

A detailed breakout of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Eligible Property is shown in Attachment C, Table 1.

It is currently anticipated that construction activities will begin in Fall of 2026 and be completed by Fall of 2027.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Eligible Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the Eligible Property after approval of this Plan and an associated Reimbursement Agreement.

The costs listed in the table above are estimated and may increase or decrease depending on the nature and extent of environmental contamination and other unforeseen conditions encountered on the Eligible Property. The actual costs eligible for reimbursement through tax increment revenues captured by the Authority from the Eligible Property shall be governed by the terms of an associated Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and/or the Development Agreement.

Local tax increment revenues will first be used to pay or reimburse the Authority's administrative expenses, second repay Developer eligible activities, and lastly to fund the LBRF, as described in the table above.

2.4 Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13 (2)(c)); Impact of Tax Increment Financing On Taxing Jurisdictions (Section 13 (2)(g), Section 2(ss))

This Brownfield Plan Amendment #1 anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. A table of estimated tax increment revenues to be captured is attached to this Plan as Attachment C, Table 2. Tax increment revenue capture is expected to begin in 2028.

The total estimated cost of the eligible activities, contingency, and other costs (Authority's administrative fees, and LBRF deposits) to be reimbursed through the capture of tax increment revenue is projected to be \$1,767,207. The estimated effective initial taxable value for this Brownfield Plan Amendment #1 is \$28,430 and is based on land and real property tax only. The initial taxable value of \$28,430 is set in 2022, the year in which the Eligible Property was included in the original Brownfield Plan. Redevelopment of the Eligible Property is expected to generate an increase in taxable value by 2028 of approximately \$1,196,570.

As shown in Attachment C, Table 2, estimated TIR will be based on the increase in taxable value of the Eligible Property and the millage rated levied by the applicable local taxing jurisdictions each year. Actual taxable values and resulting tax increment revenue will be established through the local property assessment process and equalized by the County.

It is estimated that the Authority will capture the tax increment revenues (TIR) generated between 2028 through 2057 to reimburse the cost of the eligible activities, the LBRF, and pay Authority administrative fees. A projected reimbursement schedule is provided as Attachment C, Table 3.

2.5 Plan of Financing (Section 13 (2)(d)); Maximum Amount of Indebtedness (Section 13 (2)(e))

Eligible activities are to be financed by the Developer. The Authority will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the Eligible Property as available, and subject to the Reimbursement Agreement.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of eligible activities and their estimated costs in this Plan is intended to authorize the Authority to reimburse such costs. However, nothing in this Plan shall obligate the Authority to provide reimbursement or to enter into a Reimbursement Agreement. The amount and source of any tax increment revenues available for reimbursement, together with the terms and conditions governing their use will be provided solely under the Reimbursement Agreement.

2.6 Duration of Brownfield Plan (Section 13 (2)(f))

Current tax capture projections indicate the tax increment revenue is expected to be captured for up to 30 years but shall not exceed the lesser of the period authorized under Sections 13(4) and (5) of Act 381 or 30 years. This Plan shall remain in effect for no more than 35 years following approval of the original Brownfield Plan on June 19, 2023.

2.7 Effective Date of Inclusion in Brownfield Plan

The Eligible Property became part of this Plan on June 21, 2023, the date the original Brownfield Plan was approved by the Auburn Hills City Council. It is anticipated that the date of tax capture shall commence in 2028, or the following year—as tax increment revenue becomes available. However, the beginning date of tax capture shall not exceed five years beyond the date of the governing body resolution approving this Brownfield Plan Amendment #1.

2.8 Displacement/Relocation of Individuals on Eligible Property (Section 13 (2)(i-l))

There are no persons or businesses residing on the Eligible Property, and no occupied residences will be acquired or cleared; therefore, there will be no displacement or relocation of persons or businesses under this Plan.

2.9 Local Brownfield Revolving Fund (“LBRF”) (Section 8, Section 13(2)(m))

The Authority has established a Local Brownfield Revolving Fund (“LBRF”). The Authority will capture incremental local taxes to fund the LBRF, to the extent allowed by law. The rate and schedule of incremental tax capture for the LBRF will be determined on a case-by-case basis. Considerations may include but not be limited to the following: total capture duration, total annual capture, project economic factors, level of existing LBRF funding, and projected need for LBRF funds in accordance with Act 381.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$271,173.

2.10 Other Information

The tax capture breakdown of tax increment revenues anticipated to become available for use in this Brownfield Plan Amendment #1, if all eligible activities and contingency are reimbursed, is summarized below.

There are 24.1997 local millage for capture. The requested tax capture for environmental and non-environmental eligible activities breaks down as follows:

Tax Capture – 25 Year Limit Estimate

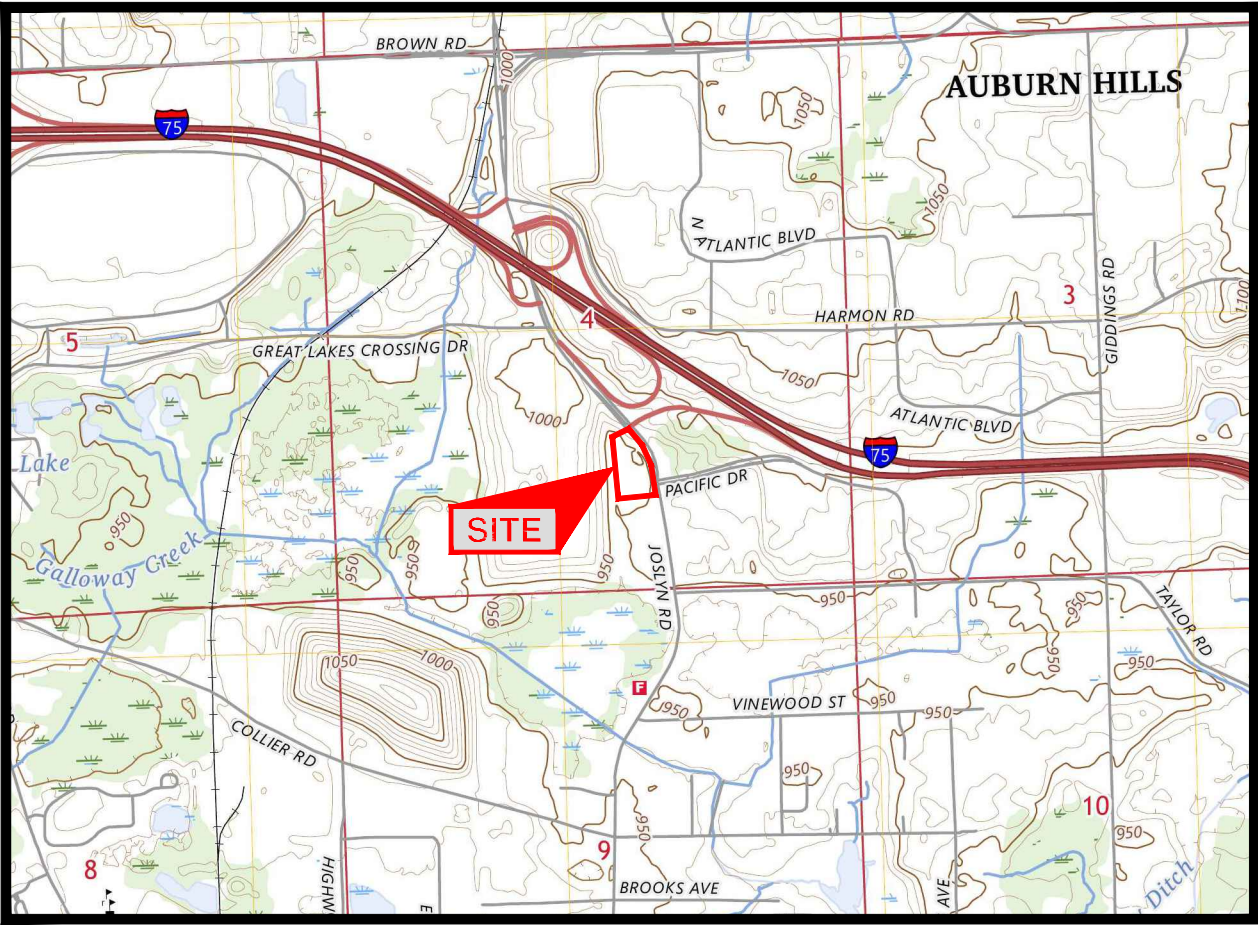
Local Tax Capture	Eligible Activities and Contingency
Local-Only tax capture	\$945,625
Total	\$945,625

Attachments

Attachment A

Site Maps and Photographs

PONTIAC NORTH QUADRANGLE
MICHIGAN - OAKLAND COUNTY
7.5 MINUTE SERIES (TOPOGRAPHIC)



T.3 N.-R.10 E.

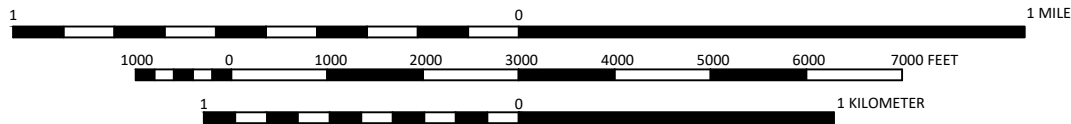


IMAGE TAKEN FROM 2023 U.S.G.S. TOPOGRAPHIC MAP

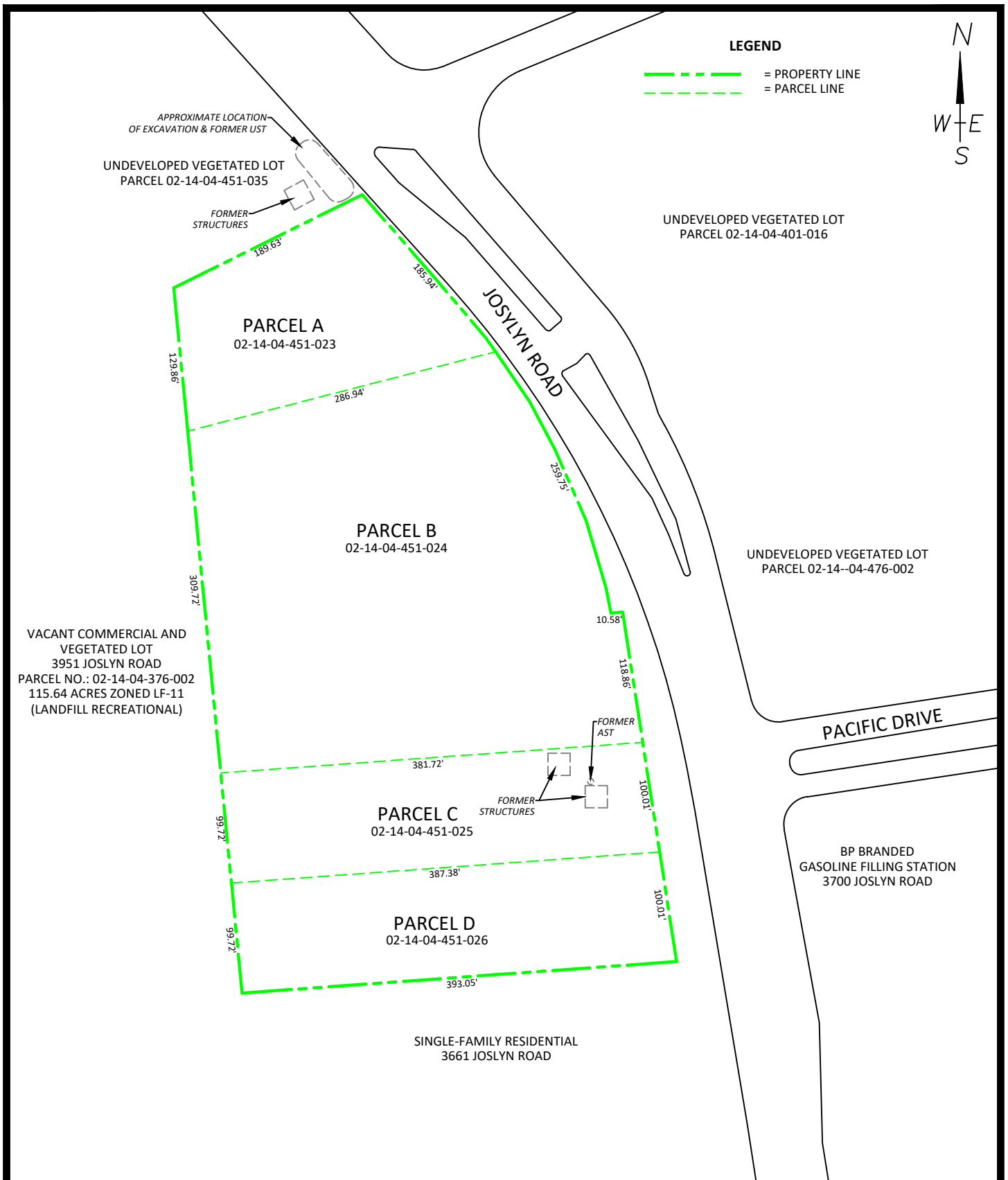


SCALED PROPERTY LOCATION MAP

PARCELS 02-14-04-451-023, 02-14-04-451-024,
02-14-04-451-025, AND 02-14-04-451-026
AUBURN HILLS, MICHIGAN
PROJECT NUMBER: 17487s-8-25

DRAWN BY: OGO
DATE: 06/29/2026

FIGURE 1



Attachment B

Legal Descriptions

Legal Description
Bill Saad Properties, LLC
Brownfield Plan Amendment #1

Parcel Number (No.): 02-14-04-451-023

Legal Description: T3N, R10E, SEC 4 PART OF W 1/2 OF SE 1/4 BEG AT PT DIST N 01-31-50 W 1496.42 FT FROM S 1/4 COR, TH N 01-31-50 W 129.67 FT, TH N 67-41-15 E 273.16 FT, TH S 37-04-30 E 190 FT, TH S 15-26-20 E 14.75 FT, TH S 79-32-40 W 373.92 FT TO BEG EXC THAT PART TAKEN FOR JOSLYN RD 0.64 A

Parcel Number (No.): 02-14-04-451-024

Legal Description: T3N, R10E, SEC 4 PART OF W 1/2 OF SE 1/4 BEG AT PT DIST N 01-31-50 W 1186.70 FT FROM S 1/4 COR, TH N 01-31-50 W 309.72 FT, TH N 79-32-40 E 373.92 FT, TH S 15-26-20 E 279.52 FT, TH S 04-40-00 E 107.26 FT, TH S 89-51-10 W 442.50 FT TO BEG EXC THAT PART TAKEN FOR JOSLYN RD 2.33 A

Parcel Number (No.): 02-14-04-451-025

Legal Description: T3N, R10E, SEC 4 PART OF SE 1/4 BEG AT PT DIST N 01-31-50 W 1086.98 FT FROM S 1/4 COR, TH N 89-51-10 E 448.06 FT, TH N 04-40-00 W 100 FT, TH S 89-51-10 W 442.50 FT, TH S 01-31-50 E 99.72 FT TO BEG EXC THAT PART TAKEN FOR JOSLYN RD 0.88 A

Parcel Number (No.): 02-14-04-451-026

Legal Description: T3N, R10E, SEC 4 PART OF SE 1/4 BEG AT PT DIST N 01-31-50 W 987.26 FT FROM S 1/4 COR, TH N 89-51-10 E 453.53 FT, TH N 04-40-00 W 100 FT, TH S 89-51-10 W 448.06 FT, TH S 01-31-50 E 99.72 FT TO BEG EXC E 60 FT TAKEN FOR JOSLYN RD 0.89 A

Attachment C

Tables

Table 1. Eligible Activities
 Bill Saad Properties LLC Redevelopment Project Amendment #1
 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025,
 and 02-14-04-451-026
 Auburn Hills MI
 AKT Peerless Project No. 17487s

ELIGIBLE ACTIVITIES COST SUMMARY					
				Estimated Cost of Eligible Activity	Local-Only TIF
Work Plan Exempt Activities				\$ 31,850	\$ 31,850
Due Care Compliance Activities				\$ 208,756	\$ 208,756
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES				\$ 240,606	\$ 240,606
Demolition Activities				\$ 2,500	\$ 2,500
Site Preparation Activities				\$ 869,750	\$ 869,750
Eligible Infrastructure Improvement Activities				\$ 111,726	\$ 111,726
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES				\$ 983,976	\$ 983,976
Total Environmental and Non-Environmental Eligible Activities				\$ 1,224,582	\$ 1,224,582
15% Contingency on Eligible Activities				\$ 178,910	\$ 178,910
Brownfield Plan Preparation				\$ 18,500	\$ 18,500
Brownfield Plan Implementation				\$ 10,000	\$ 10,000
Total Eligible Activities Cost with 15% Contingency				\$1,431,992	\$1,431,992
Total Eligible Activities Cost, with Contingency & Interest				\$1,431,992	\$1,431,992
BRA Administration Fee				\$ 64,042	
Local Brownfield Revolving Fund (LBRF)				\$ 271,173	
Total Eligible Costs for Reimbursement				\$1,767,207	\$1,431,992

ELIGIBLE ACTIVITIES COST DETAIL					
	# of Units	Unit Type	Cost/ Unit	Est. Total Cost	Local-Only
Work Plan Exempt Activities					
Phase I ESA	1	ea	\$ 4,050	\$ 4,050	Local-Only
Phase II ESA	1	ea	\$ 19,350	\$ 19,350	Local-Only
Baseline Environmental Assessment	1	ea	\$ 3,500	\$ 3,500	Local-Only
Env. Construction Management Plan	1	ea	\$ 4,950	\$ 4,950	Local-Only
<i>subtotal</i>				\$ 31,850	
Due Care Compliance Activities					
Vapor Mitigation Design	1	T/M	\$ 8,500	\$ 8,500	Local-Only
Vapor Mitigation System Installation	4,608	SF	\$ 7	\$ 32,256	Local-Only
Mobilization, Management and Oversight of VMS Installation	1	T/M	\$ 15,000	\$ 15,000	Local-Only
Waste Characterization Samples	5	ea	\$ 3,000	\$ 15,000	Local-Only
Contaminated Soil Excavation, Transportation, and Disposal	1,900	tons	\$ 45	\$ 85,500	Local-Only
Backfill	1,900	tons	\$ 25	\$ 47,500	Local-Only
Due Care Plan	1	ea	\$ 5,000	\$ 5,000	Local-Only
<i>subtotal</i>				\$ 208,756	
Demolition Activities					
Demolition of Existing Utilities				\$ 2,500	Local-Only
Site Preparation Activities					
Clearing and Grubbing	1	T/M	\$ 10,000	\$ 10,000	Local-Only
Specialized Foundation Support (Helical Piers)	1	T/M	\$ 650,000	\$ 650,000	Local-Only
Temporary Facility	12	mos.	\$ 1,000	\$ 12,000	Local-Only
Temporary Access Road	1	T/M	\$ 3,500	\$ 3,500	Local-Only
Temporary Fencing	1	T/M	\$ 11,250	\$ 11,250	Local-Only
Soil Erosion Control	1	T/M	\$ 3,000	\$ 3,000	Local-Only
Grading	4.67	ac	\$ 38,544	\$ 180,000	Local-Only
<i>subtotal</i>				\$ 869,750	
Eligible Infrastructure Improvement Activities					
Sidewalk	5,369	SF	\$ 9	\$ 48,321	Local-Only
Drive Approach	7,045	SF	\$ 9	\$ 63,405	Local-Only
<i>subtotal</i>				\$ 111,726	
Brownfield Plan & Act 381 Work Plan					
Brownfield Plan	1	LS	\$ 18,500	\$ 18,500	\$ 18,500.00
Implementation	1	LS	\$ 10,000	\$ 10,000	\$ 10,000.00
<i>subtotal</i>				\$ 28,500	

Table 2. Tax Increment Revenue Estimates
Bill Saad Properties LLC Redevelopment Project Amendment #1
02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025,
and 02-14-04-451-026
Auburn Hills, MI
AKT Peerless Project No. 17487s

		Estimated TV Increase rate: 1.025															
		Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
		Calendar Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
Post-Dev TV (Developer Estimated)	Initial Taxable Value	\$	28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	
	Estimated New TV	\$	1,225,000	\$ 1,255,625	\$ 1,287,016	\$ 1,319,191	\$ 1,352,171	\$ 1,385,975	\$ 1,420,624	\$ 1,456,140	\$ 1,492,544	\$ 1,529,857	\$ 1,568,104	\$ 1,607,306	\$ 1,647,489	\$ 1,688,676	
	New TV (Homestead)	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Incremental Difference (New TV - Initial TV)	\$	1,196,570	\$ 1,227,195	\$ 1,258,586	\$ 1,290,761	\$ 1,323,741	\$ 1,357,545	\$ 1,392,194	\$ 1,427,710	\$ 1,464,114	\$ 1,501,427	\$ 1,539,674	\$ 1,578,876	\$ 1,619,059	\$ 1,660,246	
Local Capture		Millage Rate															
County Operating	3.9301	Incremental	\$ 4,703	\$ 4,823	\$ 4,946	\$ 5,073	\$ 5,202	\$ 5,335	\$ 5,471	\$ 5,611	\$ 5,754	\$ 5,901	\$ 6,051	\$ 6,205	\$ 6,363	\$ 6,525	
OIS Allocated	0.1862	Incremental	\$ 223	\$ 229	\$ 234	\$ 240	\$ 246	\$ 253	\$ 259	\$ 266	\$ 273	\$ 280	\$ 287	\$ 294	\$ 301	\$ 309	
OIS Voted	2.9487	Incremental	\$ 3,528	\$ 3,619	\$ 3,711	\$ 3,806	\$ 3,903	\$ 4,003	\$ 4,105	\$ 4,210	\$ 4,317	\$ 4,427	\$ 4,540	\$ 4,656	\$ 4,774	\$ 4,896	
OCC Voted	1.4747	Incremental	\$ 1,765	\$ 1,810	\$ 1,856	\$ 1,903	\$ 1,952	\$ 2,002	\$ 2,053	\$ 2,105	\$ 2,159	\$ 2,214	\$ 2,271	\$ 2,328	\$ 2,388	\$ 2,448	
Sinking Fund	0.7980	Incremental	\$ 955	\$ 979	\$ 1,004	\$ 1,030	\$ 1,056	\$ 1,083	\$ 1,111	\$ 1,139	\$ 1,168	\$ 1,198	\$ 1,229	\$ 1,260	\$ 1,292	\$ 1,325	
County Park & Rec	0.6461	Incremental	\$ 773	\$ 793	\$ 813	\$ 834	\$ 855	\$ 877	\$ 899	\$ 922	\$ 946	\$ 970	\$ 995	\$ 1,020	\$ 1,046	\$ 1,073	
HCMA	0.2050	Incremental	\$ 245	\$ 252	\$ 258	\$ 265	\$ 271	\$ 278	\$ 285	\$ 293	\$ 300	\$ 308	\$ 316	\$ 324	\$ 332	\$ 340	
City General	2.1049	Incremental	\$ 2,519	\$ 2,583	\$ 2,649	\$ 2,717	\$ 2,786	\$ 2,857	\$ 2,930	\$ 3,005	\$ 3,082	\$ 3,160	\$ 3,241	\$ 3,323	\$ 3,408	\$ 3,495	
City Fire	2.4940	Incremental	\$ 2,984	\$ 3,061	\$ 3,139	\$ 3,219	\$ 3,301	\$ 3,386	\$ 3,472	\$ 3,561	\$ 3,651	\$ 3,745	\$ 3,840	\$ 3,938	\$ 4,038	\$ 4,141	
City Police	5.9713	Incremental	\$ 7,145	\$ 7,328	\$ 7,515	\$ 7,708	\$ 7,904	\$ 8,106	\$ 8,313	\$ 8,525	\$ 8,743	\$ 8,965	\$ 9,194	\$ 9,428	\$ 9,668	\$ 9,914	
City Library	0.7024	Incremental	\$ 840	\$ 862	\$ 884	\$ 907	\$ 930	\$ 954	\$ 978	\$ 1,003	\$ 1,028	\$ 1,055	\$ 1,081	\$ 1,109	\$ 1,137	\$ 1,166	
Oakland Transit	0.9407	Incremental	\$ 1,126	\$ 1,154	\$ 1,184	\$ 1,214	\$ 1,245	\$ 1,277	\$ 1,310	\$ 1,343	\$ 1,377	\$ 1,412	\$ 1,448	\$ 1,485	\$ 1,523	\$ 1,562	
City Roads	1.5000	Incremental	\$ 1,795	\$ 1,841	\$ 1,888	\$ 1,936	\$ 1,986	\$ 2,036	\$ 2,088	\$ 2,142	\$ 2,196	\$ 2,252	\$ 2,310	\$ 2,368	\$ 2,429	\$ 2,490	
Library Voted	0.2976	Incremental	\$ 356	\$ 365	\$ 375	\$ 384	\$ 394	\$ 404	\$ 414	\$ 425	\$ 436	\$ 447	\$ 458	\$ 470	\$ 482	\$ 494	
Local Total	24.1997																
Total Local Tax Increment Revenue Capture			\$ 28,957	\$ 29,698	\$ 30,457	\$ 31,236	\$ 32,034	\$ 32,852	\$ 33,691	\$ 34,550	\$ 35,431	\$ 36,334	\$ 37,260	\$ 38,208	\$ 39,181	\$ 40,177	
Non-Capturable Millages		Millage Rate															
School Debt	2.0000	New TV	\$ 2,450	\$ 2,511	\$ 2,574	\$ 2,638	\$ 2,704	\$ 2,772	\$ 2,841	\$ 2,912	\$ 2,985	\$ 3,060	\$ 3,136	\$ 3,215	\$ 3,295	\$ 3,377	
Zoo Authority	0.0935	New TV	\$ 115	\$ 117	\$ 120	\$ 123	\$ 126	\$ 130	\$ 133	\$ 136	\$ 140	\$ 143	\$ 147	\$ 150	\$ 154	\$ 158	
Art Institute	0.1925	New TV	\$ 236	\$ 242	\$ 248	\$ 254	\$ 260	\$ 267	\$ 273	\$ 280	\$ 287	\$ 294	\$ 302	\$ 309	\$ 317	\$ 325	
Total Non-Capturable Taxes		2.2860															

Table 2. Tax Increment Revenue Estimates
Bill Saad Properties LLC Redevelopment Project Amendment #1
02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025,
and 02-14-04-451-026
Auburn Hills, MI
AKT Peerless Project No. 17487s

15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	
\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	
\$ 1,730,893	\$ 1,774,165	\$ 1,818,519	\$ 1,863,982	\$ 1,910,582	\$ 1,958,346	\$ 2,007,305	\$ 2,057,488	\$ 2,108,925	\$ 2,161,648	\$ 2,215,689	\$ 2,271,082	\$ 2,327,859	\$ 2,386,055	\$ 2,445,706	\$ 2,506,849	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 1,702,463	\$ 1,745,735	\$ 1,790,089	\$ 1,835,552	\$ 1,882,152	\$ 1,929,916	\$ 1,978,875	\$ 2,029,058	\$ 2,080,495	\$ 2,133,218	\$ 2,187,259	\$ 2,242,652	\$ 2,299,429	\$ 2,357,625	\$ 2,417,276	\$ 2,478,419	
\$ 6,691	\$ 6,861	\$ 7,035	\$ 7,214	\$ 7,397	\$ 7,585	\$ 7,777	\$ 7,974	\$ 8,177	\$ 8,384	\$ 8,596	\$ 8,814	\$ 9,037	\$ 9,266	\$ 9,500	\$ 9,740	\$ 208,012
\$ 317	\$ 325	\$ 333	\$ 342	\$ 350	\$ 359	\$ 368	\$ 378	\$ 387	\$ 397	\$ 407	\$ 418	\$ 428	\$ 439	\$ 450	\$ 461	\$ 9,855
\$ 5,020	\$ 5,148	\$ 5,278	\$ 5,412	\$ 5,550	\$ 5,691	\$ 5,835	\$ 5,983	\$ 6,135	\$ 6,290	\$ 6,450	\$ 6,613	\$ 6,780	\$ 6,952	\$ 7,128	\$ 7,308	\$ 156,069
\$ 2,511	\$ 2,574	\$ 2,640	\$ 2,707	\$ 2,776	\$ 2,846	\$ 2,918	\$ 2,992	\$ 3,068	\$ 3,146	\$ 3,226	\$ 3,307	\$ 3,391	\$ 3,477	\$ 3,565	\$ 3,655	\$ 78,053
\$ 1,359	\$ 1,393	\$ 1,428	\$ 1,465	\$ 1,502	\$ 1,540	\$ 1,579	\$ 1,619	\$ 1,660	\$ 1,702	\$ 1,745	\$ 1,790	\$ 1,835	\$ 1,881	\$ 1,929	\$ 1,978	\$ 42,236
\$ 1,100	\$ 1,128	\$ 1,157	\$ 1,186	\$ 1,216	\$ 1,247	\$ 1,279	\$ 1,311	\$ 1,344	\$ 1,378	\$ 1,413	\$ 1,449	\$ 1,486	\$ 1,523	\$ 1,562	\$ 1,601	\$ 34,197
\$ 349	\$ 358	\$ 367	\$ 376	\$ 386	\$ 396	\$ 406	\$ 416	\$ 427	\$ 437	\$ 448	\$ 460	\$ 471	\$ 483	\$ 496	\$ 508	\$ 10,850
\$ 3,584	\$ 3,675	\$ 3,768	\$ 3,864	\$ 3,962	\$ 4,062	\$ 4,165	\$ 4,271	\$ 4,379	\$ 4,490	\$ 4,604	\$ 4,721	\$ 4,840	\$ 4,963	\$ 5,088	\$ 5,217	\$ 111,408
\$ 4,246	\$ 4,354	\$ 4,464	\$ 4,578	\$ 4,694	\$ 4,813	\$ 4,935	\$ 5,060	\$ 5,189	\$ 5,320	\$ 5,455	\$ 5,593	\$ 5,735	\$ 5,880	\$ 6,029	\$ 6,181	\$ 132,002
\$ 10,166	\$ 10,424	\$ 10,689	\$ 10,961	\$ 11,239	\$ 11,524	\$ 11,816	\$ 12,116	\$ 12,423	\$ 12,738	\$ 13,061	\$ 13,392	\$ 13,731	\$ 14,078	\$ 14,434	\$ 14,799	\$ 316,048
\$ 1,196	\$ 1,226	\$ 1,257	\$ 1,289	\$ 1,322	\$ 1,356	\$ 1,390	\$ 1,425	\$ 1,461	\$ 1,498	\$ 1,536	\$ 1,575	\$ 1,615	\$ 1,656	\$ 1,698	\$ 1,741	\$ 37,177
\$ 1,602	\$ 1,642	\$ 1,684	\$ 1,727	\$ 1,771	\$ 1,815	\$ 1,862	\$ 1,909	\$ 1,957	\$ 2,007	\$ 2,058	\$ 2,110	\$ 2,163	\$ 2,218	\$ 2,274	\$ 2,331	\$ 49,789
\$ 2,554	\$ 2,619	\$ 2,685	\$ 2,753	\$ 2,823	\$ 2,895	\$ 2,968	\$ 3,044	\$ 3,121	\$ 3,200	\$ 3,281	\$ 3,364	\$ 3,449	\$ 3,536	\$ 3,626	\$ 3,718	\$ 79,392
\$ 507	\$ 520	\$ 533	\$ 546	\$ 560	\$ 574	\$ 589	\$ 604	\$ 619	\$ 635	\$ 651	\$ 667	\$ 684	\$ 702	\$ 719	\$ 738	\$ 15,751
\$ 41,199	\$ 42,246	\$ 43,320	\$ 44,420	\$ 45,548	\$ 46,703	\$ 47,888	\$ 49,103	\$ 50,347	\$ 51,623	\$ 52,931	\$ 54,271	\$ 55,645	\$ 57,054	\$ 58,497	\$ 59,977	\$ 1,280,840
\$ 3,462	\$ 3,548	\$ 3,637	\$ 3,728	\$ 3,821	\$ 3,917	\$ 4,015	\$ 4,115	\$ 4,218	\$ 4,323	\$ 4,431	\$ 4,542	\$ 4,656	\$ 4,772	\$ 4,891	\$ 5,014	\$ 107,562
\$ 162	\$ 166	\$ 170	\$ 174	\$ 179	\$ 183	\$ 188	\$ 192	\$ 197	\$ 202	\$ 207	\$ 212	\$ 218	\$ 223	\$ 229	\$ 234	\$ 5,029
\$ 333	\$ 342	\$ 350	\$ 359	\$ 368	\$ 377	\$ 386	\$ 396	\$ 406	\$ 416	\$ 427	\$ 437	\$ 448	\$ 459	\$ 471	\$ 483	\$ 10,353

Table 3. Reimbursement Allocation Schedule
Bill Saad Properties LLC Redevelopment Project Amendment #1
02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026
Auburn Hills, MI
AKT Peerless Project No. 17487s

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	49.8%	\$ -		\$ -
Local	50.2%	\$ -	\$ 945,625	\$ 945,625
TOTAL		\$ -	\$ 945,625	\$ 945,625

Estimated Total Years of Plan: 30

Plan Year		1	2	3	4	5	6	7	8	9	10	11
Calendar Year		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Total Local Incremental Revenue		\$ 28,957	\$ 29,698	\$ 30,457	\$ 31,236	\$ 32,034	\$ 32,852	\$ 33,691	\$ 34,550	\$ 35,431	\$ 36,334	\$ 37,260
BRA Administrative Fee		\$ 1,448	\$ 1,485	\$ 1,523	\$ 1,562	\$ 1,602	\$ 1,643	\$ 1,685	\$ 1,728	\$ 1,772	\$ 1,817	\$ 1,863
Local TIR Available for Reimbursement		\$ 27,509	\$ 28,213	\$ 28,935	\$ 29,674	\$ 30,432	\$ 31,210	\$ 32,006	\$ 32,823	\$ 33,660	\$ 34,517	\$ 35,397
Total State & Local TIR Available		\$ 27,509	\$ 28,213	\$ 28,935	\$ 29,674	\$ 30,432	\$ 31,210	\$ 32,006	\$ 32,823	\$ 33,660	\$ 34,517	\$ 35,397
DEVELOPER	Beginning Balance											
DEVELOPER Reimbursement Balance	\$ 1,431,992	\$ 1,404,483	\$ 1,376,270	\$ 1,347,336	\$ 1,317,661	\$ 1,287,229	\$ 1,256,019	\$ 1,224,013	\$ 1,191,191	\$ 1,157,531	\$ 1,123,014	\$ 1,087,617
LOCAL-ONLY Reimbursement Balance	\$ 1,431,992	\$ 1,404,483	\$ 1,376,270	\$ 1,347,336	\$ 1,317,661	\$ 1,287,229	\$ 1,256,019	\$ 1,224,013	\$ 1,191,191	\$ 1,157,531	\$ 1,123,014	\$ 1,087,617
Eligible Activities Reimbursement	\$ 1,431,992	\$ 27,509	\$ 28,213	\$ 28,935	\$ 29,674	\$ 30,432	\$ 31,210	\$ 32,006	\$ 32,823	\$ 33,660	\$ 34,517	\$ 35,397
Total Local-Only TIR Reimbursement	\$ 27,509	\$ 28,213	\$ 28,935	\$ 29,674	\$ 30,432	\$ 31,210	\$ 32,006	\$ 32,823	\$ 33,660	\$ 34,517	\$ 35,397	
Total Annual Developer Reimbursement	\$ 27,509	\$ 28,213	\$ 28,935	\$ 29,674	\$ 30,432	\$ 31,210	\$ 32,006	\$ 32,823	\$ 33,660	\$ 34,517	\$ 35,397	
LOCAL BROWNFIELD REVOLV. FUND		LBRF Year	0	0	0	0	0	0	0	0	0	0
LBRF Deposits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
STATE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL	no maximum	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Table 3. Reimbursement Allocation Schedule
Bill Saad Properties LLC Redevelopment Project Amendment #1
02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026
Auburn Hills, MI
AKT Peerless Project No. 17487s

Estimated Capture		
Administrative Fees	\$	64,042
LBRF	\$	271,173

Plan Year		12	13	14	15	16	17	18	19	20	21	22
Calendar Year		2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total Local Incremental Revenue		\$ 38,208	\$ 39,181	\$ 40,177	\$ 41,199	\$ 42,246	\$ 43,320	\$ 44,420	\$ 45,548	\$ 46,703	\$ 47,888	\$ 49,103
BRA Administrative Fee		\$ 1,910	\$ 1,959	\$ 2,009	\$ 2,060	\$ 2,112	\$ 2,166	\$ 2,221	\$ 2,277	\$ 2,335	\$ 2,394	\$ 2,455
Local TIR Available for Reimbursement		\$ 36,298	\$ 37,222	\$ 38,169	\$ 39,139	\$ 40,134	\$ 41,154	\$ 42,199	\$ 43,270	\$ 44,368	\$ 45,494	\$ 46,647
Total State & Local TIR Available		\$ 36,298	\$ 37,222	\$ 38,169	\$ 39,139	\$ 40,134	\$ 41,154	\$ 42,199	\$ 43,270	\$ 44,368	\$ 45,494	\$ 46,647
DEVELOPER		Beginning Balance										
DEVELOPER Reimbursement Balance	\$ 1,431,992	\$ 1,051,319	\$ 1,014,097	\$ 975,929	\$ 936,790	\$ 896,656	\$ 855,502	\$ 813,303	\$ 770,033	\$ 725,665	\$ 680,171	\$ 633,524
LOCAL-ONLY Reimbursement Balance	\$ 1,431,992	\$ 1,051,319	\$ 1,014,097	\$ 975,929	\$ 936,790	\$ 896,656	\$ 855,502	\$ 813,303	\$ 770,033	\$ 725,665	\$ 680,171	\$ 633,524
Eligible Activities Reimbursement	\$ 1,431,992	\$ 36,298	\$ 37,222	\$ 38,169	\$ 39,139	\$ 40,134	\$ 41,154	\$ 42,199	\$ 43,270	\$ 44,368	\$ 45,494	\$ 46,647
Total Local-Only TIR Reimbursement		\$ 36,298	\$ 37,222	\$ 38,169	\$ 39,139	\$ 40,134	\$ 41,154	\$ 42,199	\$ 43,270	\$ 44,368	\$ 45,494	\$ 46,647
Total Annual Developer Reimbursement		\$ 36,298	\$ 37,222	\$ 38,169	\$ 39,139	\$ 40,134	\$ 41,154	\$ 42,199	\$ 43,270	\$ 44,368	\$ 45,494	\$ 46,647
LOCAL BROWNFIELD REVOLV. FUND		LBRF Year	0	0	0	0	0	0	0	0	0	0
LBRF Deposits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
STATE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL	no maximum	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Table 3. Reimbursement Allocation Schedule
Bill Saad Properties LLC Redevelopment Project Amendment #1
02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026
Auburn Hills, MI
AKT Peerless Project No. 17487s

End Plan										
Plan Year	23	24	25	26	27	28	29	30		
Calendar Year	2050	2051	2052	2053	2054	2055	2056	2057	TOTAL	
Total Local Incremental Revenue	\$ 50,347	\$ 51,623	\$ 52,931	\$ 54,271	\$ 55,645	\$ 57,054	\$ 58,497	\$ 59,977		
BRA Administrative Fee	\$ 2,517	\$ 2,581	\$ 2,647	\$ 2,714	\$ 2,782	\$ 2,853	\$ 2,925	\$ 2,999		
Local TIR Available for Reimbursement	\$ 47,830	\$ 49,042	\$ 50,284	\$ 51,558	\$ 52,863	\$ 54,201	\$ 55,572	\$ 56,978		
Total State & Local TIR Available	\$ 47,830	\$ 49,042	\$ 50,284	\$ 51,558	\$ 52,863	\$ 54,201	\$ 55,572	\$ 56,978		
DEVELOPER	Beginning Balance									
DEVELOPER Reimbursement Balance	\$ 1,431,992	\$ 585,694	\$ 536,652	\$ 486,367	\$ -	\$ -	\$ -	\$ -		
LOCAL-ONLY Reimbursement Balance	\$ 1,431,992	\$ 585,694	\$ 536,652	\$ 486,367	\$ -	\$ -	\$ -	\$ -		
Eligible Activities Reimbursement	\$ 1,431,992	\$ 47,830	\$ 49,042	\$ 50,284	\$ -	\$ -	\$ -	\$ -	\$ 945,625	
Total Local-Only TIR Reimbursement	\$ 47,830	\$ 49,042	\$ 50,284	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945,625	
Total Annual Developer Reimbursement	\$ 47,830	\$ 49,042	\$ 50,284	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945,625	
LOCAL BROWNFIELD REVOLV. FUND	LBRF Year	0	0	0	1	2	3	4	5	
LBRF Deposits	\$ -	\$ -	\$ -	\$ 51,558	\$ 52,863	\$ 54,201	\$ 55,572	\$ 56,978		
STATE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
LOCAL	no maximum	\$ -	\$ -	\$ -	\$ 51,558	\$ 52,863	\$ 54,201	\$ 55,572	\$ 56,978	



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 28, 2026

AGENDA ITEM NO 9B

FINANCE/TREASURER

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Michelle Schulz, Finance Director/Treasurer
Submitted: September 23, 2026
Subject: Motion – to approve the First Reading of an Ordinance to amend dollar and percent thresholds referenced in Sec. 2-197 (e) and (f), Sec 2-202, Section 2-207(a), Sec. 2-208 (c), Sec. 2-211(a) and (b), -Purchasing Ordinance of the Auburn Hills City Code to state such thresholds will be adopted by Resolution of the Council and Set for Public Hearing and Second Reading/Adoption at the Meeting of October 5, 2026

INTRODUCTION AND HISTORY

City staff have been working to update the Purchasing Ordinance dollar limits that direct when to use the formal bid process, when to support purchases with quotes, and at what level direct purchases can be made.

Staff request that dollar and bid thresholds be set by Resolution of Council going forward. The proposed amounts are set forth in the attached Resolution. If the proposed amendments to the Ordinance pass first reading and second reading, the Council will be asked to consider approval of the Resolution setting the threshold amounts on the same date as second reading. No changes are being proposed in the Resolution to current percent thresholds.

The reason these dollar amendments are proposed is due to the cumulative increase in CPI from 2007 through May 2026 which was 60.61%. Current estimates show this cumulation growing up to 70% by end of 2028. Increasing the thresholds will continue to provide the diligence necessary for larger, costly purchases and contracts but will increase efficiency and limit unnecessary administrative costs to meet the ordinances threshold requirements with supplies and contracts that are no longer materially impactful. Setting the purchasing thresholds by Resolution will allow the Council to approve updated threshold amounts in the future on an as-needed basis without undertaking the process for a formal Ordinance Amendment. Per the Ordinance, the amendment will not go into effect until January 1, 2027.

STAFF RECOMMENDATION

Staff recommend amending the purchasing ordinance sections, as attached, to allow purchasing thresholds for all goods and services to be set by Resolution of Council . Draft resolution is attached.

MOTION

Move to approve the First Reading of an Ordinance to amend dollar and percent thresholds referenced in Sec. 2-197 (e) and (f), Sec 2-202, Section 2-207(a), Sec. 2-208 (c), Sec. 2-211(a) and (b)-Purchasing Ordinance of the Auburn Hills City Code to state such thresholds will be adopted by Resolution of the Council and Set for Public Hearing and Second Reading/Adoption at the Meeting of October 5, 2026

Set for Second Reading at the Meeting of October 5, 2026.

I CONCUR:

A handwritten signature in black ink that reads 'Thomas A. Tanghe'.

THOMAS A. TANGHE, CITY MANAGER

DIVISION 2. PURCHASING

Sec. 2-196. Application of division.

This division applies to the contracts for the procurement of supplies, services, and construction entered into by the city. It shall apply to every expenditure of public funds by any city agency for public purchasing, irrespective of its source. When the procurement involves the expenditure of federal assistance or contract funds, the procurement shall be conducted in accordance with any applicable mandatory federal law and regulation which are not reflected in this division. Nothing in this division shall prevent the city from complying with the terms and conditions of any grant, gift or bequest which are otherwise consistent with law.

(Ord. No. 376, § 1, 1-27-86)

Sec. 2-197. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Contractual services means and includes the rental, repair or maintenance of equipment, machinery and other city-owned property. The term shall not include professional, insurance and personal services or other contractual services which are by their nature unique and not subject to competition.

- (a) *Manager* means the city manager.
- (b) *Purchasing agent* or *agent* means the city manager or his authorized representative(s).
- (c) *Supplies* mean and includes all supplies, materials and equipment.
- (d) *Using agency* means any department, agency, commission, board, bureau or other unit of city government using supplies, or procuring contractual services as provided for in this division.
- (e) *Bids* mean the process used to purchase supplies and contractual services when the estimated cost exceeds the applicable bid threshold established by resolution of the city council.
- (f) *Quotes* mean the process used to purchase supplies and contractual services when the estimated cost falls within the applicable quote threshold established by resolution of the city council.

(Ord. No. 376, § 2, 1-27-86; Ord. No. 802, § 1, 8-6-07)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 2-198. Office of the purchasing agent; creation; official responsible; powers and duties.

- (a) There is hereby created the position of purchasing agent who shall be the city's principle public purchasing official.
- (b) The purchasing agent shall be the city manager of the city or his authorized representative(s).
- (c) The powers and duties of the purchasing agent are as follows:

-
- (1) The purchasing agent shall have general supervision over the purchasing activity. The purchasing agent shall perform all duties required by the City Charter or city ordinance or such duties delegated to him by the city manager.
 - (2) The agent shall have the power and it shall be his duty to purchase or contract for all supplies and contractual services needed by any using agency which derives its support wholly or in part from the city, in accordance with the purchasing procedures as prescribed by this division and such rules and regulations as the agent shall adopt for the purchasing activity, and such other rules and regulations as shall be prescribed by the city manager and/or the city council. No using agency of the city shall be exempt from utilizing the purchasing agent for the negotiation of purchases.
 - (3) In addition to the purchasing authority conferred in subsection (c)(2) of this section and in addition to any other powers and duties conferred by this division, the agent shall:
 - a. Act to procure for the city the highest quality in supplies and contractual services at the least expense to the city.
 - b. Discourage uniform bidding and endeavor to obtain as full and open competition as possible on all purchases and sales.
 - c. Establish and amend, when necessary, all rules and regulations authorized by this division and any other necessary to its operation.
 - d. Keep informed of current developments in the field of purchasing, prices, market conditions and products and secure for the city the benefits of research done in the fields of purchasing by other governmental jurisdictions, national technical societies, trade associations having national recognition and by private businesses and organizations.
 - e. Prescribe and maintain such forms as he shall find reasonable and necessary for the operation of this section.
 - f. Prepare and adopt a standard purchasing nomenclature for using agencies and suppliers.
 - g. Prepare, adopt and maintain a vendor's catalogue file. Such catalogue file shall be organized according to materials and shall contain the descriptions of vendor's commodities, prices and discounts.
 - h. Exploit the possibilities of buying in bulk so as to take full advantage of discounts.
 - i. Act so as to procure for the city all federal tax exemptions to which it is entitled.
 - j. Cooperate with the various departments of the city so as to secure for the city the maximum efficiency and budgeting and accounting.
 - k. Have the authority to declare vendors who default on their quotations to be irresponsible bidders and to disqualify them from receiving any business for the city for a stated period of time.

(Ord. No. 376, § 3, 1-27-86; Ord. No. 802, § 2, 8-6-07)

Sec. 2-199. Requisition and estimates.

- (a) All using agencies, either by or with the authorization of the head of the department under which the using agency operates, shall file with the agent detailed requisitions or estimates of their requirements in supplies and contractual services in such manner, at such time and for such future periods as the agent shall prescribe. A using agency shall not be prevented from filing, in the same manner, with the agent at any time,

a requisition or estimate for any supplies and contractual services, the need for which was not foreseen when the detailed estimates were initially filed.

- (b) The agent shall examine each requisition or estimate and shall have the authority to revise it as to quantity, quality or estimated cost, but any revision as to the quality of a requisition or estimate shall be in accordance with the standards and specifications established pursuant to this division.

(Ord. No. 376, § 4, 1-27-86)

Sec. 2-200. Official interest in contracts.

- (a) No person holding any elective or appointive office of the city shall take any official action on any city contract in which he shall have a direct personal interest in the profits to be derived therefrom, or be a bondsman or security on any contract or bond given to the city. Any officer violating the provisions of this section shall be deemed guilty of misconduct in office, and, upon conviction, shall forfeit his office.
- (b) The agent and every officer and employee of the city are expressly prohibited from accepting, directly or indirectly, from any person to whom any purchase order or contract is or might be awarded, any rebate, gift, money or anything of value whatsoever, except where given for the use and benefit of the city.

(Ord. No. 376, § 5, 1-27-86)

Sec. 2-201. Competitive bidding requirements.

All purchases of and contracts for supplies and contractual services and all sales of city property which has become obsolete and unusable shall, except as specifically provided in this division, be based, wherever possible, on competitive bids.

(Ord. No. 376, § 6, 1-27-86)

Sec. 2-202. Contract procedure.

All supplies and contractual services, except as otherwise provided in this division, when the estimated cost thereof shall exceed the applicable formal-contract threshold established by resolution of the city council, shall be purchased by formal, written contract from the lowest responsible bidder, after due notice inviting proposals. All sales of personal property which has become obsolete and unusable, when the estimated value shall exceed the applicable formal-sale threshold established by resolution of the city council, shall be sold by formal written contract to the highest responsible bidder, after due notice inviting proposals.

(Ord. No. 376, § 7, 1-27-86; Ord. No. 609, § 1, 5-19-97)

Sec. 2-203. Notice inviting bids.

- (a) Notice inviting bids shall be advertised by one or more methods, the first of which shall be those generating no cost to the city. At a minimum, notice of bids shall be posted in the purchasing section of the city's website. Notice of bids shall also be posted, where applicable, on the website(s) of those bid cooperatives of which the city is a member. Additional trade magazines and/or the city's official newspaper shall be utilized only when such electronic posting is deemed to compromise the ability to garner adequate exposure to potential vendors. Notice of bids shall be posted at least seven calendar days preceding the last day set forth for the receipt of proposals. The notice required in this section shall include a general description of the

articles to be purchased or sold, shall state where bid blanks and specifications may be secured, and the time and place for opening bids.

- (b) Bidder's list. The agent may also solicit sealed bids from all responsible prospective suppliers who have requested their names to be added to a bidder's list, which the agent shall maintain, by sending them a copy of such notice as will acquaint them with the proposed purchase or sale. In any case, invitations sent to the vendors on the bidder's list shall be limited to commodities that are similar in character and ordinarily handled by the business or trade group to which the invitations are sent.
- (c) Other notice. The agent may also post notice of all pending purchases or sales on the bulletin board in city buildings or other appropriate locations.
- (d) Additional notice. The agent may also advertise all pending purchases or sales through such additional notices as he may feel is in the best interest of the city.

(Ord. No. 376, § 8, 1-27-86; Ord. No. 802, § 3, 8-6-07)

Sec. 2-204. Bid deposits.

When deemed necessary by the agent, bid deposits shall be prescribed in the public notices inviting bids. A successful bidder shall forfeit any bid deposit required by the agent upon failure on his part to enter into a contract within the time specified after the award.

(Ord. No. 376, § 9, 1-27-86)

Sec. 2-205. Submission, opening and tabulation of bids; recommendations of purchasing agent and city manager.

- (a) Bids shall be submitted in sealed envelopes identified as bids on the envelope and/or by electronic submission in a secured environment with a secure bid receipt, with the method or methods of submission of the bids being in the sole discretion of the purchasing agent and being identified in the notice inviting bids.
- (b) Bids shall be opened in public at the time and place stated in the public notice.
- (c) A tabulation of all bids received shall be available for public inspection.
- (d) After opening and tabulating all bids received, a recommendation shall be prepared and submitted to the city council by the city manager.

(Ord. No. 376, § 10, 1-27-86; Ord. No. 802, § 4, 8-6-07; Ord. No. 24-940, § 1, 7-15-24)

Sec. 2-206. Rejection of bidders; bidders in default to city.

The city council shall have the authority to reject all bids, parts of all bids, or all bids for any one or more supplies or contractual services included in the proposed contract, when the public interest will be served thereby.

(Ord. No. 376, § 11, 1-27-86)

Sec. 2-207. Award of contract generally; determination of lowest responsible bidder.

- (a) The agent shall have the authority to award contracts within the purview of this section when the estimated cost thereof is less than the applicable agent-award threshold established by resolution of the city council. Where the estimated cost is at or above the applicable city-council-award threshold established by

resolution of the city council, the city council shall have the authority to award contracts within the purview of this section. The agent, at the end of each month, shall prepare and submit a report to the city council listing the purchase of all supplies and contracts for service approved by the agent during the month where the cost was in excess of the applicable reporting threshold established by resolution of the city council.

- (b) In determining the lowest responsible bidder, in addition to price, the agent, city manager and city council shall consider:
- (1) The ability, capacity and skill of the bidder to perform the contract to provide the services required.
 - (2) Whether the bidder can perform the contract or provide the service promptly, or within the time specified, without delay or interference.
 - (3) The character, integrity, reputation, judgment, experience and efficiency of the bidder.
 - (4) The quality of performance of previous contracts or services.
 - (5) The previous and existing compliance by the bidder with laws and ordinances relating to the contract or services.
 - (6) The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service.
 - (7) The quality, availability and adaptability of the supplies or contractual services to the particular use required.
 - (8) The ability of the bidder to provide future maintenance and service for the use of the subject of the contract.
 - (9) The number and scope of conditions attached to bid.

(Ord. No. 376, § 12, 1-27-86; Ord. No. 609, § 2, 5-19-97)

Sec. 2-208. Awards to other than low bidder; tie bids.

- (a) When the award is not given to the lowest bidder, a full and complete statement of the reasons for placing the order elsewhere shall be prepared by the agent and filed with the other papers relating to the transaction.
- (b) If all bids received are for the same total amount or unit price, quality and service being equal, the contract shall be awarded to a local bidder; otherwise, in the case of tie bids, the agent shall award the contract to one of the tie bidders by drawing lots in public.
- (c) Notwithstanding (a) and (b) above, a bidder residing within the corporate limits of the City of Auburn Hills and identified and documented as a property owner or lessee within the city, may be awarded a bid, if quality and service is equal to other bidders, and if their total bid price is within the Auburn Hills resident-business preference percentage established by resolution of the city council more than the lowest qualified bidder. Such approval shall also apply to Michigan companies when their total bid price is within the Michigan-company preference percentage established by resolution of the city council more than the lowest qualified bidder, with Auburn Hills-based bidders maintaining priority. A resident business is defined as one that pays real and/or personal property taxes to the City of Auburn Hills, whose product is produced and/or shipped from their Auburn Hills business address, or whose corporate headquarters is located in Auburn Hills. A Michigan company is one whose primary company headquarters is located in Michigan.

(Ord. No. 376, § 13, 1-27-86; Ord. No. 802, § 5, 8-6-07)

Sec. 2-209. Performance bond.

The agent shall have the authority to require a performance, payment and/or bid bond, before entering into a contract, in such amount as he shall find reasonably necessary to protect the best interests of the city, and in compliance with state statute requiring such bonds.

(Ord. No. 376, § 14, 1-27-86; Ord. No. 802, § 6, 8-6-07)

Sec. 2-210. Prohibition against subdivision.

No contract or purchase shall be subdivided to avoid the requirements of this division.

(Ord. No. 376, § 15, 1-27-86)

Sec. 2-211. Open market procedure.

- (a) All purchases of supplies and contractual services and all sales of city property which has become obsolete and unusable, of less than the estimated value of the applicable open-market threshold established by resolution of the city council, shall be made in the open market, without observing the procedure prescribed by this section for the award of formal contract.
- (b) All open market purchases of more than the applicable quote threshold established by resolution of the city council shall, wherever possible, be based on at least three competitive quotes, and shall be awarded to the lowest responsible vendor in accordance with the standards set forth in section 2-207 and 2-208. The agent shall solicit quotes by any one or more of the following methods: direct mail request to prospective vendors, telephone, internet/email, city website, and/or by public notice posted on the bulletin board of the city hall.
- (c) The agent shall keep a record of all open market orders and the quotes submitted in competition thereon. Such records shall be open to public inspection.

(Ord. No. 376, § 16, 1-27-86; Ord. No. 609, § 3, 5-19-97; Ord. No. 802, § 7, 8-6-07)

Sec. 2-212. Petty expenditures revolving fund.

There is hereby established in the city treasury a petty expenditure revolving fund. From this fund may be paid all purchases not in excess of the maximum dollar limitation established by the agent, made by the heads of using agencies for incidentals. The agent, subject to city council approval, shall promulgate rules and regulations for the use of the petty expenditures revolving fund.

(Ord. No. 376, § 17, 1-27-86)

Sec. 2-213. Price agreement contract procedure.

The head of the using agency shall have the authority to submit requisitions to the agent for supplies available under the terms of a price agreement contract made by the agent.

(Ord. No. 376, § 18, 1-27-86)

Sec. 2-214. Emergency purchases.

- (a) In case of an apparent emergency which requires the immediate purchase of supplies or contractual services, the city manager shall be empowered to authorize the agent to secure, by the open market procedure as set forth in this division, at the lowest obtainable price, any supplies or contractual services, regardless of the amount of the expenditure.
- (b) A full report of the circumstances of the emergency purchase shall be filed by agent with the city council and shall be entered in the minutes of the city council and shall be open to public inspection.
- (c) The agent, subject to city council approval, shall prescribe, by rules and regulations, the procedure under which emergency purchases by heads of using agencies may be made.

(Ord. No. 376, § 19, 1-27-86)

Sec. 2-215. Cooperative purchasing.

The agent shall have the authority to join with other units of government, education, or other non-profit or public sector agencies, in cooperative purchasing plans when the best interests of the city would be served thereby.

(Ord. No. 376, § 20, 1-27-86; Ord. No. 802, § 8, 8-6-07)

Secs. 2-216. Purchasing amounts established by resolution.

All dollar amounts, monetary limitations, purchasing thresholds, bid thresholds, quote thresholds, contract-award thresholds, reporting thresholds, sale thresholds, and bidder-preference percentages under this division shall be established by resolution of the city council. The city council may amend those amounts, thresholds, limitations, and percentages from time to time by resolution.

SECTION 2-2117. Effective Date.

This Ordinance shall take effect on January 1, 2027.

SECTION 2-118. Repealer.

All ordinances or parts of ordinances in conflict with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 2-119 Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, that holding shall not affect the validity of the remaining portions of this Ordinance.

Secs. 2-220—2-225. Reserved.



RESOLUTION ESTABLISHING PURCHASING THRESHOLDS AND BIDDER-PREFERENCE PERCENTAGES PURSUANT TO SECTION 2-216 OF THE CITY CODE

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in City Council Chamber at 1827 N. Squirrel Road, Auburn Hills, MI 48326 at 7:00 PM, on the ____ day of ____, 2026. The following resolution was offered by Council Member _____ and seconded by Council Member _____:

WHEREAS, Chapter 2, Article VI, Division 2, Purchasing, of the City Code governs the procurement of supplies, contractual services, construction, and certain sales of City property;

WHEREAS, the City Council has adopted Ordinance No. _____ to remove specific purchasing amounts and bidder-preference percentages from the text of Division 2 and to provide that those amounts and percentages shall be established by resolution of the City Council;

WHEREAS, the City Council desires to establish the initial purchasing amounts and bidder-preference percentages in the same amounts and percentages currently stated in Division 2 prior to the effective date of Ordinance No. _____;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Auburn Hills that the following purchasing thresholds and bidder-preference percentages are established effective January 1, 2027, unless later amended by resolution of the City Council:

Item	Established Amount or Rate	Current Code Reference
Bid process for supplies	Over \$10,000.00	Sec. 2-197(e)
Bid process for contractual services	Over \$25,000.00	Sec. 2-197(e)
Quote process for supplies	Over \$3,000.00 and under \$20,000.00	Sec. 2-197(f)
Quote process for contractual services	Over \$3,000.00 and under \$35,000.00	Sec. 2-197(f)
Formal written contract threshold for supplies	Estimated cost exceeds \$20,000.00	Sec. 2-202
Formal written contract threshold for contractual services	Estimated cost exceeds \$35,000.00	Sec. 2-202

Item	Established Amount or Rate	Current Code Reference
Formal written contract threshold for sales of obsolete and unusable personal property	Estimated value exceeds \$20,000.00	Sec. 2-202
Purchasing agent contract-award authority for supplies	Estimated cost is less than \$20,000.00	Sec. 2-207(a)
Purchasing agent contract-award authority for contractual services	Estimated cost is less than \$35,000.00	Sec. 2-207(a)
City Council contract-award authority for supplies	Estimated cost is \$20,000.00 or more	Sec. 2-207(a)
City Council contract-award authority for contractual services	Estimated cost is \$35,000.00 or more	Sec. 2-207(a)
Monthly report threshold for agent-approved purchases and service contracts	Cost in excess of \$3,000.00	Sec. 2-207(a)
Open-market procedure threshold for supplies	Less than the estimated value of \$20,000.00	Sec. 2-211(a)
Open-market procedure threshold for contractual services	Less than the estimated value of \$35,000.00	Sec. 2-211(a)
Open-market quote threshold	More than \$3,000.00	Sec. 2-211(b)
Auburn Hills resident-business bidder preference	Within two percent (2%) more than the lowest qualified bidder	Sec. 2-208(c)
Michigan company bidder preference	Within one percent (1%) more than the lowest qualified bidder	Sec. 2-208(c)

BE IT FURTHER RESOLVED that the amounts and percentages established by this Resolution are intended to preserve the currently stated purchasing amounts and bidder-preference percentages in Division 2, Purchasing, unless and until amended by a later resolution of the City Council.

BE IT FURTHER RESOLVED that this Resolution shall take effect on January 1, 2027, concurrent with the effective date of Ordinance No. ____.

AYES: _____

NAYES: _____

ABSENT: _____

ABSTENTIONS: _____

RESOLUTION DECLARED

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, the undersigned, the duly elected Mayor and 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 ____ day of _____, 2026.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this ____ day of _____, 2026.

Laura M. Pierce, City Clerk