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~~	**CANCELLED**
9	City Council Special Meeting	4:30 PM	Council Chamber 1827 N. Squirrel Road
12	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
13	Downtown Development Authority	5:30 PM	Public Safety Building 1899 N. Squirrel Road
13	Tax Increment Finance Authority	5:30 PM	Public Safety Building 1899 N. Squirrel Road
13	Joint DDA & TIFA Meeting	5:30 PM	Public Safety Building 1899 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.

AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

NOVEMBER 2026

DAY	TITLE	TIME	LOCATION
10/24-11/1	Early Voting	8:30 AM – 4:30 PM	Public Safety Building 1899 N. Squirrel Road
3	Election Day	7:00 AM - 8:00 PM	All Polling Locations
9	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
9	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
10	Tax Increment Finance Authority Informational Meeting & Business Meeting to follow immediately	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
11	Planning Commission	6:00 PM	Council Chamber 1827 N. Squirrel Road
12	Zoning Board of Appeals	6:30 PM	Council Chamber 1827 N. Squirrel Road
16	Downtown Development Authority	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
17	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
23	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road

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CITY OF AUBURN HILLS
MONDAY, OCTOBER 19, 2026
Regular City Council Meeting ♦ 7:00 PM

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

248-370-9402 ♦ www.auburnhills.org

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF COUNCIL

4. APPROVAL OF MINUTES

4a. City Council Workshop Minutes, October 5, 2026

4b. City Council Regular Meeting Minutes, October 5, 2026

4c. City Council Special Meeting Minutes, October 9, 2026

5. APPOINTMENTS AND PRESENTATIONS

5a. Avondale Youth Assistance Presentation by Michael Kazyak, Chairperson

5b. Insight Investment Portfolio Review, presented by Mary Donovan, CFA Senior Portfolio Manager for Insight Investment

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. Planning Commission, October 7, 2026

7b. Motion - To receive the amended Master Land Use Plan adopted by the Planning Commission on October 7, 2026, and to place on file.

7c. Motion – To adopt the resolution to approve authorized depositories.

7d. Motion – To adopt the resolution to approve the list of authorized brokers/dealers.

7e. Motion – To update the City's Investment Policy as reviewed.

7f. Motion – To receive and file the City's financial update for the period ending September 30, 2026.

7g. Motion – To approve the purchase of Police Department office furniture and workstations.

7h. Motion – To adopt the Exemption Resolution for Employee Contribution to Healthcare.

7i. Motion – To adopt the Resolution to Reduce Employee Contribution Cost Share for Medical and Prescription Drug Plan Coverage for Calendar Year 2027.

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Public Hearing/Motion - To adopt the 2027 Budget and 2026 Millage Rates.

9b. Motion – To approve the Site Plan and Tree Removal Permit / Kemp and Sherman Industrial Building.

10. COMMENTS AND MOTIONS FROM COUNCIL

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. CITY CLERK REPORT

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.

14. CLOSED SESSION

14a. Motion – To meet in closed session to discuss property acquisition pursuant to MCL 15.268(1)(d) of the Open Meetings Act.

15. 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: OCTOBER 19, 2026 **AGENDA ITEM NO 4A**

CITY COUNCIL

CITY OF AUBURN HILLS
CITY COUNCIL WORKSHOP
DRAFT MINUTES

October 5, 2026

CALL TO ORDER & PLEDGE OF ALLEGIANCE: Mayor Hawkins at 5:30 PM

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

Present: Council Members Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz

Absent: Council Member Verbeke

Also Present: City Manager Tanghe, Asst City Manager Skopek, City Clerk Pierce, Chief of Police Gagon, Deputy Police Chief McGraw, Fire Chief Robinson, Deputy Fire Chief Strunk, Director of Community Development Cohen, Finance Director/Treasurer Schulz, Deputy Treasurer Jones, Accountant Moss, Accountant Lines, Director of Recreation Stepp, Director of Senior Services Monroy Krieg, Fieldstone Golf Club Manager Hierlihy, Department of Public Works Director Baldante, Manager of Fleet & Roads Hefner, Manager of Public Utilities Deman, Economic Development Manager Carroll, Asst to the City Manager Hagge, Engineer Driesenga

0 Guests

Workshop Topic: Budget Workshop (2 of 2)

Ms. Schulz noted that the golf fund cash perspective was updated as discussed at the last workshop.

Ms. Jones presented the Tax Increment Finance Authority (TIFA), Brownfield Redevelopment Authority and Downtown Development Authority (DDA) budgets, which have been approved by their respective boards. She noted that the DDA will sunset in 2029 and TIFA in 2031. She explained that the legal opinion supports using funds remaining after the final capture for eligible expenses incurred beyond the last year of revenue recognition. She also reviewed the Capital Project and Expenditure Plan for each Authority.

Mr. Moss presented the special revenue funds, which includes Wayne Disposal Fund, Tree Ordinance Fund, Special Circumstances Fund, Metro Act Fund, and the State Drug Forfeitures Fund. Mr. Lines reviewed the General Fund expenditures by function and Ms. Schulz reviewed the projections. Discussion followed regarding the downtown sound and the parking structure façade.

Discussion continued regarding the use of General Fund balance. It was noted that the City takes a careful and conservative approach to budgeting. With the City nearing buildout, future revenue growth may be limited while expenses are expected to increase due to inflation.

Concern was expressed regarding low water levels in the Clinton River, which resulted in the cancellation of two events. A conservation study was suggested, along with extending splash pad operating hours. Discussion also addressed the water cost for the splash pad and adjusting the gallons-per-minute flow rate.

It was noted that there are several gaps in the City's pathway network. The Department of Public Works evaluates these needs and the budget includes pathway projects that can be completed in accordance with the City's Recreation Plan.

The meeting adjourned at 6:51 PM.

Eugene Hawkins III, Mayor

Laura M. Pierce City Clerk



New Special Assessments 2027-2031

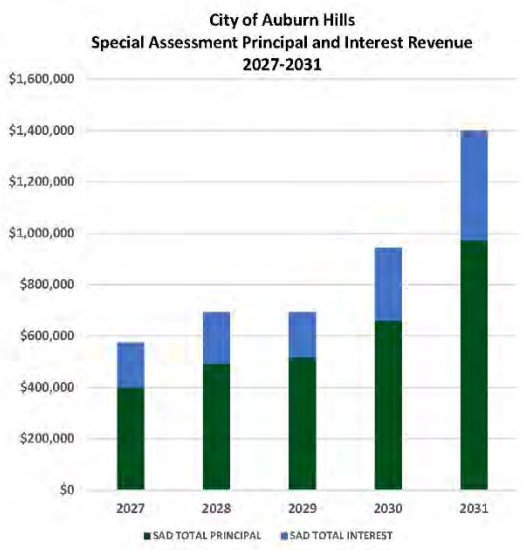
Correction: Cross Creek was not included in Workshop 1 in this slide. It was in the budget.

ROAD TO BE ASSESSED	ROAD FUND	CONSTRUCTION TO BEGIN	ESTIMATED 50% TO BE ASSESSED
POND RUN	LOCAL	2028	$ 250,000
VALLEYVIEW	LOCAL	2028	$ 150,000
GLENMEADE	LOCAL	2028	$ 630,000
			$ 1,030,000
CROSS CREEK	MAJOR	2030	**$ 2,650,000**
HIGHMEADOW	MAJOR	2031	$ 3,012,500
AUTOMATION	LOCAL	2031	$ 305,000
LUELLA LANE	LOCAL	2031	$ 120,000
PINNACLE	LOCAL	2031	$ 133,750
			$ 3,571,250
TOTAL TO BE ASSESSED 2028-2031			**$ 7,251,250**

IN PROGRESS:

Superior Court, Centre, Corporate, Innovation and Executive Hills

Atlantic Blvd. and West Entrance expire in 2029. Collections pay SA Bond



Fieldstone Golf Operations

Restatement of Golf cash moving cart path expense from 2028 to 2027
Repayment of 2027 General Fund transfer in 2028-2031

City of Auburn Hills
GOLF FUND
2027-2031 Budget Projections

	2025 ACTUAL	2026 AMENDED	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
ESTIMATED CASH POSITION							
Beginning Cash and Investments	$ 1,474,796	$ 1,276,239	$ 1,189,038	$ 1,329,373	$ 1,191,464	$ 253,689	$ 417,840
Projected Change in Cash	(198,557)	(87,201)	140,335	(137,909)	(937,775)	164,151	381,619
ENDING CASH AND INVESTMENTS	$ 1,276,239	$ 1,189,038	$ 1,329,373	$ 1,191,464	$ 253,689	$ 417,840	$ 799,459
Increase(Decrease) from Prior Year		-6.83%	11.80%	-10.37%	-78.71%	64.71%	91.33%

Changes from First Workshop

2027: Transfer from GF revenue	$1,200,000
2027: Cart path expense	($200,000)
2028: Cart path expense removed	$100,000
2028-2031: Payback to GF	($1,200,000)



TIFA, BROWNFIELD, AND DDA SUPPORT

TIFA A 2027-2031 Capital Project and Expenditure Plan

2027-2031 Capital Project Budget Plan
TIFA A - 251

Project	Description	2027	2028	2029	2030	2031
Farm Boy parking lot	Transfer to General Fund	1,500,000				
East Parking	Transfer to General Fund	1,000,000				
Parking Structure Addition	Land & Improvements	750,000				
Riverbank Stabilization	Transfer to General Fund	250,000			250,000	
Downtown Sound	Land & Improvements	100,000				
Knight Amphitheater lighting	Land & Improvements	30,000				
Den Maintenance	Building Maintenance	2,000	2,000	2,000	2,000	2,000
Chamber Maintenance	Building Maintenance	2,500	2,500	2,500	2,500	2,500
General Parking Lot	Parking Lot Maintenance	2,500	2,500	2,500	2,500	2,500
Parking Structure Maintenance	Building Maintenance	10,000	10,000	10,000	10,000	10,000
Pathways	Pathway Maintenance	10,000	10,000	10,000	10,000	10,000
Sidewalk Maintenance	Slab Replacement	10,000	10,000	10,000	10,000	10,000
Bridge Repairs	Bridge Repairs/Maintenance		3,500		3,500	
		3,667,000	40,500	37,000	290,500	37,000

TIFA A 2027-2031 Budget

CAPTURES THROUGH 2031
REVENUE OF 2032

Fund 251 - TIFA A

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
PROPERTY TAXES	$ 916,773	$ 945,566	$ 945,566	$ 984,328	$ 1,016,720	$ 1,038,873	$ 1,061,924	$ 1,085,585
STATE SHARED REVENUE & REFUNDS	288,568	192,335	192,335	173,102	155,792	140,213	126,192	100,000
OTHER REVENUE	188,160	285,351	395,117	704,117	197,697	198,043	201,104	201,626
TOTAL REVENUES	**$ 1,393,501**	**$ 1,423,252**	**$ 1,533,018**	**$ 1,861,547**	**$ 1,370,209**	**$ 1,377,129**	**$ 1,389,220**	**$ 1,387,211**
EXPENDITURES								
SALARIES,WAGES, & FRINGE BENEFITS	$ 2,687	$ 2,822	$ 2,822	$ 2,865	$ 2,920	$ 2,978	$ 3,036	$ 3,096
UTILITIES	136,489	149,586	149,586	154,094	156,924	159,794	162,670	165,560
REPAIR & MAINTENANCE	423,213	99,253	170,253	95,753	99,253	95,753	99,253	95,753
CAPITAL EXPENDITURES	-	475,000	1,343,956	880,000	-	-	-	-
ADMIN,DPW,& INTERFUND CHARGES	102,626	107,133	107,133	119,486	127,598	136,294	145,619	155,621
CONTRACTUAL SERVICES	70,528	115,000	215,000	135,000	135,000	135,000	135,000	135,000
DEPRECIATION	882,409	-	-	-	-	-	-	-
TRANSFERS TO OTHER FUNDS	478,322	3,000,000	500,000	2,750,000	-	-	250,000	-
OTHER EXPENSES	44,448	43,617	43,617	42,052	42,286	46,527	55,975	43,031
TOTAL EXPENSES	**$ 2,140,721**	**$ 3,992,411**	**$ 2,532,367**	**$ 4,179,250**	**$ 563,981**	**$ 576,346**	**$ 851,553**	**$ 598,061**
NET OF REVENUES/EXPENSES	**$ (747,219)**	**$ (2,569,159)**	**$ (999,349)**	**$ (2,317,703)**	**$ 806,228**	**$ 800,783**	**$ 537,667**	**$ 789,150**
UNRESTRICTED NET POSITION	***$ 3,522,975***	***$ 953,816***	***$ 2,523,626***	***$ 205,923***	***$ 1,012,151***	***$ 1,812,934***	***$ 2,350,601***	***$ 3,139,751***

TIFA B 2027-2031 Capital Project and Expenditure Plan

CAPTURES THROUGH 2031
REVENUE OF 2032

2027-2031 Capital Project Budget Plan
TIFA B - 252

Project	Description	2027	2028	2029	2030	2031
Property Purchases	Land and Improvements	2,000,000	500,000			
DDI Bridge Sign	Transfer to General Fund	500,000				
bridge painting	Bridge Maintenance	250,000				
Joy Road	Transfer to Local Streets		25,000	325,000		
Willot Road	Transfer to Local Streets		20,000	300,000		
Coe WM	Transfer to W/S		15,000	285,000		
Coe Road	Transfer to Local Streets		10,000	125,000		
Doris Road	Transfer to Local Streets			150,000	2,850,000	
Doris Water Main	Transfer to W/S			75,000	1,400,000	
Doris Pathway	Transfer to Local Streets			35,000	540,000	
Pathway Maintenance	Non Motorized Pathways	10,000	10,000	10,000	10,000	10,000
		2,760,000	**580,000**	**1,305,000**	**4,800,000**	**10,000**

TIFA B 2027-2031 Budget

Fund 252 - TIFA B

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
PROPERTY TAXES	$ 1,680,119	$ 1,754,202	$ 1,754,202	$ 1,939,471	$ 2,002,132	$ 2,044,988	$ 2,089,580	$ 2,135,352
STATE SHARED REVENUE & REFUNDS	165,434	81,340	81,340	73,206	65,886	59,297	53,367	48,000
INTEREST INCOME	717,321	261,862	261,862	370,517	342,686	337,442	322,173	317,544
OTHER REVENUE	-	-	-	-	-	-	-	-
TOTAL REVENUES	**$ 2,562,874**	**$ 2,097,404**	**$ 2,097,404**	**$ 2,383,194**	**$ 2,410,704**	**$ 2,441,727**	**$ 2,465,120**	**$ 2,500,896**
EXPENDITURES								
SALARIES, WAGES, & FRINGE BENEFITS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
REPAIR & MAINTENANCE	141,247	50,000	50,000	350,000	100,000	100,000	100,000	100,000
OTHER EXPENSES	11,316	54,200	54,200	47,500	47,500	47,500	47,500	47,500
CONTRACTUAL SERVICES	714,913	100,000	435,241	100,000	100,000	100,000	100,000	100,000
UTILITIES	11,017	12,500	12,500	12,600	12,700	12,800	12,900	13,000
CAPITAL EXPENDITURES	-	2,010,000	2,164,019	2,010,000	510,000	10,000	10,000	10,000
DEPRECIATION	358,970	-	-	-	-	-	-	-
ADMIN, DPW, & INTERFUND CHARGES	65,400	68,381	68,381	128,860	135,859	143,272	151,124	159,445
TRANSFERS TO OTHER FUNDS	2,040,506	2,246,497	3,285,314	902,677	486,767	1,726,328	5,236,753	443,722
TOTAL EXPENSES	**$ 3,343,370**	**$ 4,541,578**	**$ 6,069,655**	**$ 3,551,637**	**$ 1,392,826**	**$ 2,139,900**	**$ 5,658,277**	**$ 873,667**
NET OF REVENUES/EXPENSES	**$ (780,496)**	**$ (2,444,174)**	**$ (3,972,251)**	**$ (1,168,443)**	**$ 1,017,878**	**$ 301,827**	**$ (3,193,157)**	**$ 1,627,229**
UNRESTRICTED NET POSITION	***$ 15,665,807***	***$ 13,221,633***	***$ 11,693,556***	***$ 10,525,113***	***$ 11,542,991***	***$ 11,844,818***	***$ 8,651,661***	***$ 10,278,890***

TIFA D 2027-2031 Capital Project and Expenditure Plan

2027-2031 Capital Project Budget Plan
TIFA D - 253

Project	Description	2027	2028	2029	2030	2031
Admin Conf/Lounge/Lobby/Hallway	Building Maintenance	250,000				
Inclusive Playground	Transfer to General Fund	500,000				
Tot Lot Replacement	Transfer to General Fund			250,000		
Cross Creek (SAD)	Transfer to Major Streets			140,000	2,950,000	
High Meadow (SAD)	Transfer to Major Streets				86,250	1,010,000
Routine Maintenance	Sidewalk Maintenance	5,000	5,000	5,000	5,000	5,000
		755,000	5,000	395,000	3,041,250	1,015,000

TIFA D 2027-2031 Budget

CAPTURES THROUGH 2031
REVENUE OF 2032

Fund 253 - TIFA D

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
PROPERTY TAXES	$ 210,043	$ 358,906.00	$ 358,906.00	$ 313,937	$ 324,368.00	$ 331,502.00	$ 338,925.00	$ 346,545.00
STATE SHARED REVENUE & REFUNDS	944,133	587,927	587,927	529,135	476,221	428,599	385,739	365,000
OTHER REVENUE	2,008	500	500	1,000	1,000	1,000	1,000	1,000
TRANSFERS FROM FUNDS	-	-	-	-	-	-	-	-
INVESTMENT INCOME	171,002	76,932	76,932	92,136	87,530	83,154	78,997	75,048
NONOPERATING REVENUE	-	-	43,000	-	-	-	-	-
TOTAL REVENUES	**$ 1,327,186**	**$ 1,024,265**	**$ 1,067,265**	**$ 936,208**	**$ 889,119**	**$ 844,255**	**$ 804,661**	**$ 787,593**
EXPENDITURES								
SALARIES, WAGES, & FRINGE BENEFITS	$ 29,812	$ 25,836	$ 25,836	$ 33,676	$ 33,676	$ 33,676	$ 33,676	$ 33,676
UTILITIES	119,261	101,650	101,650	113,700	115,700	117,700	119,700	121,700
REPAIR & MAINTENANCE	436,825	1,561,000	1,103,197	313,000	63,000	63,000	63,000	63,000
CAPITAL EXPENDITURES	-	1,062,000	2,182,152	-	-	-	-	-
DEPRECIATION	914,391	-	-	-	-	-	-	-
ADMIN, DPW, & INTERFUND CHARGES	35,493	37,018	37,018	102,857	110,351	118,412	127,085	136,416
TRANSFERS TO OTHER FUNDS	37,153	425,000	397,265	500,000	-	390,000	3,036,250	1,010,000
LIABILITY INSURANCE	-	270	270	293	301	310	320	329
OTHER EXPENSES	17,034	48,650	120,890	30,150	2,650	2,650	2,650	2,650
TOTAL EXPENSES	**$ 1,589,969**	**$ 3,261,424**	**$ 3,968,278**	**$ 1,093,676**	**$ 325,678**	**$ 725,748**	**$ 3,382,681**	**$ 1,367,771**
NET OF REVENUES/EXPENSES	**$ (262,784)**	**$ (2,237,159)**	**$ (2,901,013)**	**$ (157,468)**	**$ 563,441**	**$ 118,507**	**$ (2,578,020)**	**$ (580,178)**
UNRESTRICTED NET POSITION	***$ 5,535,027***	***$ 3,297,868***	***$ 2,634,014***	***$ 2,476,546***	***$ 3,039,987***	***$ 3,158,494***	***$ 580,474***	***$ 296***

DDA 2027-2031 Capital Project and Expenditure Plan

2027-2031 Capital Project Budget Plan
Downtown Development Authority - 738

Project	Description	2027	2028	2029	2030	2031
Public Art Initiative	Land Improvements	45,000	45,000	45,000		
Wayfinding	Land Improvements	275,000				
3157 Auburn Road Parking Lot	Transfer to General Fund	300,000				
Downtown hoilday décor	Machinery & Equipment	75,000				
Riverside Bathroom Renovations	Transfer to General Fund	100,000				
Parking Structure Facade	Transfer to TIFA A	500,000				
		1,295,000	45,000	45,000	0	0

Downtown Development Authority 2027-2031 Budget

CAPTURES THROUGH 2029
REVENUE OF 2030

Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
PROPERTY TAXES	$ 601,693	$ 665,978	$ 665,978	$ 745,500	$ 769,579	$ 786,048	$ 803,184	$ -
OTHER REVENUE	70,871	36,939	36,939	31,639	30,158	22,000	10,000	-
TOTAL REVENUES	**$ 672,564**	**$ 702,917**	**$ 702,917**	**$ 777,139**	**$ 799,737**	**$ 808,048**	**$ 813,184**	**$ -**
EXPENDITURES								
SALARIES, WAGES, & FRINGE BENEFITS	$ 26,194	$ 34,686	$ 34,686	$ 63,884	$ 67,537	$ 69,882	$ 64,486	$ -
OTHER EXPENSES	159,826	854,170	1,039,170	1,607,487	268,504	268,523	641	-
REPAIR & MAINTENANCE	24,625	8,000	8,000	53,000	8,000	8,000	-	-
CONTRACTUAL SERVICES	23,196	7,500	54,589	80,000	3,500	3,500	-	-
DEBT SERVICE	-	-	-	-	-	-	-	-
DEPRECIATION & AMORT	2,000							
ADMIN, DPW, & INTERFUND CHARGES	43,025	44,874	44,874	49,743	53,216	56,945	60,947	-
TOTAL EXPENSES	**$ 278,866**	**$ 949,230**	**$ 1,181,319**	**$ 1,854,114**	**$ 400,757**	**$ 406,850**	**$ 126,074**	**$ -**
NET OF REVENUES/EXPENSES	**$ 393,698**	**$ (246,313)**	**$ (478,402)**	**$ (1,076,975)**	**$ 398,980**	**$ 401,198**	**$ 687,110**	**$ -**
UNRESTRICTED NET POSITION	***$ 1,575,841***	***$ 1,329,528***	***$ 1,097,439***	***$ 20,464***	***$ 419,444***	***$ 820,642***	***$ 1,507,752***	***$ 1,507,752***

Brownfield Authority
2027-2031 Budget

Fund 243 - BROWNFIELD AUTHORITY

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
ESTIMATED REVENUES								
PROPERTY TAXES	$ 415,881	$ 370,825	$ 370,825	$ 394,158	$ 406,889	$ 415,596	$ 424,656	$ 433,956
STATE SHARED REVENUE & REFUNDS	-	11,257	11,257	-	-	-	-	-
STATE GRANTS	-	-	-	-	-	-	-	-
OTHER REVENUE	145,424	128,760	128,760	49,283	46,819	44,478	42,254	40,142
TOTAL REVENUES	**$ 561,307**	**$ 510,842**	**$ 510,842**	**$ 443,441**	**$ 453,708**	**$ 460,074**	**$ 466,910**	**$ 474,098**
EXPENDITURES								
CONTRACTUAL SERVICES	$ 448,503	$ 430,000	$ 430,000	$ 609,000	$ 584,000	$ 584,000	$ 384,000	$ 384,000
DEBT SERVICE	4,152	54,815	54,815	54,816	54,815	54,819	54,816	-
ADMIN, DPW, & INTERFUND CHARGES	15,187	15,849	15,849	25,595	27,477	29,500	31,677	34,019
OTHER EXPENSES	2,078	4,700	4,700	600	200	200	200	200
TOTAL EXPENSES	**$ 469,921**	**$ 505,364**	**$ 505,364**	**$ 690,011**	**$ 666,492**	**$ 668,519**	**$ 470,693**	**$ 418,219**
NET OF REVENUES/EXPENSES	**$ 91,386**	**$ 5,478**	**$ 5,478**	**$ (246,570)**	**$ (212,784)**	**$ (208,445)**	**$ (3,783)**	**$ 55,879**
UNRESTRICTED NET POSITION	***$ 2,896,837***	***$ 2,902,315***	***$ 2,902,315***	***$ 2,655,745***	***$ 2,442,961***	***$ 2,234,516***	***$ 2,230,733***	***$ 2,286,612***



SPECIAL REVENUE FUNDS

AUBURN HILLS

2027 Wayne Disposal Fund

Fund 227 - WAYNE DISPOSAL-OAK. HOST

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
CHARGES FOR SERVICES	$ 241,792	$ -	$ 40,000	$ -	$ -	-	-	-
INTEREST INCOME	40,966	-	-	-	-	-	-	-
TOTAL REVENUES	**$ 282,758**	**$ -**	**$ 40,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL REVENUE CHANGE PERCENT		**-100.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
EXPENDITURES								
OTHER EXPENSES	$ 32,157	$ -	$ -	$ -	$ -	-	-	-
CONTRACTUAL SERVICES	9,306	10,000	10,000	-	-	-	-	-
TRANS TO OTHER FUNDS	560,000	500,000	500,000	575,000	-	-	-	-
TOTAL EXPENDITURES	**$ 601,463**	**$ 510,000**	**$ 510,000**	**$ 575,000**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENSES CHANGE PERCENT		**-15.2%**	**17.9%**	**12.7%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
NET OF REVENUES/EXPENSES	(318,705)	(510,000)	(470,000)	(575,000)	-	-	-	-
BEGINNING FUND BALANCE	1,380,535	1,061,830	1,061,830	591,830	16,830	16,830	16,830	16,830
ENDING FUND BALANCE	**$ 1,061,830**	**$ 551,830**	**$ 591,830**	**$ 16,830**	**$ 16,830**	**$ 16,830**	**$ 16,830**	**$ 16,830**

Wayne Disposal Fund will be closed out 12/31/2027 remaining revenues will go to Local Roads as committed by City Council

2027 Tree Ordinance Fund

Fund 230 - TREE ORDINANCE FUND

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
ESTIMATED REVENUES								
CHARGES FOR SERVICES	$ 323,930	-	-	-	-	-	-	-
INTEREST INCOME	46,255	39,999	39,999	21,116	20,061	19,013	18,065	17,162
OTHER REVENUE	11,400	-	-	-	-	-	-	-
TOTAL REVENUES	**$ 381,585**	**$ 39,999**	**$ 39,999**	**$ 21,116**	**$ 20,061**	**$ 19,013**	**$ 18,065**	**$ 17,162**
TOTAL REVENUE CHANGE PERCENT		**-89.5%**	**-89.5%**	**-47.2%**	**-5.0%**	**-5.2%**	**-5.0%**	**-5.0%**
EXPENDITURES								
OTHER EXPENSES	$ 409	$ 500	$ 500	$ -	$ -	$ -	$ -	$ -
REPAIR & MAINT.	4,065	115,000	115,000	50,000	35,000	35,000	35,000	35,000
CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	**$ 4,474**	**$ 115,500**	**$ 115,500**	**$ 50,000**	**$ 35,000**	**$ 35,000**	**$ 35,000**	**$ 35,000**
TOTAL EXPENSES CHANGE PERCENT		**2481.4%**	**-96.1%**	**-56.7%**	**-30.0%**	**0.0%**	**0.0%**	**0.0%**
NET OF REVENUES/EXPENSES	377,111	(75,501)	(75,501)	(28,884)	(14,939)	(15,987)	(16,935)	(17,838)
BEGINNING FUND BALANCE	847,434	1,224,545	1,224,545	1,149,044	1,149,044	1,120,160	1,134,105	1,104,173
ENDING FUND BALANCE	**$ 1,224,545**	**$ 1,149,044**	**$ 1,149,044**	**$ 1,120,160**	**$ 1,134,105**	**$ 1,104,173**	**$ 1,117,170**	**$ 1,086,335**

Fund has $1,325,000 in cash.
$75,620 held in escrow for Harmon Road Holdings.
Fund amended as needs develop for trees and related landscaping for eligible projects.

2027 Special Circumstances Fund

Fund 257 - SPECIAL CIRCUMSTANCES FUND

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET*	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
GRANTS	25,908	28,076	28,076	30,000	30,000	30,000	30,000	30,000
INTEREST REVENUE	2,369	2,430	2,430	1,391	1,321	1,255	1,193	1,134
TOTAL REVENUES	$ 28,277	$ 30,506	$ 30,506	$ 31,391	$ 31,321	$ 31,255	$ 31,193	$ 31,134
TOTAL REVENUE CHANGE PERCENT		7.9%	8%	2.9%	-0.2%	-0.2%	-0.2%	-0.2%
EXPENDITURES								
CAPITAL EXPENDITURES	41,800	-	-	-	-	-	-	-
OTHER EXPENSES	59,555	30,500	30,500	44,383	45,714	45,970	31,193	31,134
TOTAL EXPENDITURES	$ 101,355	$ 30,500	$ 30,500	$ 44,383	$ 45,714	$ 45,970	$ 31,193	$ 31,134
TOTAL EXPENSES CHANGE PERCENT								
NET OF REVENUES/EXPENSES	(73,078)	6	6	(12,992)	(14,393)	(14,715)	-	-
BEGINNING FUND BALANCE	115,172	42,094	42,094	42,100	29,108	14,715	0	0
ENDING FUND BALANCE	$ 42,094	$ 42,100	$ 42,100	$ 29,108	$ 14,715	$ 0	$ 0	$ 0

This Fund holds the revenue from the Opioid settlements and must be used on eligible remediation. Currently, fund supports 2 Mental Health Co-Responders with the Oakland Community Health Network.

2027 Metro Act Fund

Fund 233 - METRO - BAL ACCTS

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
LICENSES AND PERMITS	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
STATE SHARED REVENUE & REFUNDS	104,481	95,000	95,000	95,000	95,000	95,000	95,000	95,000
INTEREST INCOME	1,346	1,345	1,345	710	675	642	610	580
TOTAL REVENUES	$ 106,827	$ 96,345	$ 96,345	$ 95,710	$ 95,675	$ 95,642	$ 95,610	$ 95,580
TOTAL REVENUE CHANGE PERCENT		-9.8%	10.9%	-0.7%	0.0%	0.0%	0.0%	0.0%
EXPENDITURES								
CONTRACTUAL SERVICES	$ 49,078	$ 55,000	$ 55,000	$ 55,000	$ 55,000	$ 55,000	$ 55,000	$ 55,000
OTHER EXPENSES	-	-	-	-	-	-	-	-
UTILITIES	78,673	10,000	10,000	10,000	10,000	10,000	10,000	10,000
REPAIR & MAINT.	-	-	-	-	-	-	-	-
CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	$ 127,751	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000
TOTAL EXPENSES CHANGE PERCENT		-49.1%	96.5%	0.0%	0.0%	0.0%	0.0%	0.0%
NET OF REVENUES/EXPENSES	(20,924)	31,345	31,345	30,710	30,675	30,642	30,610	30,580
BEGINNING FUND BALANCE	41,600	20,676	20,676	52,021	82,731	113,406	144,048	174,658
ENDING FUND BALANCE	$ 20,676	$ 52,021	$ 52,021	$ 82,731	$ 113,406	$ 144,048	$ 174,658	$ 205,238

Receives state shared revenue collected from annual maintenance fees from rights-of-way in which telecommunication facilities are constructed.
Pays primarily OHM fees related to the right of ways and some identified street lighting costs.
Additional street light costs added through amendment if OHM fees are covered in full.

2027 State Drug Forfeitures Fund

Fund 265 - DRUG FORFEITURES STATE

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
OTHER REVENUE	15,089	-	-	-	-	-	-	-
INTEREST REVENUE	1,927	1,467	1,467	1,391	1,344	1,277	1,212	1,152
DRUG ENFORCEMENT REV	18,257	1,000	1,000	41,000	41,000	41,000	41,000	41,000
TOTAL REVENUES	$ 35,273	$ 2,467	$ 2,467	$ 42,391	$ 42,344	$ 42,277	$ 42,212	$ 42,152
TOTAL REVENUE CHANGE PERCENT		-93.0%	1329.8%	1618.3%	-0.1%	-0.2%	-0.2%	-0.1%
EXPENDITURES								
SUPPLIES/EQUIPMENT	30,755	1,000	1,000	35,000	8,000	8,000	8,000	8,000
OTHER EXPENSES	-	-	-	-	-	-	-	-
DRUG ENFORCEMENT/DAR	-	-	-	-	-	-	-	-
TRANS TO OTHER FUNDS	-	-	-	-	-	-	-	-
CAPITAL EXPENDITURES	-	65,000	65,000	-	-	-	-	-
TOTAL EXPENDITURES	$ 30,755	$ 66,000	$ 66,000	$ 35,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000
TOTAL EXPENSES CHANGE PERCENT		114.6%	114.6%	-47.0%	-77.1%	0.0%	0.0%	0.0%
NET OF REVENUES/EXPENSES	4,519	(63,533)	(63,533)	7,391	34,344	34,277	34,212	34,152
BEGINNING FUND BALANCE	84,718	89,236	89,236	25,703	33,094	67,438	101,715	135,927
ENDING FUND BALANCE	$ 89,236	$ 25,703	$ 25,703	$ 33,094	$ 67,438	$ 101,715	$ 135,927	$ 170,079

Funds from unclaimed confiscated items/cash. Used for eligible police operations.

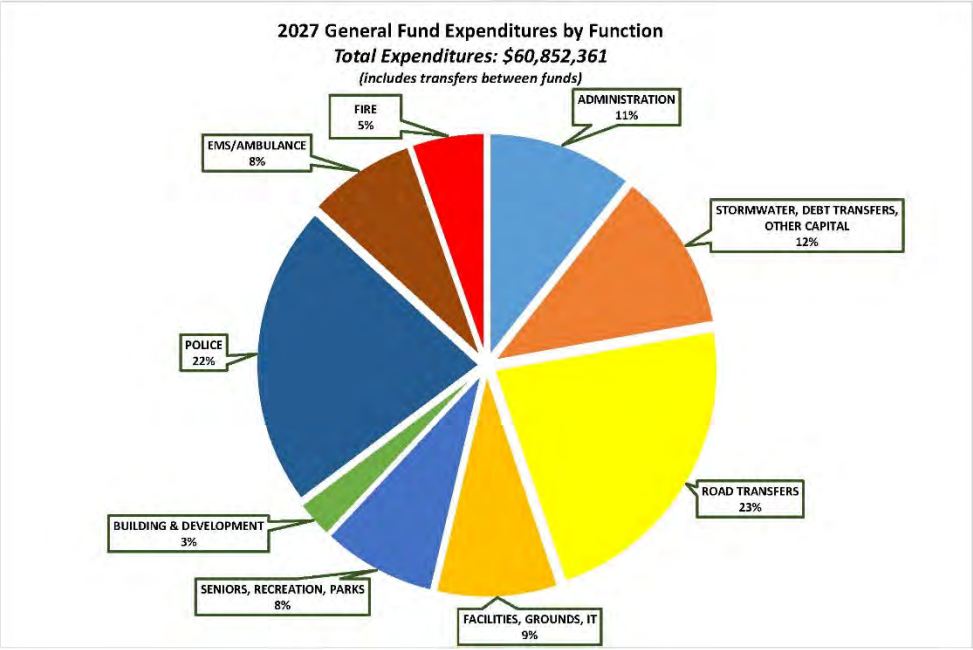


GENERAL FUND DEPARTMENTS

AUBURN HILLS

AUBURN HILLS

Expenditures by Function



AUBURN HILLS

Administrative Departments 2027 Budget

GENERAL FUND DEPARTMENT	2027 REQUESTED REVENUES	2027 REQUESTED EXPENDITURES	% EXPENSE OF TOTAL	% Wage & Benefits	Noteworthy Expenses
GENERAL CITY	$ 14,605,667	$ -			
CITY COUNCIL		163,935	0.27%	55%	24% contractual services
CITY MANAGER		814,199	1.34%	94%	
CLERK		511,826	0.84%	56%	30% machinery & equipment
TREASURER/FINANCE		865,246	1.42%	84%	
ASSESSOR		392,527	0.65%		95% contractual services, 3% supplies
GENERAL ADMINISTRATION		2,582,342	4.24%	44%	36% RHC transfer, 25% Legal Fees, 15% misc expenses
HUMAN RESOURCES		409,343	0.67%	65%	20% miscellaneous expenses 12% contractual services
DPW MANAGEMENT SERVICES	642,911	723,789	1.19%	92%	5% fleet charges

GENERAL FUND DEPARTMENT GROUPS	REVENUES	% OF TOTAL	EXPENDITURES	% OF TOTAL
ADMINISTRATIVE	$ 15,248,578	31%	$ 6,463,207	11%
GENERAL SUPPORT	100,000	0%	5,382,987	9%
INFRASTRUCTURE	7,371,926	15%	20,816,659	34%
DEVELOPMENT/PLANNING	910,400	2%	1,674,716	3%
COMMUNITY PROGRAMS	1,107,467	2%	5,065,779	8%
POLICE	13,844,298	28%	13,420,034	22%
FIRE/EMS	10,336,614	21%	8,028,979	13%
TOTALS	$ 48,919,283	100%	$ 60,852,361	100%

Community Development/ Building and Community Programs 2027 Budget

GENERAL FUND DEPARTMENT	2027 REQUESTED REVENUES	2027 REQUESTED EXPENDITURES	% EXPENSE OF TOTAL	% Wage & Benefits	Noteworthy Expenses
COMMUNITY DEVELOPMENT- ADMIN	$ -	$ 347,385	0.57%	89%	6% contractual services
BUILDING SERVICES	910,400	1,327,331	2.18%	74%	17% contractual services
SENIOR CITIZENS	$ 87,600	$ 692,733	1.14%	75%	18% misc expenses
SMART GRANT	66,537	146,050	0.24%	71%	27% fleet charges
RECREATION	203,330	780,305	1.28%	78%	10% misc. expenses, 7% supplies
PARKS	750,000	3,446,691	5.66%	15%	75% capital , 7% fleet charges

GENERAL FUND					
DEPARTMENT GROUPS	REVENUES	% OF TOTAL	EXPENDITURES	% OF TOTAL	
ADMINISTRATIVE	$ 15,248,578	31%	$ 6,463,207	11%	
GENERAL SUPPORT	100,000	0%	5,382,987	9%	
INFRASTRUCTURE	7,371,926	15%	20,816,659	34%	
DEVELOPMENT/PLANNING	910,400	2%	1,674,716	3%	
COMMUNITY PROGRAMS	1,107,467	2%	5,065,779	8%	
POLICE	13,844,298	28%	13,420,034	22%	
FIRE/EMS	10,336,614	21%	8,028,979	13%	
TOTALS	$ 48,919,283	100%	$ 60,852,361	100%	

Public Safety Departments 2027 Budget

GENERAL FUND DEPARTMENT	2027 REQUESTED REVENUES	2027 REQUESTED EXPENDITURES	% EXPENSE OF TOTAL	% Wage & Benefits	Noteworthy Expenses
POLICE - PATROL	$ 474,274	$ 9,652,036	15.86%	82%	7% vehicle expenses
POLICE ADMINISTRATION	13,370,024	3,767,998	6.19%	61%	14% contractual services, 9% capital
FIRE DEPARTMENT	$ 8,898,364	$ 776,816	1.28%	57%	29% contractual services
FIRE - SUPPRESSION	28,250	1,969,167	3.24%	53%	24% fleet charges, 9% supplies
FIRE - PREVENTION		490,856	0.81%	83%	8% contractual services, 6% fleet charges
Emergency Management Homeland Security		6,100	0.01%		57% conferences/training, 43% supplies
EMS/AMBULANCE	1,410,000	4,786,040	7.87%	70%	16% bad debt, 5% capital

GENERAL FUND					
DEPARTMENT GROUPS	REVENUES	% OF TOTAL	EXPENDITURES	% OF TOTAL	
ADMINISTRATIVE	$ 15,248,578	31%	$ 6,463,207	11%	
GENERAL SUPPORT	100,000	0%	5,382,987	9%	
INFRASTRUCTURE	7,371,926	15%	20,816,659	34%	
DEVELOPMENT/PLANNING	910,400	2%	1,674,716	3%	
COMMUNITY PROGRAMS	1,107,467	2%	5,065,779	8%	
POLICE	13,844,298	28%	13,420,034	22%	
FIRE/EMS	10,336,614	21%	8,028,979	13%	
TOTALS	$ 48,919,283	100%	$ 60,852,361	100%	

AUBURN HILLS

General Support and Infrastructure Departments 2027 Budget

GENERAL FUND DEPARTMENT	2027 REQUESTED REVENUES	2027 REQUESTED EXPENDITURES	% EXPENSE OF TOTAL	% Wage & Benefits	Noteworthy Expenses
MIS DEPARTMENT	$ -	$ 837,768	1.38%		41% contractual services 34% supplies
FACILITIES	100,000	2,651,964	4.36%	32%	39% repair & maintenance, 20% utilities, 8% capital
GROUNDS	-	1,893,255	3.11%	44%	27% equipment rental, 11% Contractual services
STORM WATER MANAGEMENT	$ 3,600	$ 501,759	0.82%	6%	71% contractual services, 14% debt
CAPITAL IMPROVEMENTS	3,300,000	6,557,400	10.78%		53% capital , 47% transfers to other funds
STREET IMPROVEMENT	4,068,326	13,757,500	22.61%		100% transfers to other funds

GENERAL FUND				
DEPARTMENT GROUPS	REVENUES	% OF TOTAL	EXPENDITURES	% OF TOTAL
ADMINISTRATIVE	$ 15,248,578	31%	$ 6,463,207	11%
GENERAL SUPPORT	100,000	0%	5,382,987	9%
INFRASTRUCTURE	7,371,926	15%	20,816,659	34%
DEVELOPMENT/PLANNING	910,400	2%	1,674,716	3%
COMMUNITY PROGRAMS	1,107,467	2%	5,065,779	8%
POLICE	13,844,298	28%	13,420,034	22%
FIRE/EMS	10,336,614	21%	8,028,979	13%
TOTALS	$ 48,919,283	100%	$ 60,852,361	100%

AUBURN HILLS

General Fund Projections 2027-2031

GENERAL FUND

9.30.2026

Description	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED	2027 BUDGET	2028 PROJECTED	2029 PROJECTED	2030 PROJECTED	2031 PROJECTED
Total General Fund Revenues	$45,201,629	$44,642,533	$ 44,667,043	$ 48,919,283	$45,862,240	$46,562,516	$47,293,013	$49,216,932
Total General Fund Expenditures	40,421,838	49,740,900	54,552,324	60,852,361	46,251,759	44,824,477	48,427,206	48,474,033
Revenue Over (Under) Expenditures	$ 4,779,790	$ (5,198,367)	$ (9,995,281)	$(11,933,078)	$ (399,519)	$ 1,728,038	$ (1,134,193)	$ 741,899
Fund Balance [1]	$ 63,262,151	$ 58,063,784	$ 53,266,870	$ 41,333,792	$ 40,934,273	$ 42,662,311	$ 41,528,118	$ 42,270,017
as % of Expense	156.5%	116.7%	97.6%	67.9%	88.5%	95.2%	85.8%	87.2%
Unassigned Fund Balance	$37,705,649	$32,109,195	$ 27,312,281	$ 33,273,831	$33,273,831	$ 33,044,041	$ 33,489,674	$ 33,995,347
as % of Expense	93.28%	64.55%	50.07%	54.68%	71.94%	73.72%	69.15%	70.13%

[1] Fund Balance includes *Nonspendable, Restricted, Committed, Assigned, and Unassigned* balances.

BY MILLAGE COMPONENTS

IMPACT TO FUND BALANCE	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
OPERATING GENERAL FUND	$ 4,197,223	$ (4,998,154)	$ (6,209,382)	$ (4,975,803)	$ (1,218,912)	$ (994,600)	$ (1,047,928)	$ (547,270)
STREET IMPROVEMENT GENERAL FUND	$ (644,428)	$ (1,478,840)	$ (3,490,108)	$ (9,689,174)	$ (3,159,208)	$ (1,294,327)	$ (3,647,750)	$ (2,542,497)
POLICE GENERAL FUND	$ 2,813,160	$ 1,822,941	$ 1,720,310	$ 424,264	$ 1,896,155	$ 1,742,122	$ 1,610,831	$ 1,490,045
FIRE/EMS GENERAL FUND	$ (1,586,164)	$ (544,314)	$ (2,016,101)	$ 2,307,635	$ 2,082,446	$ 2,274,843	$ 1,950,654	$ 2,341,621
TOTAL IMPACT TO FUND BALANCE	$ 4,779,791	$ (5,198,367)	$ (9,995,281)	$ (11,933,078)	$ (399,519)	$ 1,728,038	$ (1,134,193)	$ 741,899
PROJECTED ENDING FUND BALANCE	$ 63,262,151	$ 58,063,784	$ 53,266,870	$ 41,333,792	$ 40,934,273	$ 42,662,311	$ 41,528,118	$ 42,270,017
			-16%	-22%	-1%	4%	-3%	2%



TOTAL CITY BUDGET

AUBURN HILLS

2027-2031 Assumptions

Assumptions reviewed in first workshop

Major/Local Road Funding:
General Fund $42.7M
TIFAs $9.3M
Wayne Disposal $575K
Act 51 $19.3M
Grants $3.8M

Major/Local Roads Spend $58M
Road, Pathway, Sidewalk, Parking lot and Bridge related Maintenance and Improvements

More Capital Spend $35.3M
$5.2 Land/Building
$3.6M Equipment
$13M Water/Sewer
$8.3M Vehicles
$5.2 Parking Lots

Total Anticipated Debt:
$13.5M
29% Water/Sewer
71% General Fund
(GF Debt expires by 2033)

Property Tax Revenues:
$153,277,541
5-year CPI average 2.494%
Appeals/Exemptions offset growth factor

$13.5 General Fund PPT Reimbursement

WAGE INCREASES and WAGE BUDGET ASSUMPTIONS						
Non Bargaining (actual varies by EE)		3.5%	3.5%	3.5%	3.5%	3.5%
AFSCME	(EXPIRES 2027)	2%	3%	3%	3%	3%
COMMAND	(EXPIRES 2028)	2.5%	3%	3%	3%	3%
DETECTIVES	(EXPIRES 2027)	2.5%	2.5%	2.5%	2.5%	2.5%
POLC	(EXPIRES 2027)	2.5%	2.5%	2.5%	2.5%	2.5%
IAFF	(EXPIRES 2026)	3%	3%	3%	3%	3%

$107K Pooled Awarded by Council/CM for Admin EE wage increases

BENEFIT INCREASE ASSUMPTIONS					
Benefit	2027	2028	2029	2030	2031
RX	7%	7%	7%	7%	7%
Dental	0%	4%	0%	4%	0%
Optical	1%	1%	1%	1%	1%
Life	3%	3%	3%	3%	3%
Medical	10%	8%	8%	8%	8%
Disability	3%	3%	3%	3%	3%

2027 5.3% confirmed*

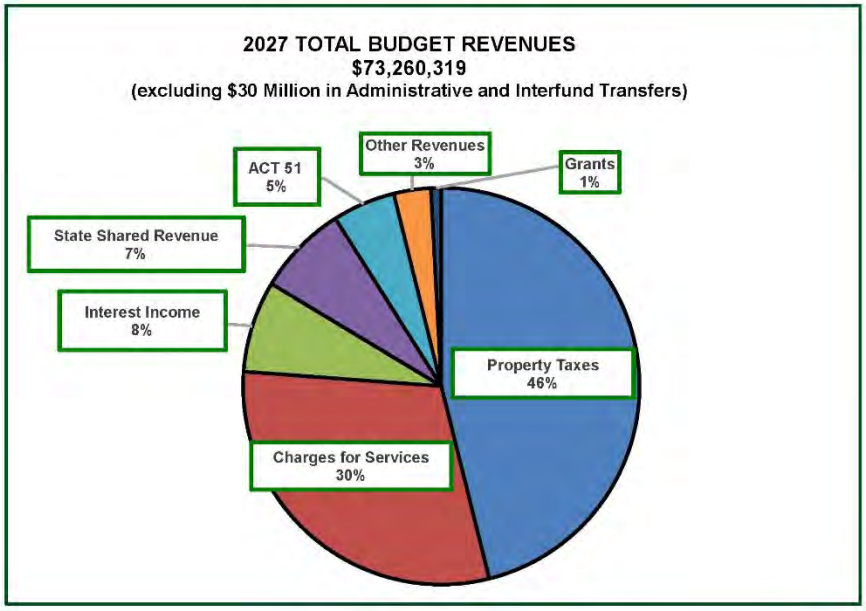
Medical/RX EE contribution 7.5%

Utility Rate Increases

	Water:	Sewer:
2027	2%	4%
2028	4%	4%
2029	5%	5%
2030	2%	5%
2031	3%	5%

ACRONYM KEY:
PPT Personal Property Tax
CPI Consumer Price Index

2027 Total Budget Revenues



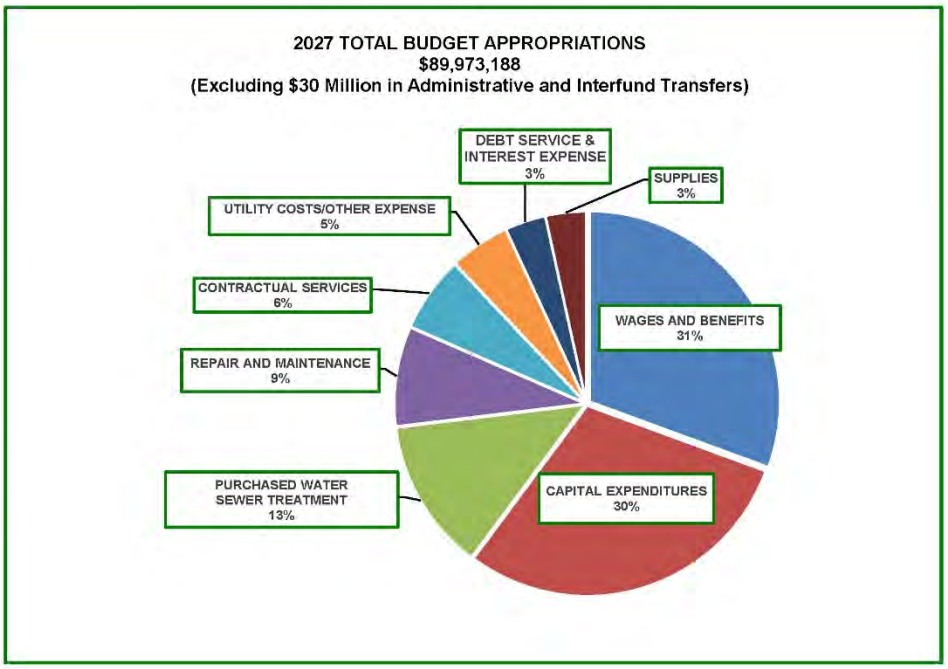
2027 Total City Revenue By Fund and Classification

2027 TOTAL CITY REVENUES BY FUND AND REVENUE CLASSIFICATION

FUND	DESCRIPTION	Property Taxes	Licenses & Permits	State & Fed Grants	State Shared & Highway	Special Assess.	Charges for Services	Other Revenue	Investment Income	Admin Interfund	Transfers from Funds	Total by Fund
101	GENERAL FUND	$ 29,016,532	$ 841,100	$ 358,933	$ 4,486,458	$ 399,656	$ 2,377,657	$ 756,028	$ 3,108,027	$3,022,215	$ 4,552,677	$ 48,919,283
202	MAJOR ROADS			179,782	2,860,118			53,274	15,000		11,600,500	$ 14,708,674
203	LOCAL ROADS				843,715				28,308		2,732,000	3,604,023
230	TREE ORDINANCE								21,116			21,116
233	METRO ACT				95,000				710			95,710
243	BROWNFIELD AUTHORITY	394,158							49,283			443,441
248	DDA	745,500						2,000	29,639			777,139
251	TIFA A	984,328			173,102		2,000	106,053	96,064		500,000	1,861,547
252	TIFA B	1,939,471			73,206				370,517			2,383,194
253	TIFA D	313,937			529,135		1,000		92,136			936,208
257	SPECIAL CIRCUMSTANCES FUND			30,000					1,391			31,391
262	DRUG FORFEITURE-FEDERAL											-
265	DRUG FORFEITURE -STATE							41,000	1,391			42,391
273	CDBG			41,864								41,864
350	CAPITAL IMPROVEMENT DEBT										1,857,400	1,857,400
584	FIELDSTONE GOLF						2,015,854	75,094	22,537		1,200,000	3,313,485
592	SEWER/WATER						17,371,235	755,000	1,451,924	122,535		19,700,694
661	FLEET								107,237	4,198,009		4,305,246
852	SPECIAL ASSESSMENT DEBT								2,849			2,849
	TOTALS	$ 33,393,926	$ 841,100	$ 610,579	$ 9,060,734	$ 399,656	$ 21,767,746	$1,788,449	$ 5,398,129	$7,342,759	$ 22,442,577	$ 103,045,655
									TOTAL REVENUES LESS INTERNAL ADMIN/INTERFUND CHARGES/TRANSFERS			$ 73,260,319

AUBURN HILLS

2027 Total Budget Appropriations



AUBURN HILLS

2027 Total City Expenses By Fund and Classification

2027 TOTAL CITY APPROPRIATIONS
BY FUND AND EXPENDITURE CLASSIFICATION

FUND	DESCRIPTION	Salaries & Wages	Fringe Benefits	Supplies	Contractual Services	Utilities	Repair & Maintenance	Other Expenses[1]	Interfund Chg. Expense[2]	Insurance	Capital Expenditures	DPW & Admin Charges	Cost of Goods Sold	Computer Services	Debt Service	Water & Sewage Costs	Transfers Out	Total by Fund
101	GENERAL FUND	$ 16,755,371	$ 7,621,796	$ 1,811,777	$ 3,371,738	$ 666,510	$ 1,683,286	$ 2,163,893	$ 2,263,448	$ 323,374	$ 6,928,343			$ 106,043	$ 341,683		$ 16,814,900	$ 60,852,361
202	MAJOR ROADS	343,142	129,633	180,050	30,000		4,536,966	7,650	720,187	11,479	8,642,875	96,690						14,698,671.00
203	LOCAL ROADS	266,028	138,936	54,800	255,000		229,500	7,435	718,101	11,905	1,715,000	96,690						3,493,295.00
227	WAYNE DISPOSAL																575,000	575,000.00
230	TREE ORDINANCE						50,000											50,000.00
233	METRO ACT				55,000	10,000												65,000.00
248	DDA	59,344	4,640	2,600	80,000		53,000	309,300	15,790	587	395,000	33,953					900,000	1,854,114.00
251	TIF A	2,615	250	11,750	135,000	154,084	95,753	22,500	42,953	7,802	880,000	76,533					2,750,000	4,179,350.00
252	TIF B			30,000	100,000	12,600	350,000	17,500	97,263		2,010,000	31,597					902,677	3,551,637.00
253	TIF D	30,800	2,876			113,700	313,000	30,150	21,532	293		81,225					500,000	1,093,576.00
243	BROWNFIELD AUTHORITY				609,000			600	5,532			20,063			54,816			690,011.00
257	SPECIAL CIRCUMSTANCE				44,393													44,393.00
266	DRUG FORFEITURE -STATE			35,000														35,000.00
273	CDBG				41,864													41,864.00
350	CAPITAL IMPROVEMENT DEBT														1,857,400			1,857,400.00
584	FIELDSTONE GOLF	409,916	73,693	25,850	693,849	84,940	127,460	63,286	68,157	27,385	1,442,100	69,831	90,332		7,372			3,173,150.00
592	SEWER/WATER	820,173	467,422	341,875	67,000	44,250	95,600	71,670	1,853,055	31,844	3,380,000	987,532		87,900	681,288	11,608,277		20,337,868.00
661	FLEET	261,571	133,230	609,400	324,500		75,000	4,000	103,999	118,142	1,230,600	138,528						2,998,970.00
662	SPECIAL ASSESSMENT DEBT														166,866			166,866.00
	TOTALS	$ 18,947,960	$ 8,672,366	$ 3,103,102	$ 6,797,334	$ 1,086,084	$ 7,609,563	$ 2,697,983	$ 6,710,017	$ 632,711	$ 26,623,918	$ 1,632,742	$ 90,332	$ 193,943	$ 3,109,615	$ 11,608,277	$ 22,442,677	$ 119,768,624

TOTAL EXPENDITURES LESS INTERNAL ADMIN/INTERFUND CHARGES/TRANSFERS $ 89,973,188

AUBURN HILLS

2027 Proposed Budget

2027 PROPOSED BUDGET	PROPOSED REVENUES	PROPOSED EXPENDITURES	APPROPRIATION OF FUND EQUITY
General	$ 48,919,283	$ 60,852,361	$ (11,933,078)
Major Streets	14,708,674	14,698,671	10,003
Local Streets	3,604,023	3,493,295	110,728
METRO Act	95,710	65,000	30,710
Wayne Disposal-Oakland	-	575,000	(575,000)
Tree Ordinance	21,116	50,000	(28,884)
Special Circumstances Fund	31,391	44,383	(12,992)
Police Drug Forfeiture	42,391	35,000	7,391
CDBG Grant	41,864	41,864	-
Capital Improvement Debt	1,857,400	1,857,400	-
Fieldstone Golf Club	3,313,485	3,173,150	140,335
Water/Sewer	19,700,694	20,337,886	(637,192)
Fleet Management	4,305,246	2,998,970	1,306,276
Special Assessment Debt	2,849	166,856	(164,007)
Total Before Component Units	$ 96,644,126	$ 108,389,836	$ (11,745,710)
DDA	$ 777,139	$ 1,854,114	$ (1,076,975)
TIFA 85-A	1,861,547	4,179,250	(2,317,703)
TIFA 85-B	2,383,194	3,551,637	(1,168,443)
TIFA 86-D	936,208	1,093,676	(157,468)
Economic Development Authority	-	-	-
Brownfield Authority	443,441	690,011	(246,570)
Grand Total	$ 103,045,655	$ 119,758,524	$ (16,712,869)

Staff commented on each of the highlighted funds and each department in the General Fund between two workshops.

City Council is asked to approve this budget October 19th.

Changes necessary in the 2027 budget beyond today can be accomplished with amendments as of 1/1/2027. The budget is a blueprint it has flexibility to adapt to unexpected, necessary modifications.

CITY OF AUBURN HILLS

REGULAR CITY COUNCIL MEETING

DRAFT MINUTES

OCTOBER 5, 2026

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

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

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

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Kasak, City Clerk Pierce, Deputy Chief of Police McGraw, Fire Chief Robinson, Department of Public Works Director Baldante, Mgr of Fleet & Roads Hefner, Finance Director/Treasurer Schulz, Engineer Driesenga

4 Guests

A workshop session was held prior to the regular City Council meeting at 5:30 PM. Workshop Topic: Budget Workshop (2 of 2)

4. APPROVAL OF MINUTES

4a. City Council Workshop Minutes, September 28, 2026

Moved by Knight, Seconded by Moniz.

RESOLVED: To approve the City Council Workshop Minutes of September 28, 2026.

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

No: None

Resolution No. 26.10.139 **Motion Carried (7 - 0)**

4b. City Council Regular Meeting Minutes, September 28, 2026

Moved by Knight, Seconded by Moniz.

RESOLVED: To approve the City Council Regular Meeting Minutes of September 28, 2026.

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

No: None

Resolution No. 26.10.140 **Motion Carried (7 - 0)**

5. APPOINTMENTS AND PRESENTATIONS

5a. AARP Michigan Age-Friendly Community Plaque, presented by Ramón Harris, Associate State Director of Community Outreach for AARP.

The representatives from the AARP were unable to attend. This item will be rescheduled.

6. PUBLIC COMMENT

There was no public comment.

7. CONSENT AGENDA

7a. Board and Commission Minutes

7a1. Election Commission, September 29, 2026

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

7b. Motion – To approve the 2027 City Council Meeting Schedule.

RESOLVED: To approve the 2027 City Council Meeting Schedule.

7c. Motion – To amend the 2026 Fleet Vehicle Budget.

RESOLVED: To amend the Fleet Vehicle budget in the amount of $425,289.00 to cover the purchase cost of the approved ambulance from Emergency Vehicles Plus.

7d. Motion – To approve a Budget Amendment for completion of past road projects. **(Attachment A)**

RESOLVED: To amend the Major and Local Streets 2026 Budget appropriations and revenues as stated above.

RESOLVED: To amend the General Fund Street Improvement department 2026 Budget appropriations as stated above.

Moved by Verbeke, Seconded by Fletcher.

RESOLVED: To approve the Consent Agenda.

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

Resolution No. 26.10.141 **Motion Carried (7 - 0)**

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Public Hearing/Motion – To approve the second reading of amendments to the City of Auburn Hills Purchasing Ordinance, Ch. 2, Article VI "Finance" and to authorize the City Clerk to publish in accordance with State Law.

Ms. Schulz presented the second reading of the proposed amendment to the Purchasing Ordinance to set the thresholds by Resolution of Council going forward.

Mayor Hawkins opened the Public Hearing at 7:07 PM.
Hearing no public comment, the Mayor closed the Public Hearing at 7:07 PM.

Moved by Ferguson, Seconded by Marzolf.

RESOLVED: To approve the second reading of amendments to the City of Auburn Hills Purchasing Ordinance, Ch. 2, Article VI "Finance" and authorize the City Clerk to publish in accordance with State Law. (Attachment B)

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

No: None

Resolution No. 26.10.142 **Motion Carried (7 - 0)**

9b. Motion - To approve the Purchasing Resolution as required by the City of Auburn Hills Purchasing Ordinance, Ch. 2, Article VI "Finance".

With the approval of the amendment to the Purchasing Ordinance, Ms. Schulz presented the amendments to the Purchasing Resolution, establishing purchasing thresholds and bidding percentages, effective January 1, 2027.

Moved by Ferguson, Seconded by Verbeke.

RESOLVED: To approve the Purchasing Resolution as required by the City of Auburn Hills Purchasing Ordinance, Ch. 2, Article VI "Finance" as presented and correcting the established dollar amount to the bid process for supplies and contractual services to read over $20,000 and $35,000 respectively. (Attachment C)

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

No: None

Resolution No. 26.10.143 **Motion Carried (7 - 0)**

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Knight shared his concerns regarding an 80-foot truck traveling down Squirrel Road that became stuck. He presented a photo to the Police Department of the dedication of the Public Safety Building.

Ms. Verbeke asked for an update on the round-about being installed on Giddings Road. Mr. Baldante shared that due to a utility conflict, the schedule date was moved back a few days.

City Council shared their appreciation of the Fun Run that took place this past week and announced the upcoming Fall Festival.

Mayor Hawkins thanked Council for the input given towards the budget discussions. He confirmed that the budget guide will be available for the public. He shared that there is more information coming regarding the Pontiac Promise Zone and the advantage that is available to Auburn Hills students.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

Mr. Tanghe commented on the race that took place on Saturday and thanked Common Roots for their support. He shared that the proceeds from the race went to a scholarship fund for the Recreation Department.

13. CLOSED SESSION

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

Moved by Verbeke, Seconded by Moniz.

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

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

No: None

Resolution No. 26.10.144 **Motion Carried (7 - 0)**

The meeting recessed to Closed Session at 7:26 PM.
The meeting reconvened in Open Session at 8:25 PM.

14. ADJOURNMENT

Moved by Marzolf, Seconded by Verbeke.
RESOLVED: To adjourn the meeting.
VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke
No: None

Resolution No. 26.10.145 **Motion Carried (7 - 0)**

The meeting adjourned at 8:25 PM.

Eugene Hawkins III, Mayor

Laura M. Pierce, City Clerk

ATTACHMENT A

Project	GL Number	Amendment
Revenue		
M-24 Improvements	202-452-676.001-M24IMPROVMNT	+ $745,138.62
Local Roads expense offset (GF Transfer to Local Roads)	203-453-699.101	+ $30,196.00
Expenses		
M-24 Improvements	202-452-973.000-M24IMPROVMNT	+ $305,100.00
Shimmons-Dexter Curve	202-452-973.000-SHIMDEXCURVE	+ $ 1,000.00
2025 Concrete Maintenance	202-452-935.000-N.SQUIRRELRD	+ $ 36,040.00
2025 Concrete Maintenance	203-453-937.003	+ $ 26,070.00
2025 Concrete Maintenance	203-453-935.000	+ $ 4,126.00
Transfer		
GF Transfer to Local Roads	101-446-995.203	+ $30,196.00

ATTACHMENT B

- CODE OF ORDINANCES
Chapter 2 - ADMINISTRATION
ARTICLE VI. - FINANCE
DIVISION 2. PURCHASING

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 ~~over $10,000.00~~ and contractual services ~~over $25,000.00,~~ 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 ~~over $1,000.00 and under $10,000.00;~~ and contractual services ~~over $1,000.00 and under $25,000.00~~ 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 ~~$10,000.00 for supplies and $25,000.00 for contractual services~~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 ~~$10,000.00~~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 ~~$10,000.00 for supplies and less than $25,000.00 for contractual services.~~the applicable agent-award threshold established by resolution of the city council. Where the estimated cost is

~~$10,000.00~~at or ~~more for supplies and $25,000.00 or more for contractual services~~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 ~~$2,500.00~~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 ~~two percent~~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 ~~one percent~~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 ~~$10,000.00 for supplies and $25,000.00 for contractual services~~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 ~~$1,000~~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—2-225. Reserved~~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.

AUBURN HILLS

ATTACHMENT C

CITY OF AUBURN HILLS
1827 N. SQUIRREL ROAD
AUBURN HILLS, MI 48326
248.370.9402
WWW.AUBURNHILLS.ORG

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 5th day of October, 2026. The following resolution was offered by Council Member Ferguson and seconded by Council Member Verbeke:

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. 26-953 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. 26-953;

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 $20,000.00	Sec. 2-197(e)
Bid process for contractual services	Over $35,000.00	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
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)

Item	Established Amount or Rate	Current Code Reference
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. 26-953.

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

RESOLUTION ADOPTED
Resolution #26.10.143

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 5th day of October, 2026, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this 6th day of October, 2026.

_____
Laura M. Pierce
City Clerk

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 19, 2026 **AGENDA ITEM NO 4C**

CITY COUNCIL

CITY OF AUBURN HILLS

SPECIAL CITY COUNCIL MEETING

DRAFT MINUTES

OCTOBER 9, 2026

CALL TO ORDER & PLEDGE OF ALLEGIANCE: Mayor Hawkins at 4:30 PM.

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

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

Absent: Council Member Ferguson

Also Present: City Manager Tanghe, Assistant City Manager Skopek, Deputy Clerk Klassen

0 Guests

4. PUBLIC COMMENT

There was no public comment.

5. CLOSED SESSION

5a. Motion – To meet in closed session to discuss property acquisition pursuant to MCL 15.268(1)(d) of the Open Meetings Act.

Moved by Knight, Seconded by Verbeke.

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

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

No: None

Resolution No. 26.10.145 **Motion Carried (6 - 0)**

The meeting recessed to Closed Session at 4:34 PM.

The meeting reconvened in Open Session at 4:45 PM.

Moved by Knight, Seconded by Fletcher.

RESOLVED: To approve the purchase of 51 Juniper in the amount of $230,000 and authorize the City Manager to execute the purchase agreement and all documents required to complete the sale, up to and including those required at closing.

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

Resolution No. 26.10.146 **Motion Carried (6 - 0)**

6. ADJOURNMENT

Moved by Moniz, Seconded by Marzolf.

RESOLVED: To adjourn the meeting.

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

Resolution No. 26.10.147 **Motion Carried (6 - 0)**

The meeting adjourned at 4:47 PM.

Eugene Hawkins III, Mayor

Kristine M. Klassen, Deputy Clerk

CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED

October 7, 2026

CALL TO ORDER: Chairperson Beidoun called the meeting to order at 6:00 p.m.

ROLL CALL: Present: **Raymond Saelens, Darlene MacMillan, Dominick Tringali (arrived at 6:13 p.m.), Cynthia Pavlich, Dominic Patrus, Sam Beidoun**
Absent: Michelle Case, Carolyn Shearer, Jack Ferguson
Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang, Mayor Eugene Hawkins III
Guests: 8

LOCATION: Council Chambers, 1827 N. Squirrel Road, Auburn Hills, MI 48326

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – August 12, 2026

Moved by Saelens to approve the City of Auburn Hills Planning Commission minutes of August 12, 2026. Second by Pavlich.
VOTE: Yes: Saelens, MacMillan, Pavlich, Patrus, Beidoun
No: None **Motion Carried (5-0)**

5. PETITIONERS

5a. Kemp and Sherman Industrial Building (6:01 p.m.)
Public Hearing/Motion – Recommend to City Council the approval of a Site Plan and Tree Removal Permit to construct an industrial building.

Mr. Beidoun opened the public hearing at 6:01 p.m.

Mr. Cohen confirmed that the hearing documents are in order and that no communications have been received regarding this petition.

Mr. Cohen presented the request from Kemp Building and Development for approval to construct a 22,169-square-foot light industrial building on 1.81 acres at the northeast corner of Rex Boulevard and Auburn Road. The property is zoned I-1, Light Industrial District. He explained that the proposed building is a speculative development intended to accommodate future office, warehouse, and light assembly operations.

Mr. Cohen stated that the primary focus of the staff's review was working with the developer to identify an appropriate site design that would accommodate the property's development while minimizing potential impacts on the adjacent residential neighborhood. He reviewed the site plan and aerial exhibit and discussed the site's unique constraints. He noted that Rex Boulevard is a private road and that the developer sought access to it but was unable to reach an agreement with the adjacent property owner. As a result, staff worked with the developer to

design an efficient site layout using access exclusively from Auburn Road.

Mr. Cohen explained that staff carefully reviewed the proposed building location, loading and service areas, detention pond, landscaping, and screening. The site plan was designed to maximize separation between the industrial use and adjacent residential properties and to minimize potential land-use impacts on the neighborhood. The building was positioned as far west on the site as practical, and the detention pond was located along the property's east side to provide additional separation from neighboring homes. He further noted that enhanced landscaping and screening are proposed along the north and east property lines, including a six-foot privacy fence and additional trees.

Mr. Cohen also discussed the proposed prohibition on outdoor storage. Given the property's immediate proximity to residential homes and limited excess land, the approval would prohibit outdoor storage of materials and vehicles, including trailers and other vehicles. He explained that this condition would help prevent the site from evolving over time to include outdoor storage areas that could extend toward neighboring residential properties.

Mr. Cohen noted that, because the proposed building is speculative and does not have a specific tenant at this time, any future tenant would be required to comply with all applicable City zoning requirements, performance standards, and conditions of approval.

Mr. Cohen concluded that the proposed site plan reflects a collaborative effort between the City and the developer to work within the site's constraints while providing appropriate separation, screening, and protections for the adjacent residential neighborhood. He recommended approval of the project as presented.

Staff respectfully recommends approval of the proposed project.

(Mr. Tringali arrived at 6:13 p.m.)

Thomas Kemp, Kemp Building and Development, 275 W. Girard Ave., Madison Heights, MI 48071 was available to answer any questions from the Commission.

The Commission asked about the following:

1. The applicant’s vision for the best use for this building and whether the applicant is in discussion with a potential tenant;
2. What hindered the agreement with Rex Boulevard;
3. Whether the property to the north is also zoned light industrial;
4. Whether the vinyl fence is sufficient;
5. Will there be third shift work at the site;
6. Will the Planning Commission and/or the City Council have an opportunity to vote on the applicant’s occupancy decision;
7. Was a concrete wall considered over a vinyl screening;

Mr. Kemp explained that the building has not yet been marketed and will be marketed once the site plan is approved. He also noted that they had a verbal agreement to use the private road (Rex Boulevard), but it proved too complicated to implement, and negotiations failed. Mr. Cohen explained that, from a traffic standpoint, Rex Boulevard would have been the preferred access, but the current proposal is better for the residents because the design places the building farther from the neighborhood.

Mr. Cohen stated that the property to the north is industrial and the property to the east is residential, one of the City's few remaining residential/industrial land use conflict areas.

Regarding the screening, Mr. Cohen explained that the applicant has exceeded the screening requirements set by the City zoning ordinance. He also explained that the developer was not required to add the fence but did so at staff’s request. He further stated that if there were third-shift work, all activity would take place inside the building. Mr. Kemp stated that the tenants would comply with the ordinance and that few companies have a third shift operating out of a building of the size proposed.

Mr. Cohen explained that the proposed tenancy falls under permitted use by right. The Planning Commission and City Council will not review the tenancy, but City staff will review it when a building permit is pulled to occupy the building.

Mr. Kemp stated that they did not consider installing a concrete wall. The proposal meets and exceeds the ordinance's requirements, and he felt a vinyl fence was a more attractive alternative.

Julianna Larose, 45 Rosetta Ct., Auburn Hills, MI, stated that her neighbors could not attend the meeting, but they own the property next to Auburn Road. There is significant noise and dust from the car wash facility. The snowplow at the Rex facility also runs in the middle of the night and is extremely noisy. Dust also comes from the crushing facilities. She felt the noise from M-59, I-75, and the M1 racing events has been disturbing. She stated she is not protesting the development but is concerned about increased noise. She stated she appreciates the retention pond providing an additional buffer and the City's efforts to protect residents through the design.

Mr. Cohen explained that the M1 course is in Pontiac.

There being no further public comments, Mr. Beidoun closed the public hearing at 6:16 p.m.

Moved by Pavlich to recommend to City Council the approval of the Site Plan and Tree Removal Permit for the Kemp and Sherman Industrial Building, including the discretionary findings of fact and approval conditions provided by Mr. Steven Cohen, subject to any additional conditions recommended by the City's Administrative Review Team.
Second by Saelens
VOTE:
Yes: Pavlich, Saelens, MacMillan, Tringali, Patrus, Beidoun
No: None **Motion Carried (6-0)**

5b. <u>Master Land Use Plan (6:21 p.m.)</u>
Public Hearing/Motion – To adopt the amended Master Land Use Plan and transmit it to the City Council for formal receipt and filing in accordance with State law.

Mr. Cohen confirmed that the hearing documents are in order and that no communications were received regarding this petition.

Mr. Cohen stated that State law requires the Planning Commission to review the City's Master Land Use Plan at least once every five years after adoption. Although the Planning Commission and staff review the plan annually, staff conducted an additional review this year. Staff reviewed the 2018 Master Land Use Plan and concluded that substantial changes to the Future Land Use Map are not warranted at this time. Instead, staff recommended that the Planning Commission make limited editorial and factual updates to the Master Land Use Plan and its accompanying brochure.

Mr. Cohen reviewed the proposed amendments, explaining that they consist of corrections, updated information, and minor revisions organized by section.

He noted that on June 3, 2026, the Planning Commission unanimously directed staff to incorporate the proposed updates and to forward the draft amendments to the City Council for authorization to distribute them in accordance with State law. On June 15, 2026, the City Council unanimously accepted the Planning Commission's findings and recommendations and authorized the distribution of the draft amendments to the required agencies and stakeholders.

Mr. Cohen reported that the draft amendments were distributed, and no comments were received. On July 1, 2026, the Oakland County Planning, Zoning, and Land Use office reviewed the amended plan and found it consistent with the plans of adjacent municipalities.

Mr. Cohen stated that the amended Master Land Use Plan was ready for a public hearing and for the Planning Commission's consideration of final adoption. He confirmed that the required public hearing notice had been issued in accordance with State law. Following adoption by the Planning Commission, the updated plan would be forwarded to the City Council for formal receipt and filing.

He recommended approval of the amended Master Land Use Plan and its accompanying brochure as presented.

Ms. Pavlich asked about the July 1, 2026 letter from Oakland County, which includes a remark that it is "not consistent." Mr. Cohen explained that the letter actually states it is "not inconsistent," meaning it is compliant. The wording is confusing, but it is the language required by State law.

Mr. Beidoun opened the public hearing at 6:23 p.m.

There being no public comments, Mr. Beidoun closed the public hearing at 6:24 p.m.

Mr. Beidoun stated that, under State law, the Planning Commission must adopt an amendment to the Master Land Use Plan by a 2/3 majority (six affirmative votes).

Moved by MacMillan to adopt the amended Master Land Use Plan and transmit it to the City Council for formal receipt and filing in accordance with State law.
Second by Patrus.
VOTE:
Yes: MacMillan, Patrus, Tringali, Pavlich, Saelens, Beidoun
No: None **Motion Carried (6-0)**

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS – None.

8. COMMUNICATIONS

8a. Michigan Planning Conference Recap
Mr. Beidoun, Mr. Ferguson, Ms. MacMillan, and Mr. Lang all attended the conference in Kalamazoo. Ms. MacMillan shared her experience and information, and Mr. Beidoun also shared his perspective and appreciation for the additional education.

Mr. Saelens thanked everyone who attended the Michigan Planning Conference.

Mr. Patrus asked for an update on the projects that were before the Planning Commission in 2026. Mr. Cohen said he can present this information to the Planning Commission at the December meeting. He also stated that the Mayor will provide an update during the State of the Community address.

9. NEXT SCHEDULED MEETING
The next scheduled meeting is on Wednesday, November 11, 2026 at 6:00 p.m. in the Auburn Hills Council Chambers.

10. ADJOURNMENT
There being no further business, Chairperson Beidoun adjourned the meeting at 6:35 p.m.

Submitted by:
Susan McCullough, MiPMC III, CMC
Recording Secretary

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 19, 2026 | **AGENDA ITEM NO 7B**

COMMUNITY DEVELOPMENT

To: **Mayor and City Council**

From: **Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development**

Submitted: **October 13, 2026**

Subject: **Motion – To receive the amended Master Land Use Plan adopted by the Planning Commission on October 7, 2026, and to place on file.**

INTRODUCTION AND HISTORY

State law requires the Planning Commission to review the City's Master Land Use Plan at least once every five years after its adoption. As part of this review, staff evaluated the 2018 Master Land Use Plan and concluded that substantial changes to the Future Land Use Map are not warranted at this time. Instead, staff recommended that the Planning Commission consider and adopt the enclosed editorial and factual updates to the Master Land Use Plan and the accompanying brochure.

The proposed updates are limited to corrections, current facts, and minor revisions, organized by section:

- **Defining Auburn Hills** - Updated the City's population; replaced references to "FCA" with "Stellantis"; added information about Downtown Auburn Hills; and corrected the percentages of the City's tax base attributed to residential and non-residential properties.
- **Existing Land Use Patterns** - Updated the land use data from 2017 to 2025 based on information provided by Oakland County and revised the corresponding narrative and percentages.
- **Future Land Use Plan** - Corrected the referenced plan date from 2009 to 2018.
- **Our Vision for the Future** - Removed references to Cooley Law School and Baker College.
- **List of Officials** - Updated the City Council, Planning Commission, and City Administration rosters.
- **Master Land Use Plan** - Updated the list of plans and studies to include documents adopted or amended since the previous brochure was published.

On June 3, 2026, the Planning Commission unanimously directed staff to incorporate the proposed editorial updates into the Master Land Use Plan and the accompanying brochure, and to forward the draft amendments to the City Council for authorization to distribute the proposed amendment in accordance with State law.

On June 15, 2026, the City Council unanimously accepted the Planning Commission's findings and recommendations regarding the proposed editorial updates and authorized staff to distribute the draft amendment to the required agencies and stakeholders in accordance with State law.

Staff subsequently distributed the draft amendment to the required agencies and stakeholders. No comments were received. On July 1, 2026, the Oakland County Planning, Zoning, and Land Use office reviewed the City's amended plan and found it "not inconsistent" with adjacent municipalities' plans.

On October 7, 2026, the Planning Commission held a public hearing and formally adopted the amended Master Land Use Plan. Thus, the plan has been forwarded to the City Council for receipt and filing.

ADOPTION TIMELINE

The following schedule outlines the steps the City took under State law to adopt the proposed amendments.

Date	Action
June 3, 2026	The Planning Commission reviewed the draft amendments and forwarded them to the City Council, requesting authorization to distribute them for comment.
June 15, 2026	City Council reviewed the amendments and authorized distribution to adjacent municipalities, Oakland County, SEMCOG, and utilities for comment. State law requires a 42-day comment period.
July 1, 2026	Oakland County conducted an advisory review of the amendments.
October 7, 2026	The Planning Commission held a public hearing to adopt the amendments. The City published notice in the Oakland Press and sent it to adjacent municipalities and others at least 15 days before the hearing. The Planning Commission adopted the plan by unanimous vote.
October 19, 2026	The City Council formally receives and files the updated plan adopted by the Planning Commission.

STAFF RECOMMENDATION

Recommend that the City Council receive and file the amended Master Land Use Plan as adopted.

PLANNING COMMISSION RECOMMENDATION

Adopted the amended Master Land Use Plan on October 7, 2026 (6-0 vote)

RECOMMENDED ACTION

Move to receive the amended Master Land Use Plan adopted by the Planning Commission on October 7, 2026, and to place on file.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED - EXCERPT

October 7, 2026

CALL TO ORDER: Chairperson Beidoun called the meeting to order at 6:00 p.m.

ROLL CALL: Present: **Raymond Saelens, Darlene MacMillan, Dominick Tringali (arrived at 6:13 p.m.), Cynthia Pavlich, Dominic Patrus, Sam Beidoun**
Absent: Michelle Case, Carolyn Shearer, Jack Ferguson
Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang, Mayor Eugene Hawkins III
Guests: 8

LOCATION: Council Chambers, 1827 N. Squirrel Road, Auburn Hills, MI 48326

5. PETITIONERS

5b. Master Land Use Plan (6:21 p.m.)
Public Hearing/Motion – To adopt the amended Master Land Use Plan and transmit it to the City Council for formal receipt and filing in accordance with State law.

Mr. Cohen confirmed that the hearing documents are in order and that no communications were received regarding this petition.

Mr. Cohen stated that State law requires the Planning Commission to review the City's Master Land Use Plan at least once every five years after adoption. Although the Planning Commission and staff review the plan annually, staff conducted an additional review this year. Staff reviewed the 2018 Master Land Use Plan and concluded that substantial changes to the Future Land Use Map are not warranted at this time. Instead, staff recommended that the Planning Commission make limited editorial and factual updates to the Master Land Use Plan and its accompanying brochure.

Mr. Cohen reviewed the proposed amendments, explaining that they consist of corrections, updated information, and minor revisions organized by section.

He noted that on June 3, 2026, the Planning Commission unanimously directed staff to incorporate the proposed updates and to forward the draft amendments to the City Council for authorization to distribute them in accordance with State law. On June 15, 2026, the City Council unanimously accepted the Planning Commission's findings and recommendations and authorized the distribution of the draft amendments to the required agencies and stakeholders.

Mr. Cohen reported that the draft amendments were distributed, and no comments were received. On July 1, 2026, the Oakland County Planning, Zoning, and Land Use office reviewed the amended plan and found it consistent with the plans of adjacent municipalities.

Mr. Cohen stated that the amended Master Land Use Plan was ready for a public hearing and for the Planning Commission's consideration of final adoption. He confirmed that the required public hearing notice had been issued in accordance with State law. Following adoption by the Planning Commission, the updated plan would be forwarded to the City Council for formal receipt and filing.

He recommended approval of the amended Master Land Use Plan and its accompanying brochure as presented.

Ms. Pavlich asked about the July 1, 2026 letter from Oakland County, which includes a remark that it is "not consistent." Mr. Cohen explained that the letter actually states it is "not inconsistent," meaning it is compliant. The wording is confusing, but it is the language required by State law.

Mr. Beidoun opened the public hearing at 6:23 p.m.

There being no public comments, Mr. Beidoun closed the public hearing at 6:24 p.m.

Mr. Beidoun stated that, under State law, the Planning Commission must adopt an amendment to the Master Land Use Plan by a 2/3 majority (six affirmative votes).

Moved by MacMillan to adopt the amended Master Land Use Plan and transmit it to the City Council for formal receipt and filing in accordance with State law.
Second by Patrus.
VOTE:
Yes: MacMillan, Patrus, Tringali, Pavlich, Saelens, Beidoun
No: None **Motion Carried (6-0)**

OAKLAND COUNTY MICHIGAN
ECONOMIC DEVELOPMENT

OAKLAND COUNTY EXECUTIVE DAVID COULTER

Scott E. Kree, Principal Planner
Office: (248) 858-0389 | krees@oakgov.com

July 1, 2026

City of Auburn Hills
1827 N. Squirrel Road
Auburn Hills, MI 48326
c/o: Master Plan Comments

SUBJECT: Oakland County Economic Development (OCED) Department, Planning & Local Business Development (PLBD) Division, Office of Planning, Zoning & Land Use (PZLU) Staff's Review of the City of Auburn Hills Master Plan Amendment (County Code – MP 26-06)

Dear Mr. Cohen:

On June 16, 2026, the Oakland County Planning Zoning & Land Use (PZLU) offices received an emailed letter, followed by a mailed letter on June 23, 2026,(dated June 16, 2026) informing our office of the proposed draft for the City of Auburn Hills 2026 Master Plan Amendment. Under the Michigan Planning Enabling Act, Oakland County, adjacent municipalities, and other jurisdictional authorities have 42 days to review the draft document and submit comments on the proposed Master Plan amendments directly to the City of Auburn Hills.

A cursory review of the draft Master Plan Amendment was made by the PZLU's staff which has determined that the proposed amendment to the City of Auburn Hills' Master Plan does not affect the borders of the adjacent communities of the City of Lake Angelus, City of Pontiac, City of Rochester Hills, Bloomfield Township, Orion Township, and Waterford Township. There are no proposed changes to the Future Land Use plan/map. Proposed changes to the Master Plan were focused on updating census data and Oakland County land use data, removing references to establishments that are no longer operational within the city (such as Cooley Law School), changed name of notable employment centers (such as Fiat Chrysler Automobiles (FCA) to Stellantis), and updated other items that are considered to be minimal maintenance of the Master Plan.

A full review of the proposed draft Master Plan will NOT go before the Oakland County Coordinating Zoning Committee (CZC). Changes along municipal borderlines typically trigger a review by the CZC as well as larger amendments and updates that involve community engagement and changes to goals or objectives. Our records indicate that the CZC last reviewed the City of Auburn Hills Master Plan in 2018 (County Code MP 18-05), which was later adopted in that same year. This letter and the information provided herein finds the proposed amendments to the City of Auburn Hills Master Plan to be not inconsistent with the six (6) bordering Oakland County communities as listed above, as determined by the Oakland County PZLU staff. Oakland County does not have a Planning Commission or County Master Plan to do a full comparison and contrast of the information.

If there are any questions or comments about the information as listed above, please do not hesitate to contact me at (248) 858-0389 or email me at krees@oakgov.com.

Respectfully,

Scott E. Kree | Principal Planner
Oakland County Department of Economic Development
Planning and Local Business Development Division
Office of Planning, Zoning & Land Use

CC: Oakland County CZC Members and BOC staff (deferred)

CITY OF AUBURN HILLS

REGULAR CITY COUNCIL MEETING

MINUTES - **EXCERPT**

JUNE 15, 2026

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

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

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

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Kelly, City Clerk Pierce, Police Chief Gagon, Fire Chief Robinson, Deputy Fire Chief Strunk, Director of Community Development Cohen, Mgr of Fleet & Roads Hefner, Director of Senior Services Monroy Krieg, Economic Development Mgr Carroll, Asst to the Manager Hagge, Engineer Driesenga

37 Guests

9e. Motion - To accept the Planning Commission's findings and grant staff permission to distribute the draft amendment to the Master Land Use Plan.

Mr. Cohen presented the request to authorize distribution of the draft amendments to the neighboring communities for their review.

Moved by Ferguson, Seconded by Moniz.

RESOLVED: To accept the Planning Commission's findings and recommendations concerning the editorial update of the Master Land Use Plan and authorize staff to distribute the draft amendment to the required agencies and stakeholders in accordance with State law.

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

No: None

Resolution No. 26.06.095 **Motion Carried (7 - 0)**

CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
EXCERPT

June 3, 2026

CALL TO ORDER: Chairperson Beidoun called the meeting to order at 6:00 p.m.

ROLL CALL: Present: **Carolyn Shearer, Michelle Case, Raymond Saelens, Darlene MacMillan, Jack Ferguson, Dominick Tringali, Cynthia Pavlich, Dominic Patrus, Sam Beidoun**
Absent: None.
Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang
Guests: None

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

7. NEW BUSINESS

7b. Draft Editorial Changes to the City of Auburn Hills Master Land Use Plan and Brochure

Mr. Cohen explained that State law requires the Planning Commission to review its Master Plan at least once every five years following adoption. Staff completed their review of the 2018 Master Land Use Plan and recommend that the Planning Commission forgo substantial amendments to the land use map at this time. Instead, Staff recommended adopting editorial updates to the plan document and its accompanying brochure. The proposed editorial amendments remain consistent with the future land use classifications of adjacent and surrounding properties in both Auburn Hills and neighboring municipalities.

Mr. Cohen noted that Auburn Hills is entering a new chapter in its history. Much of the City has been developed, and the supply of large greenfield sites continues to diminish. The growth model that has shaped Auburn Hills since its incorporation will gradually give way to a new model centered on reinvestment, redevelopment, and modernization. He emphasized that this transition should not be viewed as a limitation, but rather as the next stage in the City's evolution.

Mr. Cohen presented a strategic planning framework identifying the following priorities on which the Planning Commission should focus in the years ahead:
1. Shift from Greenfield Development to Strategic Reinvestment
2. Safeguard Status as a Premier High-Tech and Advanced Manufacturing Hub
3. Make Every Acre Count
4. Invest in Places That Attract and Retain Talent
5. Foster Lifelong Neighborhoods and Diverse Housing Opportunities
6. Sustain Infrastructure and Long-Term Fiscal Resilience

Moved by Pavlich to support the draft editorial changes to the City of Auburn Hills Master Land Use Plan and brochure in concept, and forward the documents to the City Council, requesting authorization to distribute per State law.
Second by MacMillan.
VOTE: Yes: Pavlich, Case, Ferguson, Saelens, Shearer, MacMillan, Tringali, Patrus, Beidoun
No: None **Motion Carried (9-0)**

MASTER LAND USE PLAN

The City of Auburn Hills Master Land Use Plan strives to build a coherent vision of the City's future from the visions of a diverse population. It integrates the aspirations of the City's residents, businesses, neighborhoods, and officials into a clear strategy for managing future growth. The enclosed plan was created jointly by the Auburn Hills Planning Commission and City Council under the authority of the Municipal Planning Enabling Act, Public Act 33 of 2008, as amended, to serve as the primary tool for guiding the physical development of our community.





DEFINING AUBURN HILLS

The City of Auburn Hills is a proud and dynamic community with a population of approximately 26,000 people. It is well known for being financially strong, full of vibrant neighborhoods, and home to numerous world-class businesses.

Since its incorporation into a City in 1983, the 17.5 square mile community has carved out its niche as a high-tech center. The City's proximity to I-75, M-59, Oakland University, and Oakland Community College; the natural spread of development north from Detroit; the availability of large tracts of open land; and a progressive tax abatement policy have helped spur rapid growth and development.

The City of Auburn Hills is home to over 80 international corporations from 18 different countries, including most notably the City's largest employer, Stellantis N.V. The City hosts Great Lakes Crossing Outlets, which is the second largest regional shopping center in Michigan, and home to Bass Pro Shops Outdoor World, Sea Life Michigan Aquarium and LEGOLAND Discovery Center Michigan.

Downtown Auburn Hills, centered along the Clinton River, has become a major focus of City investment, reinforcing its role as the community's civic, recreational, and social hub. Public amenities and infrastructure improvements, including Riverside Park, the Knight Amphitheater and Splash Pad, River Woods Park, the Public Square, and expanded pathway and trail connections such as the Clinton River Trail and the Riverwalk, have transformed Downtown Auburn Hills into a year-round destination for community events, recreation, and public gathering. Collectively, these investments strengthen Auburn Hills' sense of place, enhance connectivity, and support a vibrant and active downtown environment.

It should be noted that with the influx of growth and development, City leaders have historically worked hard to protect the community's residential neighborhoods from the encroachment of non-residential development. Our neighborhoods are the building blocks of our City. Healthy, safe, attractive, and diverse neighborhoods are essential to encouraging a strong residential base in the community. Protecting and investing in these areas is a core value in Auburn Hills.

Tax records show that Auburn Hills currently consists of about 75% non-residential taxpayers and 25% residential, which is the reverse of most municipalities. The additional tax revenue raised has allowed Auburn Hills to invest monies into its roads and infrastructure, municipal facilities, and neighborhoods. Further, the City's property tax structure has allowed the City Council to maintain one of the lowest property tax rates in Oakland County without compromising the quantity and quality of City services provided.

In summary, we believe Auburn Hills is master-planned to be a complete and balanced city, which is fiscally prepared for years to come.

EXISTING LAND USE PATTERNS

The predominant land use patterns in Auburn Hills are well-established and have been reinforced over the last forty-five years. Although modest changes and refinement have occurred, and some new issues have arisen, the basic land use patterns in the City have not changed significantly since the adoption of the 1986 Generalized Long Range Master Land Use Plan. The following key characteristics describe the existing land use patterns in the City:

- Auburn Hills is nearly fully developed, with only 9.7% vacant land area. The majority of the City's vacant parcels can be found in the northern part of the community.
- Residential parcels in the central and southern parts of the City are nearly built-out, while opportunities for new residential development remain in the northern part of the community.
- High technology, industrial, commercial service, and public/institutional centers are located throughout the City along key transportation corridors. This provides convenient goods and services and employment opportunities for City residents and areas beyond. These uses constitute 41% of the City's existing land use, which is why the City has a daytime population of nearly 80,000 people.

FUTURE LAND USE PLAN

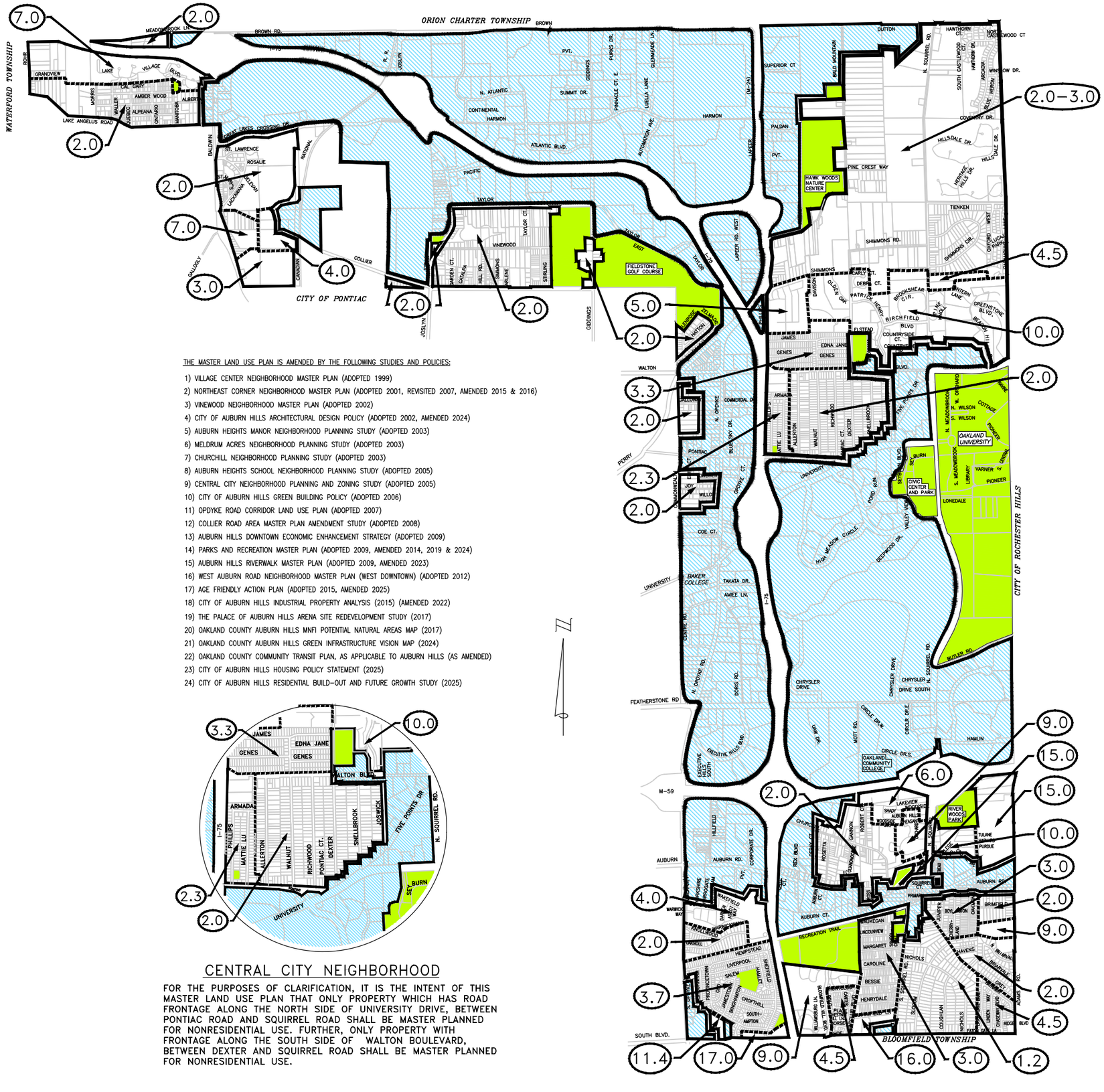
The Master Land Use Plan, which appears inside this brochure, provides a graphic illustration of the planned land use for all properties within the City. This document serves as an update to the 2018 Plan and a guide for future land use development decisions. The Plan reflects a policy statement which is directive rather than regulatory, and is subject to change when appropriate conditions and principles of planning can be met. As shown in the table to the left, the City of Auburn Hills is master-planned for a balanced mixture of residential and non-residential uses at build-out.

EXISTING LAND USE BREAKDOWN (2025)

Existing Land Use Classification	Percentage of the City
Residential	23.2%
Industrial	25.1%
Vacant	9.7%
Public/Institutional	7.9%
Commercial/Office	8.2%
Recreation/Conservation	5.9%
Water	1.9%
Trans/Utility/Comm.	0.8%
Road Right-of-Way	17.2%
Railroad Right-of-Way	0.1%
Total	100%

Source: Oakland County Planning and Economic Development Services

CONTINUED ON BACK PAGE



LAND USE CLASSIFICATIONS

- RESIDENTIAL
- NON–RESIDENTIAL
- PUBLIC

RESIDENTIAL DENSITY PROPOSALS

- XX DWELLING UNITS PER ACRE

THE MASTER LAND USE PLAN IS AMENDED BY THE FOLLOWING STUDIES AND POLICIES:

1) VILLAGE CENTER NEIGHBORHOOD MASTER PLAN (ADOPTED 1999)
2) NORTHEAST CORNER NEIGHBORHOOD MASTER PLAN (ADOPTED 2001, REVISITED 2007, AMENDED 2015 & 2016)
3) VINEWOOD NEIGHBORHOOD MASTER PLAN (ADOPTED 2002)
4) CITY OF AUBURN HILLS ARCHITECTURAL DESIGN POLICY (ADOPTED 2002, AMENDED 2024)
5) AUBURN HEIGHTS MANOR NEIGHBORHOOD PLANNING STUDY (ADOPTED 2003)
6) MELDRUM ACRES NEIGHBORHOOD PLANNING STUDY (ADOPTED 2003)
7) CHURCHILL NEIGHBORHOOD PLANNING STUDY (ADOPTED 2003)
8) AUBURN HEIGHTS SCHOOL NEIGHBORHOOD PLANNING STUDY (ADOPTED 2005)
9) CENTRAL CITY NEIGHBORHOOD PLANNING AND ZONING STUDY (ADOPTED 2005)
10) CITY OF AUBURN HILLS GREEN BUILDING POLICY (ADOPTED 2006)
11) OPDYKE ROAD CORRIDOR LAND USE PLAN (ADOPTED 2007)
12) COLLIER ROAD AREA MASTER PLAN AMENDMENT STUDY (ADOPTED 2008)
13) AUBURN HILLS DOWNTOWN ECONOMIC ENHANCEMENT STRATEGY (ADOPTED 2009)
14) PARKS AND RECREATION MASTER PLAN (ADOPTED 2009, AMENDED 2014, 2019 & 2024)
15) AUBURN HILLS RIVERWALK MASTER PLAN (ADOPTED 2009, AMENDED 2023)
16) WEST AUBURN ROAD NEIGHBORHOOD MASTER PLAN (WEST DOWNTOWN) (ADOPTED 2012)
17) AGE FRIENDLY ACTION PLAN (ADOPTED 2015, AMENDED 2025)
18) CITY OF AUBURN HILLS INDUSTRIAL PROPERTY ANALYSIS (2015) (AMENDED 2022)
19) THE PALACE OF AUBURN HILLS ARENA SITE REDEVELOPMENT STUDY (2017)
20) OAKLAND COUNTY AUBURN HILLS MNFI POTENTIAL NATURAL AREAS MAP (2017)
21) OAKLAND COUNTY AUBURN HILLS GREEN INFRASTRUCTURE VISION MAP (2024)
22) OAKLAND COUNTY COMMUNITY TRANSIT PLAN, AS APPLICABLE TO AUBURN HILLS (AS AMENDED)
23) CITY OF AUBURN HILLS HOUSING POLICY STATEMENT (2025)
24) CITY OF AUBURN HILLS RESIDENTIAL BUILD–OUT AND FUTURE GROWTH STUDY (2025)

CENTRAL CITY NEIGHBORHOOD

FOR THE PURPOSES OF CLARIFICATION, IT IS THE INTENT OF THIS MASTER LAND USE PLAN THAT ONLY PROPERTY WHICH HAS ROAD FRONTAGE ALONG THE NORTH SIDE OF UNIVERSITY DRIVE, BETWEEN PONTIAC ROAD AND SQUIRREL ROAD SHALL BE MASTER PLANNED FOR NONRESIDENTIAL USE. FURTHER, ONLY PROPERTY WITH FRONTAGE ALONG THE SOUTH SIDE OF WALTON BOULEVARD, BETWEEN DEXTER AND SQUIRREL ROAD SHALL BE MASTER PLANNED FOR NONRESIDENTIAL USE.

THIS PLAN IS INTENDED TO SHOW GENERALIZED LAND USE AND IS NOT INTENDED TO INDICATE PRECISE SIZE, SHAPE OR DIMENSION. THESE PROPOSALS REFLECT FUTURE LONG RANGE PLAN USE RECOMMENDATIONS AND DO NOT NECESSARILY IMPLY SHORT RANGE REZONING PROPOSALS.

PURSUANT TO THE PROVISIONS OF ACT 33, THE MICHIGAN PLANNING ENABLING ACT, OF THE MICHIGAN PUBLIC ACTS OF 2008, AS AMENDED, THE CITY OF AUBURN HILLS PLANNING COMMISSION HAVING DULY HELD A PUBLIC MEETING ON _____, DOES HEREBY OFFICIALLY ADOPT SAID MASTER PLAN FOR LAND USE.

_____
ADOPTED

ATTESTED BY:

_____
SAM BEIDOUN, CHAIRPERSON

_____
CAROLYN SHEARER, SECRETARY

MASTER LAND USE PLAN

CITY OF AUBURN HILLS

CITY OF AUBURN HILLS PLANNING COMMISSION

AUBURN HILLS

OHM Advancing Communities

IN COORDINATION WITH THE CITY OF AUBURN HILLS COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING AND ZONING SERVICES

Master_Land_with_density_color.dwg 5-27-26

INTERPRETATION OF THE MASTER LAND USE PLAN

PUBLIC – Intended to provide for public or quasi-public lands which are designated for the use of the community at large. Such uses typically include the City's parks, governmental facilities, public schools, colleges, and universities.

RESIDENTIAL – Intended to provide for a variety of housing types (e.g., single-family, multiple-family, senior housing, and mobile homes) and other uses customarily related to residential uses of land (e.g., places of worship, public and private schools, and parks). The residential density patterns shown on the master plan map are intended to provide direction as to the community's desired housing density at build-out.

NON-RESIDENTIAL – Intended for all land uses not covered under the public and residential use classifications. Residential and mixed use developments shall only be permitted within areas designated as non-residential via the Planned Unit Development process.

FUTURE LAND USE CATEGORIES

Land Use Classification	Area in Acres*	Percentage of the City
Public	839	9.2%
Residential	3,600	39.5%
Non-Residential	4,676	51.3%

*Approximate land area of Auburn Hills is 9,115 acres not including road right-of-way.

RELATION OF THE MASTER LAND USE PLAN TO ZONING

The Master Land Use Plan is a guide for future zoning, but not intended to coincide exactly with either the current or future zoning classification of properties. For example, in many instances, there may be more than one non-residential zoning classification that would be consistent with the intent of the Plan, therefore additional factors such as existing land uses in the area, existing zoning patterns, and physical features of the land must be considered in determining the most appropriate zoning of parcels shown as non-residential on the Plan. However, the Plan is intended to provide more specific direction when addressing residential land use.

The Plan clearly identifies locations of residential areas and their corresponding planned housing density. Rezoning and development proposals shall be consistent with density patterns and land use classifications shown on the Plan.

Lastly, the Master Land Use Plan incorporates the findings of the neighborhood master plans, subarea studies, or policies; which are adopted as amendments to the Plan. If there is a conflict between the Master Land Use Plan or the above mentioned plans and studies, the land use recommendations of the neighborhood master plan, subarea study, and policy shall govern.



PLAN COMPATIBILITY WITH NEIGHBORING COMMUNITIES

The Master Land Use Plan for the City of Auburn Hills is substantially compatible with the master plans of its surrounding municipalities. The City of Auburn Hills shares mutual concerns with our neighboring communities regarding future development patterns and pressures; the impacts of development on shared transportation facilities and utility systems; and changes being introduced in our communities that may enhance or threaten our existing resources, lifestyles and economy. As the region continues to grow and change, the City of Auburn Hills will strive to coordinate its planning efforts with adjacent municipalities, Oakland County, and the Southeast Michigan Council of Governments (SEMCOG).

OUR VISION FOR THE FUTURE

WE ENVISION A COMMUNITY THAT...

- Has the heart of a small town that operates with the excellence of a world class city;
- Values effective planning, responsible land use, balanced growth, and responsive government;
- Is racially and culturally diverse;
- Is a "City of Neighborhoods" with housing of all types, quality public ad private schools, places of worship, and convenient parks;
- Supports the economic health of the community by maintaining a strong environment for business to prosper;
- Is widely recognized as a place where residents, business owners, and visitors feel welcome and safe, and where neighborhoods and business districts exhibit a strong, clean, and attractive identity;
- Has a vibrant Downtown which provides a sense of place and pride;
- Honors its heritage and respects its natural areas;
- Is equitable and fiscally responsible in providing, maintaining, and upgrading public services and infrastructure;
- Takes pride in hosting several institutions of higher learning (e.g., Oakland University, Oakland University-William Beaumont School of Medicine, and Oakland Community College) and welcomes them as vital members of the community.

Each of us has a vision of what Auburn Hills should be like in the future. Although our visions are different, they share common qualities. We aspire to create a safe, beautiful city for ourselves, our children, and future generations. We envision a city with diverse housing opportunities where the natural environment is protected, excellent services are provided, and where citizens have a voice in government. We aspire to create a city that is economically healthy and a good place to live, work, and play.

AUBURN HILLS CITY COUNCIL

Eugene Hawkins, III, Mayor
Brian Marzolf, Mayor Pro Tem
Jack D. Ferguson
Dr. Shawanna Fletcher
Henry V. Knight
Ron Moniz
Cheryl Verbeke

PLANNING COMMISSION

Sam Beidoun, Chairperson
Darlene MacMillan, Vice Chairperson
Carolyn Shearer, Secretary
Jack D. Ferguson, City Council Liaison
Michelle Case
Dominic Patrus
Cynthia Pavlich
Ryamond Saelens
Dominick Tringali

CITY ADMINISTRATION

Thomas A. Tanghe, City Manager
Brandon Skopek, Assistant City Manager
Steven J. Cohen, AICP, Director of Community Development
Devin Lang, Assistant Director of Community Development

FUTURE LAND USE PLAN, CONTINUED FROM FRONT PAGE

FUTURE LAND USE CATEGORIES
CITY OF AUBURN HILLS MASTER LAND USE PLAN

LAND USE CLASSIFICATION	AREA IN ACRES*	PERCENTAGE OF CITY
PUBLIC	839	9.2%
RESIDENTIAL	3,600	39.5%
NON-RESIDENTIAL	4,676	51.3%

*APPROXIMATE LAND AREA OF AUBURN HILLS IS 9,115 ACRES NOT INCLUDING ROAD RIGHT-OF-WAY

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RELATION OF THE MASTER LAND USE PLAN TO ZONING

The Master Land Use Plan is a guide for future zoning, but not intended to coincide exactly with either the current or future zoning classification of properties. For example, in many instances, there may be more than one non-residential zoning classification that would be consistent with the intent of the Plan, therefore additional factors such as existing land uses in the area, existing zoning patterns, and physical features of the land must be considered in determining the most appropriate zoning of parcels shown as non-residential on the Plan. However, the Plan is intended to provide more specific direction when addressing residential land use.

The Plan clearly identifies locations of residential areas and their corresponding planned housing density. Rezoning and development proposals shall be consistent with density patterns and land use classifications shown on the Plan.

Lastly, the Master Land Use Plan incorporates the findings of the neighborhood master plans, subarea studies, or policies; which are adopted as amendments to the Plan. If there is a conflict between the Master Land Use Plan or the above mentioned plans and studies, the land use recommendations of the neighborhood master plan, subarea study, and policy shall govern.

PLAN COMPATIBILITY WITH NEIGHBORING COMMUNITIES

The Master Land Use Plan for the City of Auburn Hills is substantially compatible with the master plans of its surrounding municipalities. The City of Auburn Hills shares mutual concerns with our neighboring communities regarding future development patterns and pressures; the impacts of development on shared transportation facilities and utility systems; and changes being introduced in our communities that may enhance or threaten our existing resources, lifestyles and economy. As the region continues to grow and change, the City of Auburn Hills will strive to coordinate its planning efforts with adjacent municipalities, Oakland County, and the Southeast Michigan Council of Governments (SEMCOG).

AUBURN HILLS COMMUNITY DEVELOPMENT
1827 N. SQUIRREL RD. AUBURN HILLS, MI 48326
248.364.6900 | WWW.AUBURNHILLS.ORG

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Robert Kittle
Henry V. Knight
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MASTER LAND USE PLAN
THE CITY OF AUBURN HILLS

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EXISTING LAND USE BREAKDOWN CITY OF AUBURN HILLS - 2017

EXISTING LAND USE CLASSIFICATION	PERCENTAGE OF THE CITY
RESIDENTIAL	23.2%
INDUSTRIAL	22.7%
VACANT	11.6%
PUBLIC/INSTITUTIONAL	10.1%
COMMERCIAL/OFFICE	8.0%
RECREATION/CONSERVATION	5.6%
WATER	1.9%
TRANS/UTILITY/COMM.	0.9%
ROAD RIGHT-OF-WAY	15.9%
RAILROAD RIGHT-OF-WAY	0.1%
TOTAL	100%

SOURCE: OAKLAND COUNTY PLANNING AND ECONOMIC DEVELOPMENT SERVICES

DEFINING AUBURN HILLS

The City of Auburn Hills is a proud and dynamic community with a population of approximately 23,000 people. It is well known for being financially strong, full of vibrant neighborhoods, and home to numerous world-class businesses.

Since its incorporation into a City in 1983, the 17.5 square mile community has carved out its niche as a high-tech center. The City's proximity to I-75, M-59, Oakland University, and Oakland Community College; the natural spread of development north from Detroit; the availability of large tracts of open land; and a progressive tax abatement policy have helped spur rapid growth and development.

The City of Auburn Hills is home to over 80 international corporations from 18 different countries, including most notably the City's largest employer, Fiat Chrysler Automobiles, which contributes over 26% of the community's tax base. The City hosts Great Lakes Crossing Outlets, which is the second largest regional shopping center in Michigan, and home to Bass Pro Shops Outdoor World, Sea Life Michigan Aquarium and LEGOLAND Discovery Center Michigan.

It should be noted that with the influx of growth and development, City leaders have historically worked hard to protect the community's residential neighborhoods from the encroachment of non-residential development. Our neighborhoods are the building blocks of our City. Healthy, safe, attractive, and diverse neighborhoods are essential to encouraging a strong residential base in the community. Protecting and investing in these areas is a core value in Auburn Hills.

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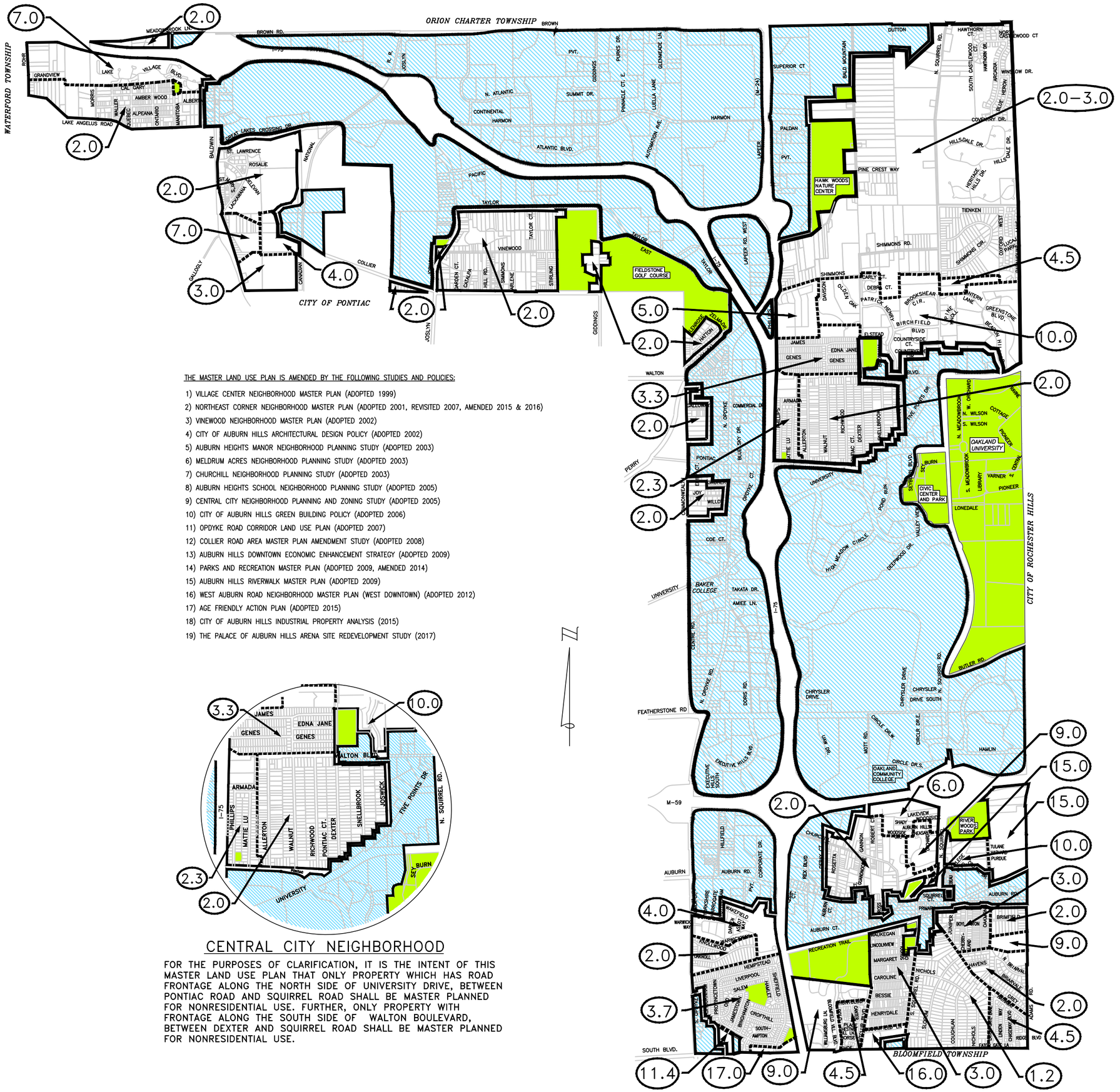
In summary, we believe Auburn Hills is master-planned to be a complete and balanced city, which is fiscally prepared for years to come.

EXISTING LAND USE PATTERNS

The predominant land use patterns in Auburn Hills are well-established and have been reinforced over the last thirty-five years. Although modest changes and refinement have occurred, and some new issues have arisen, the basic land use patterns in the City have not changed significantly since the adoption of the 1986 Generalized Long Range Master Land Use Plan. The following key characteristics describe the existing land use patterns in the City:

- Auburn Hills is nearly fully developed, with only 11.6% vacant land area. Depending on market conditions, remaining vacant land is projected to be built-out by 2025. The majority of the City's vacant parcels can be found in the northern part of the community.
- Residential parcels in the central and southern parts of the City are nearly built-out, while opportunities for new residential development remain in the northern part of the community.
- High technology, industrial, commercial service, and public/institutional centers are located throughout the City along key transportation corridors. This provides convenient goods and services and employment opportunities for City residents and areas beyond. These uses constitute 44% of the City's existing land use, which is why the City has a daytime population of nearly 100,000 people.

FUTURE LAND USE PLAN, CONTINUED ON BACK PAGE



THE MASTER LAND USE PLAN IS AMENDED BY THE FOLLOWING STUDIES AND POLICIES:

1) VILLAGE CENTER NEIGHBORHOOD MASTER PLAN (ADOPTED 1999)
2) NORTHEAST CORNER NEIGHBORHOOD MASTER PLAN (ADOPTED 2001, REVISITED 2007, AMENDED 2015 & 2016)
3) VINEWOOD NEIGHBORHOOD MASTER PLAN (ADOPTED 2002)
4) CITY OF AUBURN HILLS ARCHITECTURAL DESIGN POLICY (ADOPTED 2002)
5) AUBURN HEIGHTS MANOR NEIGHBORHOOD PLANNING STUDY (ADOPTED 2003)
6) MELDRUM ACRES NEIGHBORHOOD PLANNING STUDY (ADOPTED 2003)
7) CHURCHILL NEIGHBORHOOD PLANNING STUDY (ADOPTED 2003)
8) AUBURN HEIGHTS SCHOOL NEIGHBORHOOD PLANNING STUDY (ADOPTED 2005)
9) CENTRAL CITY NEIGHBORHOOD PLANNING AND ZONING STUDY (ADOPTED 2005)
10) CITY OF AUBURN HILLS GREEN BUILDING POLICY (ADOPTED 2006)
11) OPDYKE ROAD CORRIDOR LAND USE PLAN (ADOPTED 2007)
12) COLLIER ROAD AREA MASTER PLAN AMENDMENT STUDY (ADOPTED 2008)
13) AUBURN HILLS DOWNTOWN ECONOMIC ENHANCEMENT STRATEGY (ADOPTED 2009)
14) PARKS AND RECREATION MASTER PLAN (ADOPTED 2009, AMENDED 2014)
15) AUBURN HILLS RIVERWALK MASTER PLAN (ADOPTED 2009)
16) WEST AUBURN ROAD NEIGHBORHOOD MASTER PLAN (WEST DOWNTOWN) (ADOPTED 2012)
17) AGE FRIENDLY ACTION PLAN (ADOPTED 2015)
18) CITY OF AUBURN HILLS INDUSTRIAL PROPERTY ANALYSIS (2015)
19) THE PALACE OF AUBURN HILLS ARENA SITE REDEVELOPMENT STUDY (2017)

CENTRAL CITY NEIGHBORHOOD

FOR THE PURPOSES OF CLARIFICATION, IT IS THE INTENT OF THIS MASTER LAND USE PLAN THAT ONLY PROPERTY WHICH HAS ROAD FRONTAGE ALONG THE NORTH SIDE OF UNIVERSITY DRIVE, BETWEEN PONTIAC ROAD AND SQUIRREL ROAD SHALL BE MASTER PLANNED FOR NONRESIDENTIAL USE. FURTHER, ONLY PROPERTY WITH FRONTAGE ALONG THE SOUTH SIDE OF WALTON BOULEVARD, BETWEEN DEXTER AND SQUIRREL ROAD SHALL BE MASTER PLANNED FOR NONRESIDENTIAL USE.

LAND USE CLASSIFICATIONS

- RESIDENTIAL
- NON–RESIDENTIAL
- PUBLIC

RESIDENTIAL DENSITY PROPOSALS

(XX) DWELLING UNITS PER ACRE

THIS PLAN IS INTENDED TO SHOW GENERALIZED LAND USE AND IS NOT INTENDED TO INDICATE PRECISE SIZE, SHAPE OR DIMENSION. THESE PROPOSALS REFLECT FUTURE LONG RANGE PLAN USE RECOMMENDATIONS AND DO NOT NECESSARILY IMPLY SHORT RANGE REZONING PROPOSALS.

PURSUANT TO THE PROVISIONS OF ACT 33, THE MICHIGAN PLANNING ENABLING ACT, OF THE MICHIGAN PUBLIC ACTS OF 2008, AS AMENDED, THE CITY OF AUBURN HILLS PLANNING COMMISSION HAVING DULY HELD A PUBLIC MEETING ON June 13, 2018, DOES HEREBY OFFICIALLY ADOPT SAID MASTER PLAN FOR LAND USE.

June 13, 2018
ADOPTED

ATTESTED BY:

GREG OUELLETTE, CHAIRPERSON

ERIC MENDIETA, SECRETARY

MASTER LAND USE PLAN

CITY OF AUBURN HILLS

CITY OF AUBURN HILLS PLANNING COMMISSION

AUBURN HILLS

OHM Advancing Communities

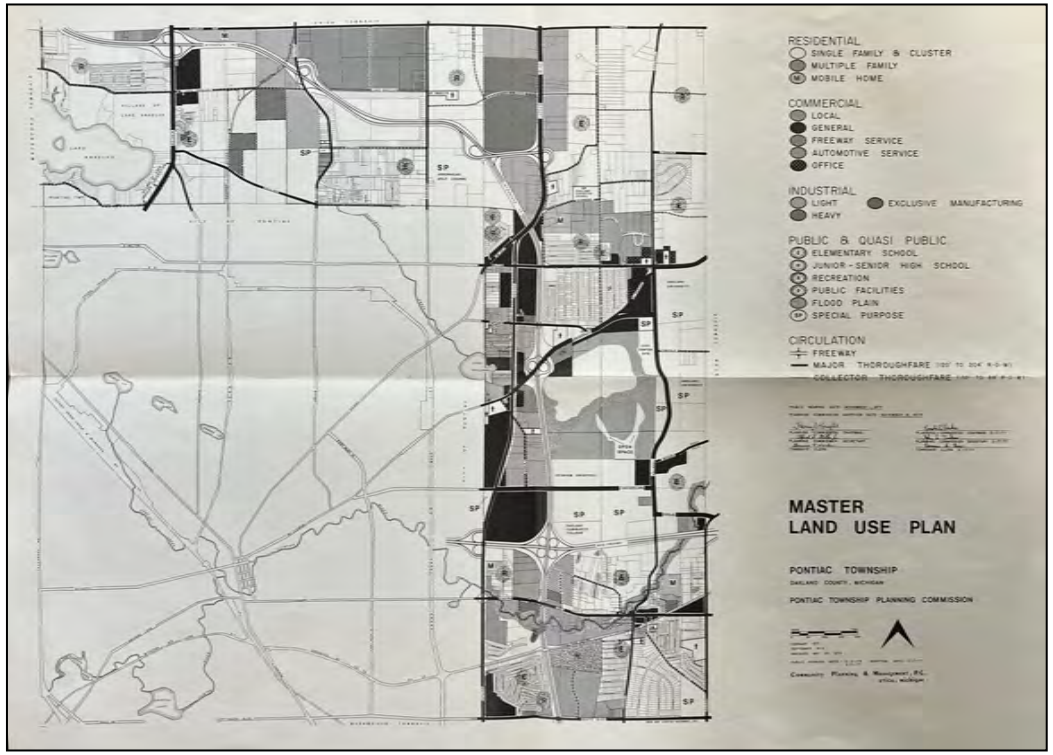
IN COORDINATION WITH THE CITY OF AUBURN HILLS COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING AND ZONING SERVICES

Master_Land_with_density_color.dwg 6-18-18

THE CITY'S MASTER LAND USE PLAN

CHANGE RESULTED FROM BUSINESS INTEREST IN THE NEW CITY

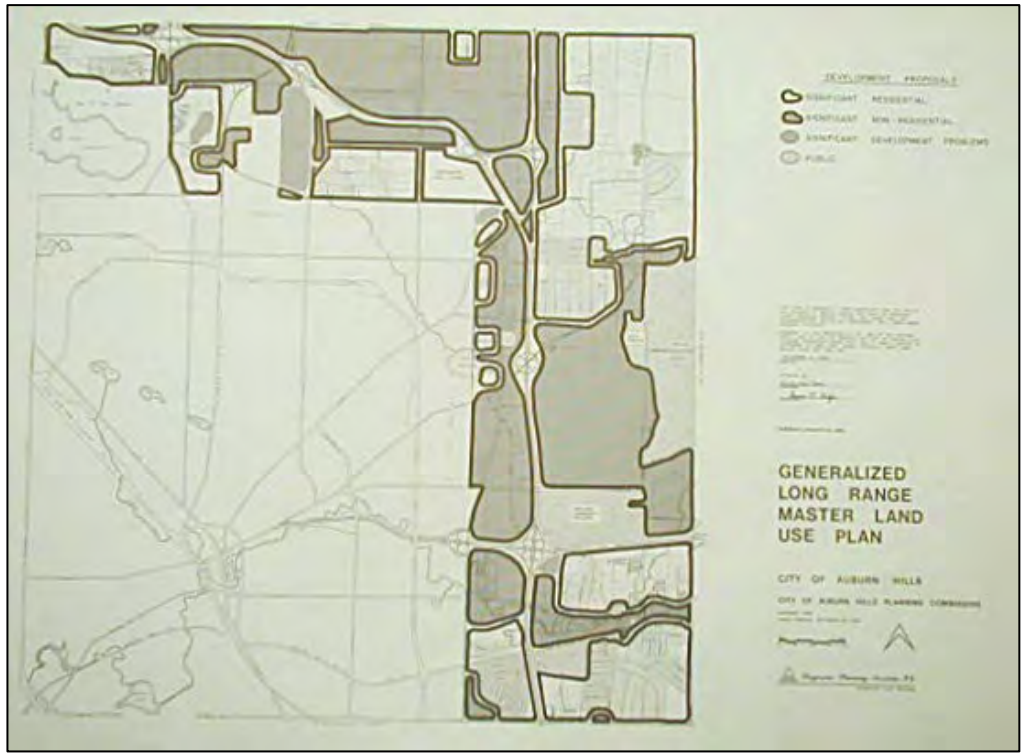
PONTIAC TWP. - NOVEMBER 1973



RELATION OF THE PLAN TO ZONING

- IN 1973, PONTIAC TWP. PLANNED FOR A BUILD-OUT POPULATION OF 57,695
- 19,255 SINGLE-FAMILY DWELLING UNITS IN 17 RESIDENTIAL AREAS
- THE PREVIOUS MASTER PLAN (1965) ENVISIONED A POPULATION OF 74,000
- SPECIFIC WHEN ADDRESSING LOCATIONS OF NON-RESIDENTIAL AREAS

AUBURN HILLS - DECEMBER 1986



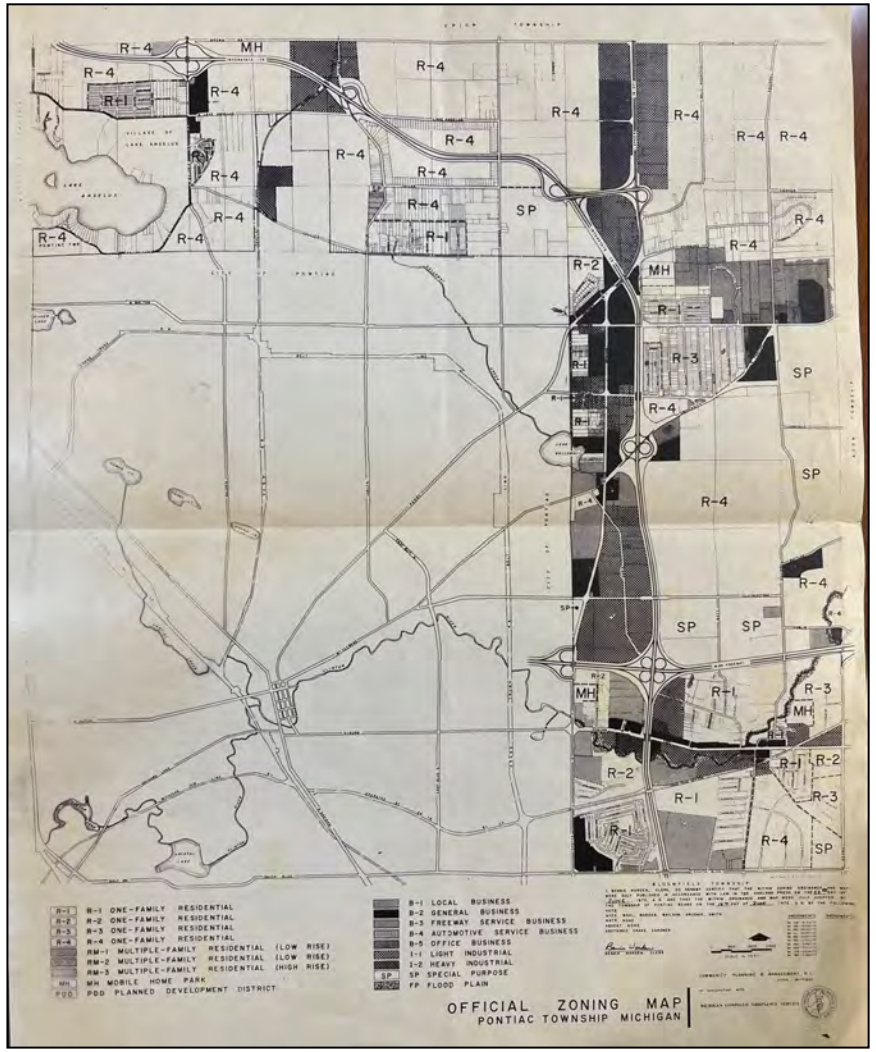
RELATION OF THE PLAN TO ZONING

- TOOK THREE YEARS TO DEVELOP (1983-1986)
- NO SUPPORTING TEXT ON HOW TO INTERPRET IT
- LITTLE DIRECTION PROVIDED CONCERNING HOUSING DENSITY
- BOUNDARIES OF LAND USE CATEGORIES WERE VERY GENERALIZED

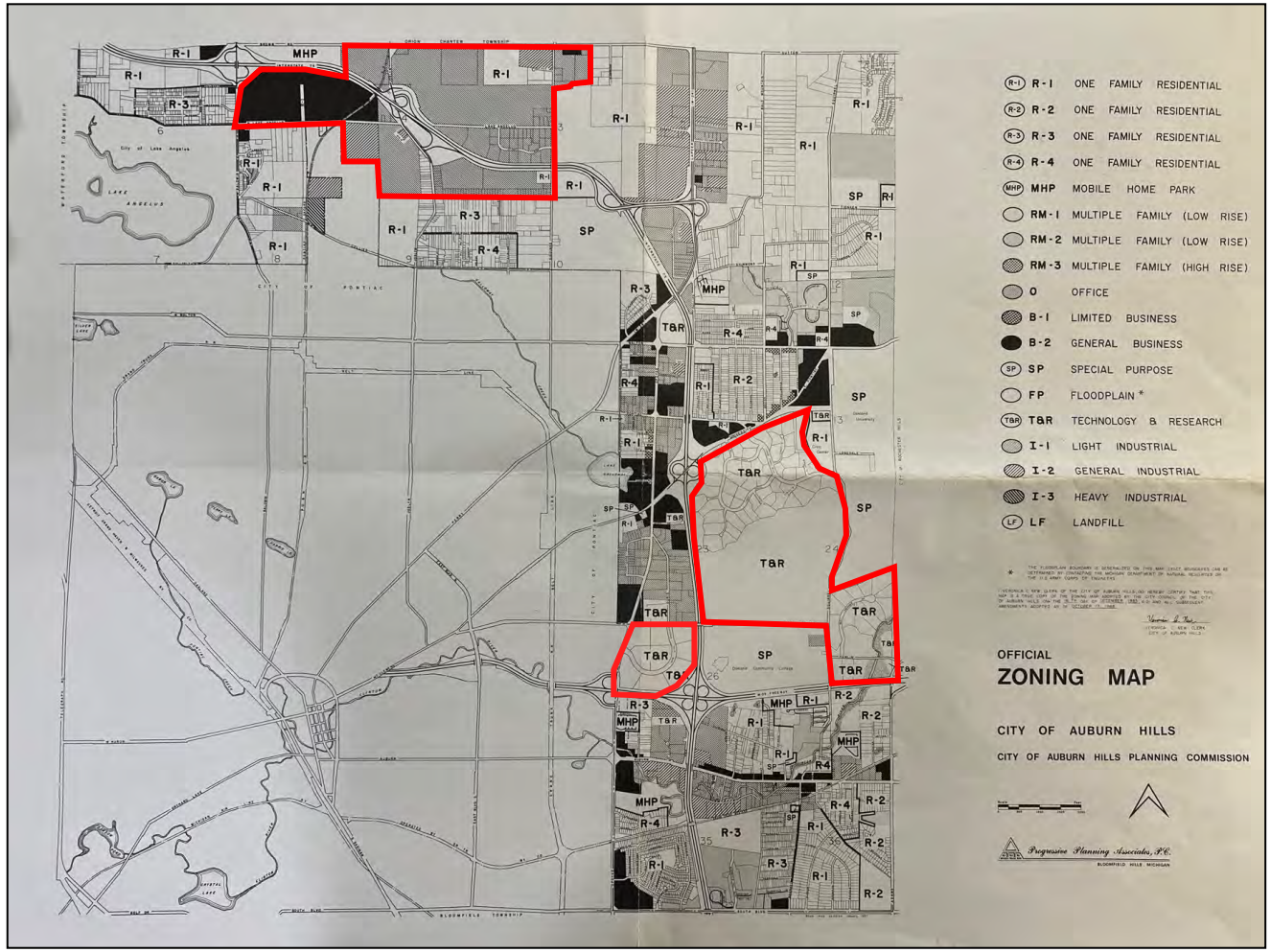
THE CITY'S ZONING MAP

CHANGE RESULTED FROM BUSINESS INTEREST IN THE NEW CITY

PONTIAC TWP. - JUNE 1972



AUBURN HILLS - OCTOBER 1988

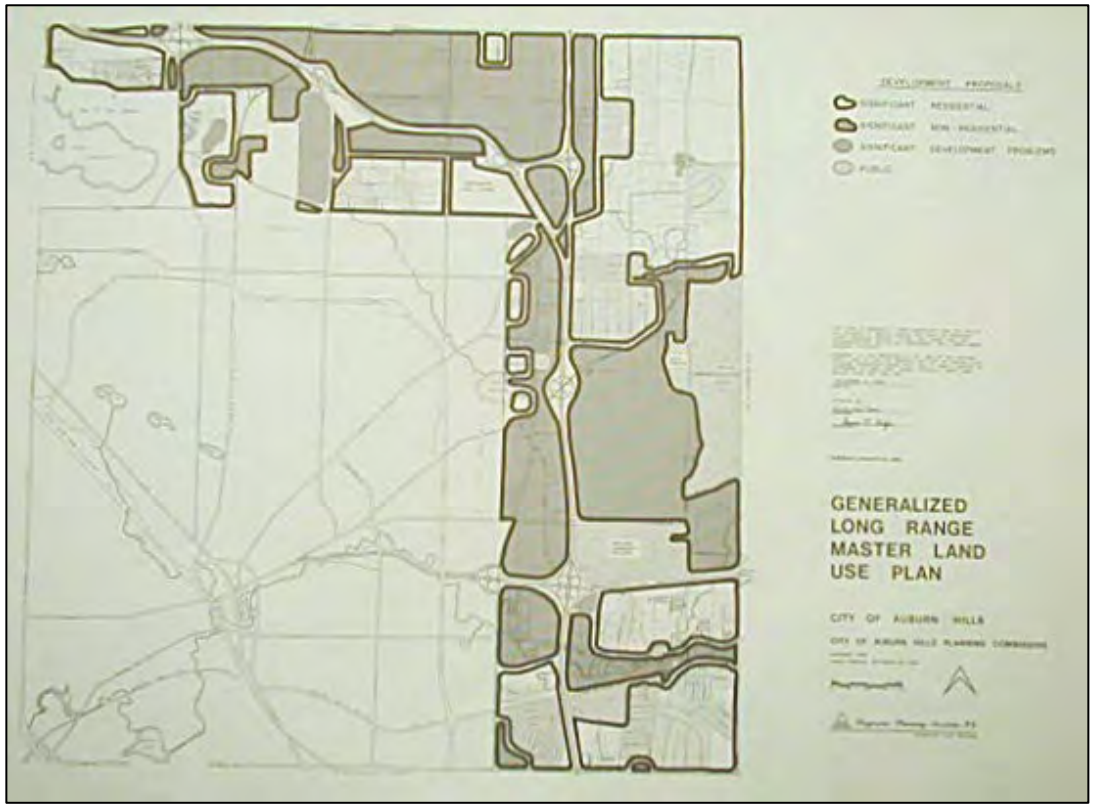


MAJOR ZONING CHANGES

THE CITY'S MASTER LAND USE PLAN

LAND USE ALLOCATION BETWEEN 1986 AND CURRENT PLAN IS SIMILAR

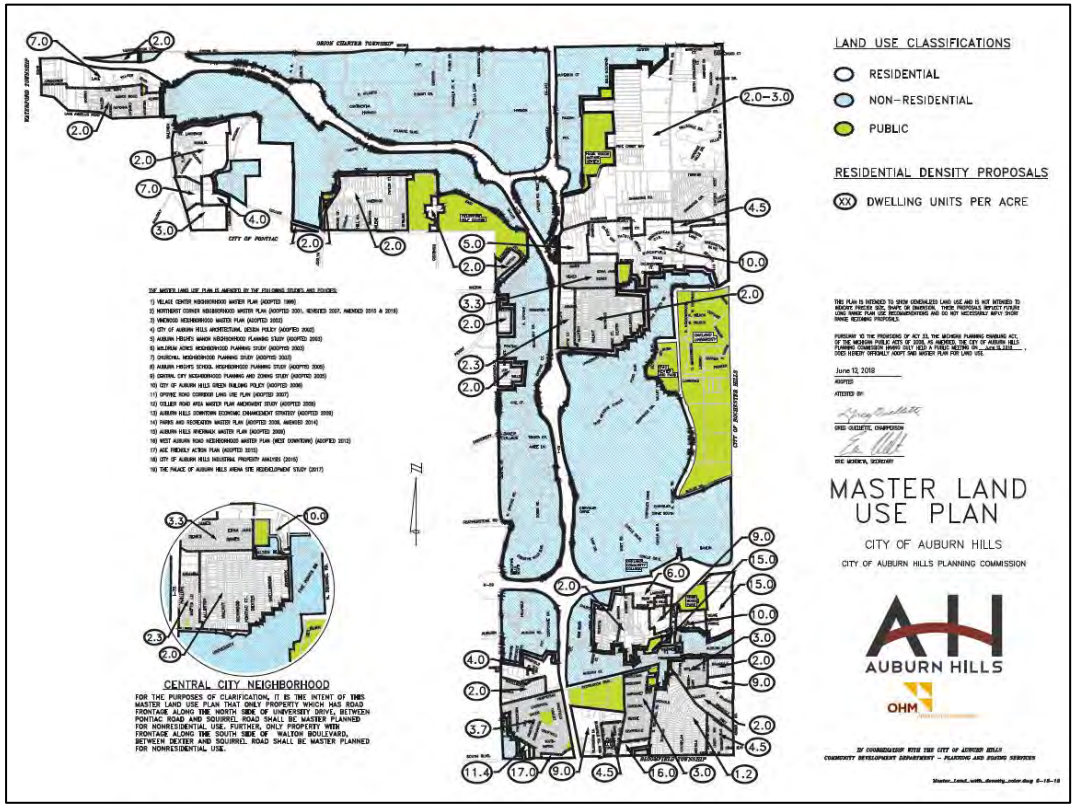
DECEMBER 1986



RELATION OF THE PLAN TO ZONING

- TOOK THREE YEARS TO DEVELOP (1983-1986)
- NO SUPPORTING TEXT ON HOW TO INTERPRET IT
- LITTLE DIRECTION PROVIDED CONCERNING HOUSING DENSITY
- BOUNDARIES OF LAND USE CATEGORIES WERE VERY GENERALIZED

JUNE 2018

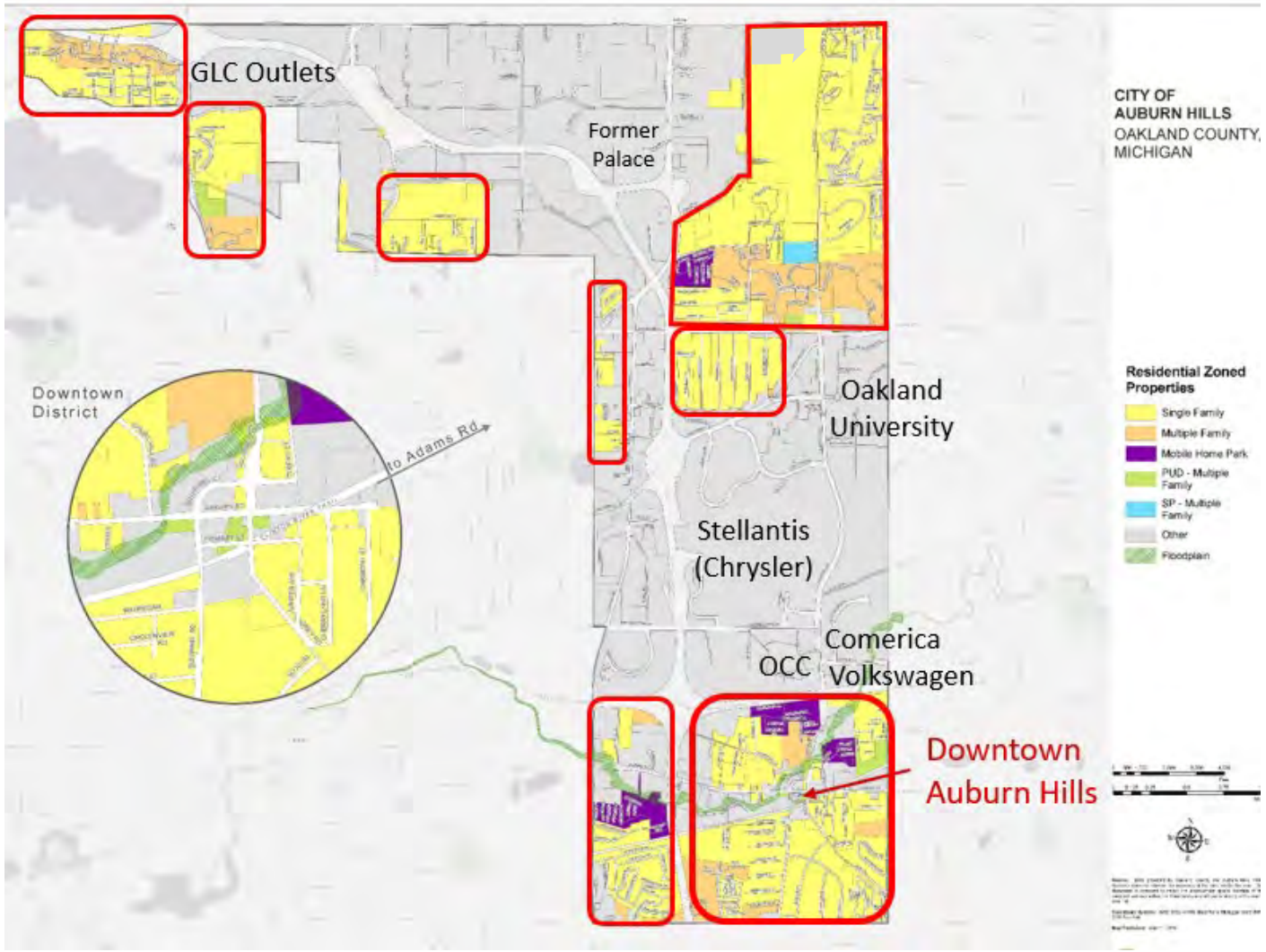


RELATION OF THE PLAN TO ZONING

- CREATED A NEW PLAN IN 2002. SPECIFIC DENSITIES OUTLINED FOR RESIDENTIAL LAND. NON-RESIDENTIAL LAND LEFT GENERALIZED WITH DIRECTION FOR REZONING DECISIONS IN THE BROCHURE TEXT
- OVERALL PLAN NOW SUPPORTED BY 19 NEIGHBORHOOD/SUBAREA PLANS

LAND USE OPPOSITE OF MOST MUNICIPALITIES

NEIGHBORHOODS ARE GEOGRAPHICALLY SEPARATED



- 2020 US CENSUS POPULATION - 24,360
- 39.5% OF THE CITY'S LAND AREA IS MASTER PLANNED FOR RESIDENTIAL LAND USE
- OWNER-OCCUPIED HOUSING UNITS REPRESENT 22% OF THE CITY'S TAX BASE

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 19, 2026 | **AGENDA ITEM NO 7C**

FINANCE/TREASURER

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Michelle Schulz, Finance Director**
Submitted: **October 7, 2026**
Subject: **Motion – Resolution to Approve List of Authorized Depositories**

INTRODUCTION AND HISTORY

According to the City Charter (Section 4.23), City Council shall select annually one or more depositories in which funds of the City shall be deposited. Additions may be made at the discretion of the City Council during the year.

A listing of several banks and credit unions (CU) in and around the area for investing City funds that staff may consider utilizing the remainder of this year and calendar year 2027 is in the resolution below. Twenty-three (23) institutions were measured utilizing the SNL Financial rating service that the City's investment manager, Insight Investment, subscribes to. This rating service is a valuable tool to aid staff in decision making. Annually, staff consider the most recent quarter available (normally quarter ending in June) to evaluate each depository's rating, but past performance and trends are considered as well. Staff will periodically review performance utilizing these ratings, and if necessary, will bring adjustments forward to City Council if an opportunity or a concern arises.

The ratings provided are based on peer groups. While a peer group rating of 30 is acceptable for safekeeping and banking services, 40 is preferred for deposits. The investment policy allows for an approved financial institution that falls below 40 to remain on the approved list when monitored quarterly. This option is helpful in volatile periods particularly when an institution is a key depository and custodian of the City's operations. Those with scores of 30-39 are listed separately but still could be considered for deposits if needed.

After review, staff recommend the current depository list below. Further, the City is contributing liquidity to the portfolio for the purchase of Treasury and Agency issues which are recognized to be of the highest credit quality. Interest rates are supportive of this strategy. The components of the SNL Financial bank credit ratings are Capital Adequacy (Core Capital as a % of Assets), Asset Quality (Non-Performing as % of Loans), Earnings (YTD Operating Profit as % of Assets) and Liquidity (Liquid Assets as % of Liabilities). The selection method and recommended institutions is supported by the investment manager and investment consultant. Quarterly reviews and monitoring will continue.

Currently, the City is not maintaining any certificate of deposits. The City deposits operational and tax funds in JP Morgan Chase. Pension and Retiree Health Trust funds are held in safekeeping with Comerica Bank as are the City's longer-term investments managed by Insight.

RESOLUTION:
WHEREAS, Section 4.23 of the Auburn Hills Charter states that "The City Council shall select annually one or more depositories in which funds of the City shall be deposited" and

WHEREAS, Section 7.0 of the City of Auburn Hills Investment Policy states that "The City Treasurer/Finance Director shall maintain a listing of financial institutions and brokers/ dealers authorized to provide investment services," approved annually by City Council for investment and depository purposes, and

WHEREAS, the currently approved list of legal depositories is now expired and will be replaced by this list,

NOW THEREFORE BE IT RESOLVED, that the Auburn Hills City Council approve the following financial institutions as legal depositories for all public monies effective to December 31st, 2027.

JP Morgan Chase Bank NA	CIBC Bank USA	Cornerstone Community Financial CU
Credit Union ONE	Bank of America, N.A	Genisys CU
Mercantile Bank	In Touch Credit Union	Michigan Schools and Government CU
PNC Bank, National Association	Wells Fargo Bank, N.A.	Alliance Catholic Credit Union
PARDA Federal Credit Union	In Touch Credit Union	

Below a score of 40 but above 30:

. Fifth Third Bank (formerly Comerica)
Huntington National Bank

STAFF RECOMMENDATION

The resolution listing depositories is compliant with the City Charter and the City Investment Policy. It is recommended by staff that the City Council approve the resolution listing the authorized depositories for the City of Auburn Hills.

MOTION

Move to adopt the resolution herein approving the list of authorized depositories for City funds.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 19, 2026 | **AGENDA ITEM NO 7D**

FINANCE/TREASURER

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Michelle Schulz, Finance Director/Treasurer
Submitted: October 7, 2026
Subject: Motion – Resolution to Approve List of Authorized Brokers/Dealers

INTRODUCTION AND HISTORY

The City Investment Policy requires broker/dealers used by the City for investments be approved annually by resolution of the City Council. The broker/dealers used are those used by the City's investment manager, Insight Investment. Broker/Dealers are pass-through agents used by Insight Investment to place trades. Insight Investment, as directed by policy, certifies all Investment activity will be conducted in accordance with the City's investment policy including adherence to Public Act 20. The list is attached.

RESOLUTION:

WHEREAS, Section 7.0 of the City of Auburn Hills Investment Policy states that "The City Treasurer/Finance Director shall maintain a listing of financial institutions and broker/dealers authorized to provide investment services," approved annually by City Council for investment and depository purposes,

NOW THEREFORE BE IT RESOLVED, that the Auburn Hills City Council approve the attached brokers/dealers as legal pass-through agents for all public monies effective to December 31, 2027.

STAFF RECOMMENDATION

Approve by resolution the broker/dealer list used by Insight Investment as directed by the City's Investment Policy.

MOTION

Move to adopt the resolution above approving the attached list of authorized broker/dealers used by the Investment Manager on behalf of the City.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

Insight Investment
Broker Dealer List
City of Auburn Hills
September 30, 2026

Primary dealers or affiliated firms	Non-primary dealer firms
Barclays Capital	ANZ Securities
BMO Capital Markets	FHN Financial Securities
BNP Paribas Securities	Insperex
BofA Securities	Keybanc Capital Markets
Cantor Fitzgerald & Co.	MUFG Securities Americas
Citigroup Global Markets	Oppenheimer & Co.
Daiwa Capital Markets America	PNC Capital Markets LLC
Deutsche Bank Securities	Raymond James & Associates
Goldman Sachs & Co.	Robert W. Baird & Co.
HSBC Securities (USA)	Samuel A. Ramirez & Co.
Jefferies	Scotia Capital (USA)
JP Morgan Securities	StoneX Financial
Mizuho Securities USA	Truist Securities
Morgan Stanley & Co.	US Bancorp Investments
NatWest Markets Securities	
Nomura Securities International	
RBC Capital Markets	
Santander US Capital Markets	
SG Americas Securities	
SMBC Nikko Securities America	
TD Securities (USA)	
UBS Securities	
Wells Fargo Securities	

The approved list of broker/dealers includes affiliates of designated firms and is subject to change without notice.

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 19, 2026 | **AGENDA ITEM NO 7E**

FINANCE/TREASURER

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Michelle Schulz, Finance Director**
Submitted: **October 7, 2026**
Subject: **Motion – Move to update the City's Investment Policy as reviewed and approve as of October 19, 2026**

INTRODUCTION AND HISTORY

The City's Investment Policy first became effective with City Council's approval on September 21, 2009. Since then, the investment policy is reviewed annually and amended, if necessary, to reflect changes in required policy, internal operations, and other updates in language or best practices. The policy was last reviewed and reapproved for compliance on October 22, 2025.

No material content amendments to the policy are recommended this year; only the following updates are necessary:

Section 2.0: The list of funds has been updated to remove the Retiree Health Fund. It was an internal service fund that is no longer used by the City. Also, the Special Circumstance Fund was recently added to hold externally directed funds for specific purposes. A note is added to recognize there is an Economic Development Corporation Fund that is dormant but still holds a small amount of cash. While this section includes language covering all city funds regardless of if listed individually, it is prudent to amend the list occasionally to individually identify new or unused funds.

Section 22.0: Effective Date of policy history has been updated to reflect no amendments and approved by City Council on October 19, 2026.

Appendix B:
Acknowledgement of Receipt of the Investment Policy of the City of Auburn Hills and Agreement to Comply has been updated to the most current date of the policy and reflect October 19, 2026.

STAFF RECOMMENDATION

The staff, with the support of the City's investment consultant AndCo and the City's investment manager, Insight Investment, reviewed the City's Investment Policy. Staff recommend the Section 2.0 content amendments above and updating Section 22.0 and Appendix B to reflect the most current effective date of the policy to be October 19, 2026.

MOTION

Move to update the City's Investment Policy as reviewed and approved as of October 19, 2026.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

INVESTMENT POLICY
FOR THE
CITY OF AUBURN HILLS

As Required by Public Act 20 of 1943, as amended

1.0 POLICY

It is the policy of the City of Auburn Hills to invest public funds in a manner which will ensure the preservation of principal while providing the best investment return with maximum security while meeting the daily cash flow demands of the City and conforming to all federal and state statutes and local ordinances governing the investment of public funds.

2.0 SCOPE

This investment policy applies to all the investment activities of the City of Auburn Hills except for its employee pension trust fund and its employee retiree health care trust fund that are organized and administered separately.

The funds are accounted for in the City's Annual Financial Report and include the following:

- General Fund
- Major Road Fund
- Local Road Fund
- Capital Projects Fund
- Metro Act Fund
- ~~Retiree Health Fund~~
- Wayne Disposal Fund
- Tree Ordinance Fund
- State and Federal Forfeiture Funds
- Community Development Block Grant (CDBG) Fund
- Special Circumstances Fund
- TIFA Funds
- DDA Funds
- Brownfield Funds
- Fieldstone Golf Course Fund
- Water/Sewer Fund
- Fleet Management
- Capital Improvement Debt Service Fund
- Special Assessment Debt Service Fund
- Trust and Agency / Tax Fund

All other funds, including the Library Fund and the dormant Economic Development Corporation Fund, under the control of the City Treasurer/Finance Director for cash management

purposes and any new fund created by the governing body, unless specifically exempted by the governing body.

This investment policy applies to all transactions involving the financial assets and related activity of all the foregoing funds.

3.0 PRUDENCE

Investments shall be made with the judgment and care; under circumstances then prevailing; which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

The standard of prudence to be used by the City Council, the City Management (including but not limited to City Manager, Assistant City Manager, Finance Director/Treasurer, Deputy Finance Director/Deputy Treasurer, City Clerk, and related appointees), and the City's authorized Investment Manager(s) and Investment Consultant(s) will be the "prudent person" and/or "prudent investor" standard and shall be applied in the context of managing the overall portfolio. The City Council and City Management and authorized Investment Manager(s) and Investment Consultant(s) acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

The City recognizes that no investment is totally free of risk and that the investment activities of the City are a matter of public record. Accordingly, the City recognizes that occasional measured losses are inevitable in a diversified portfolio and shall be considered within the context of the overall portfolio's return, provided that this Policy has been followed and that the sale of a security prior to maturity is in the best long-term interest of the City.

4.0 OBJECTIVES

The funds of the City of Auburn Hills shall be invested in accordance with State of Michigan Public Act 20 of 1943, as amended by Act 196 of 1997; being Sections 129.91 through 129.93 of the Michigan Compiled Laws, Act No. 367 of the Public Acts of 1982 and in accordance with the objectives and procedures set forth in the policies and written administrative procedures. The primary objectives, in priority order, of the City's investment activities shall be:

4.1 Safety:

Safety of principal is the foremost objective of the City of Auburn Hills investment program. Investments of the City shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, diversification is required in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio. The objective will be to mitigate risk.

4.1.1 Credit Risk

The City will minimize credit risk, the risk of loss due to the failure of the security issuer or backer, by:

* Limiting investments to the safest types of securities
* Pre-qualifying the financial institutions, broker/dealers, and intermediaries with which the City will do business
* Diversifying the portfolio so that potential losses on individual securities will be minimized

4.1.2 Interest Rate Risk

The City will minimize the risk that the market value of the securities in the portfolio will fall due to changes in the general interest rates by structuring the maturities of the portfolio to meet cash requirements of ongoing operations, thereby avoiding the need to liquidate securities prior to maturity.

* Investing operating funds primarily in short-term securities or investment pools.

4.1.3 Concentration Credit Risk

The City will minimize the risk inherent in placing a large portion of the portfolio with a single security issuer.

4.1.4 Custodial Credit Risk

The City will minimize custodial risk by:

* Using only financial institutions and brokers meeting pre-established criteria.
* Holding all securities in the name of the City of Auburn Hills.

4.2 Liquidity:

The investment portfolio of the City of Auburn Hills will remain sufficiently liquid to enable the City to meet all operating requirements that may be reasonably anticipated.

4.3 Return on Investments:

The investment portfolio of the City of Auburn Hills shall be designed with the objective of attaining a benchmark rate of return throughout the budgetary and economic cycles, commensurate with the City's investment risk constraints and cash flow characteristics of the portfolio.

4.4 Maintain Public Trust:

All participants in the investment process shall seek to act responsibly as custodians of the public trust. The City Council, City Management and/or the City's authorized Investment Manager(s) and Investment Consultant(s) shall recognize the investment portfolio is subject to public review and evaluation. In addition, the overall investment program shall be designed and managed with a degree of professionalism worthy of public trust. Any transaction that might knowingly impair public confidence in the City of Auburn Hills' ability to govern effectively shall be avoided.

4.5 Cross Trading

The City prohibits cross trading in all of its portfolios.

5.0 DELEGATION OF AUTHORITY

5.1 City Council

Authority and management responsibility for the City of Auburn Hills investment program is derived from and in conformance with Michigan Public Act No. 20 of the Public Acts of Michigan 1943, as amended by Act No. 196 of 1997, being sections 129.91 through 129.93 of Michigan Compiled Laws, Act No 367 of the Public Acts of 1982, and also in accordance with Section 6.4 (a) of the City Charter. The City Treasurer/Finance Director and his/her designees, shall manage the investment program according to the provisions of the City's banking agreements and contracts, investment authorization statements, and other documents required which have been authorized by the City Council and approved by the City Attorney consistent with this investment policy.

5.2 City Treasurer/Finance Director

The City Management designates the City Treasurer/Finance Director position responsibility for the investment program including individual funds managed by contractual Investment Manager/s and the assets not managed by the Investment Manager/s, daily management responsibility for the investment program is vested in the City Treasurer/Finance Director, subject to the guidelines approved by the City Council. The City Treasurer/Finance Director shall establish procedures for the operation of the Investment program consistent with this Investment Policy. Such procedures must include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under terms of this Policy and procedures established by the City Treasurer/Finance Director. Such procedures should also include reference to segregation of duties, custody and accounting controls. The City Treasurer/Finance Director shall be responsible for all transactions undertaken, and shall establish a system of controls to regulate the activities of subordinate officials and/or authorized Investment Managers.

5.3 Investment Consultant:

The City of Auburn Hills retains an independent investment consultant (Registered Investment Advisor) to assist the City Treasurer/Finance Director in the implementation of the Investment Policy. Specific tasks for this investment advisor include:

5.3.1 Assisting in the development and periodic revisions to the Investment Policy
5.3.2 Preparing quarterly reports that evaluate investment performance
5.3.3. Evaluating compliance with Michigan PA 20 and this investment policy
5.3.4. Conducting investment manager searches as needed

5.4 Investment Manager/s:

The City utilizes the services of external authorized Investment Manager/s. The Investment Managers are authorized to manage a portion of the city's assets on a discretionary basis within the Investment Policy guidelines and Michigan State statutes.

6.0 ETHICS AND CONFLICT OF INTEREST

All participants in the City's investment process shall seek to act responsibly as custodian of the public trust and avoid any transactions that might impair public confidence in the City of Auburn Hills ability to govern effectively. City Management, and the City's authorized Investment Manager(s) involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions City Management, and the City's authorized Investment Manager(s) shall disclose to the City Council or its designated representative, any material financial interests in financial institutions that conduct business with this City and they shall further disclose any large personal financial/investment positions that could be related to the performance of this jurisdiction's portfolio to City Management, and the City's authorized Investment Manager(s) shall subordinate their personal investment transactions to those of this jurisdiction, particularly with regard to timing of purchases and sales.

7.0 AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS

The City Treasurer/Finance Director shall maintain a listing of financial institutions and broker/dealers authorized to provide investment services. In addition, a list will be maintained of approved financial institutions/security broker dealers selected by credit worthiness who are authorized to provide investment services in the State of Michigan. No public deposit shall be made except in a qualified public depository as established by state law. The authorized listing of institutions approved depositories and/or broker/dealers shall be approved annually, by a resolution of the City of Auburn Hills City Council.

7.1 Financial Institutions

All financial institutions (Commercial Banks, Savings & Loans and Credit unions), utilized by the City of Auburn Hills shall maintain an office within the State of Michigan and meet the following requirements and financial criteria:

7.1.1 Must be federally regulated and insured

7.1.2 Must have capital (excluding borrowing, loan losses and goodwill) and/or insurance that exceeds by at least two times the amount the City has invested with the financial institution

7.1.3 Have an SNL Financial Bank Credit rating of 40 or better. If the rating for an approved financial institution falls below 40, the financial institution may remain on the approved list and the rating shall be monitored on a quarterly basis.

7.1.4 Must show a net profit on three of their last four annual financial statements and an aggregate profit over the four year period.

7.1.5 Have received and read the City's Investment Policy.

7.1.6 Have filed with the City an "Acknowledgement of Receipt of the Investment Policy of the City of Auburn Hills and Agreement to Comply" (Appendix B).

7.1.7 Have submitted and continue to submit audited annual financial statements (or have financial statements accessible electronically).

7.2 Brokers & Dealers

The authorized Investment Manager shall utilize the Investment Manager's list of broker/dealers when executing transactions on behalf of the City. The Investment Manager's approved list of broker/dealers shall be provided to the City on an annual basis. If any changes are made to the Investment Manager's approved list of broker/dealers, the Investment Manager shall notify the City of such changes. Changes shall be reflected in the subsequent report submitted to the City Council.

Pursuant to MCL 129.96, PA 20 of 1943, the Finance Director/Treasurer shall provide the authorized Investment Manager with a copy of the City's Investment Policy and the Investment Manager shall provide written certification of the following:

1. Acknowledgment that the Investment Manager has received the Investment Policy.
2. Agreement that the Investment Manager shall conduct investment transactions in accordance with the Investment Policy guidelines.

Broker/Dealers must be licensed in the State of Michigan and meet at least one (1) of the following criteria:

1. Be recognized as a Primary Dealer by the Federal Reserve Bank of New York or have a Primary Dealer within the holding company structure; OR
2. Report voluntarily to the Federal Reserve Bank of New York; OR
3. Qualify under Securities and Exchange Commission (SEC) Rule 15c3-1 (Uniform Net Capital Rule).

8.0 AUTHORIZED AND SUITABLE INVESTMENTS

The City Treasurer/Finance Director and/or the City's authorized Investment Manager(s) is authorized to invest surplus funds of the City of Auburn Hills in the following types of securities authorized by Public Act 20 of 1943, as amended:

8.1 Bonds, securities, and other obligations of the United States or an agency or instrumentality of the United States (does not include collateralized mortgage obligations).

8.2 Certificates of deposit, savings accounts, deposit accounts, or depository receipts of a financial institution with offices in the State of Michigan which is eligible to be a depository of surplus funds belonging to the State under Sections 5 or 6 of Act No. 105 of the Public Acts of 1955, as amended, being sections 21.145 and 21.146 of the Michigan Compiled Laws.

8.3 Commercial paper rated at the time of purchase within the two highest classifications by not less than two standard rating services (example A1P1) and which matures not more than 270 days after the date of purchase.

8.4 Repurchase agreements, consisting of instruments in Section 8 subdivision 8.1, only if a Master Repurchase Agreement has been signed with the bank or broker/dealer.

8.5 Banker's acceptances of United States banks.

8.6 Obligations of this state or any of its political subdivisions that at the time of purchase are rated as investment grade by not less than 2 standard rating services.

8.7 Investment pools organized under the Surplus Funds Investment Pool Act, 1982 PA 367, MCL 129.111 to 129.118.

8.8 Obligations described in subdivisions (8.1) through (8.6) if purchased through an interlocal agreement under the urban cooperation act of 1967, 1967 (Ex Sess) PA7, MCL 124.501 to 124.512

8.9 Investment pools organized under the Local Government Investment Pool Act, 1984 PA 121, MCL 129.141 to 129.150.

8.10 Mutual Funds registered under the Investment Company Act of 1940, Title 1 of Chapter 686, 54 Stat. 789, 15 U.S. 80a-1 to 80a-3 and 80a-4 to 80a-64 with the authority to purchase only investment vehicles that are legal for direct investment by a Michigan public corporation. This investment is limited to mutual funds whose intention is to maintain a net asset value of $1.00 per share.

9.0 INVESTMENT POOLS/MUTUAL FUNDS

A thorough investigation and due diligence of each pool/fund is required prior to investing, and on a continual basis. There shall be a questionnaire completed by each pool/fund utilized in the investment program. The questionnaire shall encompass:

9.01 The investment policy and objectives of the pool/fund.
9.02 A description of eligible investment securities.
9.03 A description of interest calculation and distribution.
9.04 A description of how funds are safeguarded and securities priced.
9.05 How often the pool/fund is audited and by who.
9.06 A description of any limitations on who may invest in the program, the size or frequency of deposits or withdrawals.
9.07 A fee schedule, including when and how assessed.
9.08 A schedule for receiving statements and portfolio listings.
9.09 A description of the use of reserves or retained earnings if applicable.
9.10 Disclosure as to whether the pool/fund is eligible to receive and/or accept bond proceeds.

10.0 COLLATERALIZATION

The State of Michigan does not require collateralization. Non-negotiable, non-collateralized Certificates of Deposit, as is the law in the State of Michigan, shall be evidenced by a

Safekeeping Receipt from the issuing bank. All securities purchased by the City of Auburn Hills under this section shall be properly designated as assets of the City. Non-negotiable, non-collateralized Certificates of Deposits are allowable for City investment provided that the City Management and/or the City's authorized Investment Manager(s) has done due diligence as to the creditworthiness of the banking institution.

Collateralization will be required on authorized repurchase (and reverse) agreements. In order to anticipate market changes and provide a level of security for all funds, the collateralization level shall be 105% of the market value of principal and accrued interest. The collateral shall be subject to the custody and safekeeping provisions of this investment policy.

11.0 MAXIMUM MATURITIES

It is the objective of the City's investment policy to schedule maturities to coincide with projected cash flow needs, taking into consideration large routine expenditures (payroll, payables, bond payments) and sizable amounts of anticipated revenues (property taxes, state shared revenues).

The maximum maturity of any specific investment will not exceed five (5) years, and the maximum weighted average final maturity of the assigned total portfolio invested by either the Treasurer/Finance Director or the authorized Investment Manager(s) will not exceed three (3) years.

12.0 DIVERSIFICATION

It is the policy of the City of Auburn Hills to maintain a diversified investment portfolio. Assets held in the common cash fund and other investment funds will be diversified to eliminate the risk of loss resulting from an over concentration of assets in a specific maturity, individual financial institution(s) or a specific class of securities. Diversification strategies will be determined and revised by the City Treasurer/Finance Director and/or the City's authorized Investment Manager(s) from time to time to meet diversification objectives (to reduce overall portfolio risks while attaining market average rates of return).

12.1 Diversification by Instrument

Instrument	Maximum % of Accounts/Funds
U.S. Treasury Obligations	100%
U.S. Government Agency Securities	20%
U.S. Government Instrumentalities Securities	100%
Local Government Investment Pools	
Internal (Treasurer)	75%
External Investment Manager(s)	0%
Interlocal Agreements	
Internal (Treasurer)	75%
External Investment Manager(s)	0%

Certificates of Deposit	
Internal (Treasurer)	75%
External Investment Manager(s)	10%
Money Market Funds	
Internal (Treasurer)	75%
External Investment Manager(s)	25%
Mutual Funds	
Internal (Treasurer)	50%
External Investment Manager(s)	0%
Commercial Paper	25%
Banker's Acceptance	25%

12.2 Diversification by Security Issuer

Issuer	Maximum % of Accounts/Funds
Commercial Paper Issuer	5%
Certificates of Deposit	10%
U.S. Government Agency	100%
Local Government Investment Pools	75%
U.S. Treasury Obligations	100%

13.0 SAFEKEEPING AND CUSTODY

All securities purchased by the City of Auburn Hills under this section will be properly designated as an asset of the City and be secured through third party custody and safekeeping procedures. For purposes of this policy, third party shall be defined as a separate financial institution or a separate and distinct division or department of the same institution whose function is safekeeping and/or trust activities. No withdrawal of such securities, in whole or in part, shall be made from safekeeping except by the City Treasurer/Finance Director as authorized herein, or by its designee. Investment officials shall be bonded to protect the public against possible embezzlement and malfeasance.

The City of Auburn Hills will execute third party custodial agreement(s) with its bank(s) and depository institution(s). Such agreements will include letters of authority from the City, details as to responsibilities of each party, notification of security purchases, sales, delivery, repurchase agreements, wire transfers, safekeeping and transaction costs, procedures in case of wire failure or other unforeseen mishaps including the liability of each party.

All security transactions, including collateral for repurchase agreements, entered into by the City will be conducted on a delivery-versus-payment (DVP) basis. A third party custodian designated by the City Treasurer/Finance Director will provide safekeeping receipts as evidence of securities held for the City of Auburn Hills.

14.0 INTERNAL CONTROLS

The City Treasurer/Finance Director shall maintain a system of internal controls which shall be designed, in addition to conforming to generally accepted accounting principles, to minimize losses of public funds arising from fraud, employee error, misrepresentation by third parties, unanticipated changes in financial markets, or imprudent actions by all City employees of the City of Auburn Hills. The City Treasurer/Finance Director or designee(s) shall cooperate with the City's external auditor in the annual audit.

15.0 PERFORMANCE STANDARDS

The investment portfolio will be designed and managed to obtain a market average rate of return during budgetary and economic cycles, taking into account the City's investment risk constraints and cash flow needs. The basis used by the City Treasurer/Finance Director and the City's authorized Investment Manager(s) to determine whether market yields are being achieved shall be the appropriate index best matching the asset allocation and maturities of the invested funds.

16.0 COMPETITIVE SELECTION OF INVESTMENT INSTRUMENTS

Before the City invests surplus funds, a minimum of three competitive bids shall be conducted. If a specific maturity date is required, either for cash flow purposes or for conformance to maturity guidelines, bids will be requested for instruments that meet the maturity requirements. If no specific maturity is required, a market trend (yield curve) analysis shall be conducted to determine which maturities would be most advantageous.

In keeping with the city's concentration risk and diversification objectives, bids shall be requested from financial institutions for various options with regard to terms and instruments. The City will accept the bid that provides the highest rate of return within the maturity required and within the parameters of the City's investment policy.

Records indicating the bids offered, the bids accepted and a brief explanation of the decision that was made regarding the investment will be kept for future review.

17.0 COMBINING FUNDS

The City Treasurer/Finance Director and/or the City's authorized Investment Manager(s), or his/her designee, may combine money from two or more of the City's funds for the purpose of making an investment. In the event of a combination of City funds, the earnings of said investment shall be prorated between the funds involved based on principal contributed.

18.0 REPORTING

Reporting

a. The City Treasurer/Finance Director shall submit a quarterly and annual investment report that provides the fair market value (including accrued interest) of the City's managed investment funds, pooled funds, certificate of deposits with maturity dates, and operating account cash balances,

b. The Investment Manager/s shall submit a quarterly performance report that provides the description, listing of original cost, carrying value and market value of each security held in the portfolio, performance results, including earnings, yield, and maturity of each security and the average maturity of the total portfolio. The Investment Manager/s shall meet with the City Council at a minimum of once a year.

c. The Investment Consultant shall submit a quarterly analysis of investments, including written conclusions and recommendations. The Investment Consultant shall meet with the City Council as requested.

19.0 INVESTMENT POLICY ADOPTION

The City of Auburn Hills investment policy shall be adopted by resolution of the City Council of the City of Auburn Hills. The policy shall be reviewed annually by the City Treasurer/Finance Director or authorized designee(s). Any modifications made to the investment policy must be approved by City Council.

20.0 SAVINGS CLAUSE

In the event any state or federal legislation or regulation should further restrict instruments or institutions authorized by this policy, such restrictions shall be deemed to be immediately incorporated in this policy. If new legislation or regulation should liberalize the permitted instruments or institutions, such changes shall be available and included in this policy only after written notification to the City Council.

21.0 GLOSSARY

In order to facilitate a thorough understanding of related investment terminology Appendix A is attached hereto.

22.0 EFFECTIVE DATE

This policy will become effective on _September 21, 2009___.
Section 12.0 amended and approved by City Council November 9, 2009
Section 11.0 amended and approved by City Council November 14, 2011
Section 2.0 amended and approved by City Council December 17, 2012
Appendix B amended and approved by City Council December 17, 2012
Section 2.0 amended and approved by City Council December 15, 2014
Section 4.5 added and approved by City Council December 15, 2014
Amended and approved by City Council December 14, 2015
Section 7.2, 8.0, and 12.1 amended and approved by City Council on November 14, 2016
No amendments and approved by City Council on November 13, 2017
Section 7.1, 12.2 and Appendix A amended and approved by City Council on November 12, 2018.

Amended and approved by City Council on November 4, 2019.
Amended and approved by City Council on November 16, 2020.
No amendments and approved by City Council on November 1, 2021
No amendments and approved by City Council on November 14, 2022
Sections 8.10, 10.0, 13.0, and 18.0 and Appendix A definitions were amended and approved by City Council on November 6, 2023
No amendments and approved by City Council on October 21, 2024
No amendments and approved by City Council on October 20, 2025
No amendments and approved by City Council on October 19, 2026

Appendix A

GLOSSARY

In order to facilitate a thorough understanding of this investment policy, a glossary of related investment terminology has been incorporated as part of this policy.

AGENCIES: Federal agency securities and/or Government-sponsored enterprises.

ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR): An ACFR is a set of financial statements for a state, municipality or other governmental entity that comply with the accounting requirements established by the Governmental Accounting Standards Board (GASB). It must be audited by an independent auditor using generally accepted government auditing standards. The ACFR consists of three sections: Introductory, Financial and Statistical. The introductory section orients and guides the reader through the report; the financial section presents the entity's basic financial statements as well as notes to the statements and the independent auditor's report; and, the statistical section provides additional financial and statistical data, including data about financial trends that may better inform the reader about the government's activities.

ASKED: The price at which securities are offered.

BANKER'S ACCEPTANCE (BA): A draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

BENCHMARK: A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio's investments.

BID: The price offered by a buyer of securities. (When you are selling securities, you ask for a bid.) See Offer.

BROKER: A broker brings buyers and sellers together for a commission.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a Certificate. Large-denomination CD's are typically negotiable.

COLLATERAL: Securities, evidence of deposit or other property, which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

COMMERCIAL PAPER: Short-term obligations with maturities ranging from 1 to 270 days issued by banks, corporations, and other borrowers to investors with temporarily idle cash.

COUPON: The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value.

DEALER: A dealer, as opposed to a broker, acts as a principal in all transactions; buying and selling for his/her own account.

DEBENTURE: A bond secured only by the general credit of the issuer.

DELIVERY VERSUS PAYMENT (DVP): There are two methods of delivery of securities: Delivery Versus Payment and delivery Versus Receipt. Delivery Versus Payment is delivery of securities with the exchange of money for the securities. Delivery Versus Receipt is delivery of securities with an exchange of a signed receipt for the securities.

DERIVATIVES: (1) Financial instruments whose return profile is linked to, or derived from, the movement of one or more underlying index or security, and may include a leveraging factor, or (2) Financial contracts based upon notional amounts whose value is derived from an underlying index or security (interest rates, foreign exchange rates, equities or commodities).

DISCOUNT: The difference between the cost price of a security and its maturity when quoted at lower than face value. A security selling below original offering price shortly after sale also is considered to be at a discount.

DISCOUNT SECURITIES: Non-interest bearing money market instruments that are issued at a discount and redeemed at maturity for full face value, e.g., U.S. Treasury Bills.

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns.

FEDERAL CREDIT AGENCIES: Agencies of the Federal government set up to supply credit to various classes of institutions and individuals, e.g., S&L's, small business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits up to $250,000.

FEDERAL FUNDS RATE: The rate of interest at which Fed Funds are traded. The Federal Reserve through open-market operations currently pegs this rate.

FEDERAL HOME LOAN BANKS (FHLB): Government sponsored wholesale banks which lend funds and provide correspondent banking services to member commercial banks, thrift institutions, credit unions and insurance companies. The mission of the FHLB is to liquefy the housing related assets of its members who must purchase stock in their district Bank.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA): FNMA was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation

working under the auspices of the Department of Housing and Urban Development (HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder-owned corporation. The corporation's purchases include a variety of adjustable mortgages and second loans, in addition to fixed-rate mortgages. FNMA's securities are also highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

FEDERAL OPEN MARKET COMMITTEE (FOMC): Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank Presidents. The President of the New York Federal Reserve Bank is a permanent member, while the other Presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of Government Securities in the open market as a means of influencing the volume of bank credit and money.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven member Board of Governors in Washington, D.C., 12 regional banks and about 5,700 commercial banks that are members of the system.

FINANCIAL INSTITUTION: A state or nationally chartered bank or a state or federally chartered savings and loan association, savings bank, or credit union whose deposits are insured by an agency of the United States government and that maintains a principal office or branch office located in this state under the laws of this state or the United States.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA or Ginnie Mae): Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations, and other institutions. Security holder is protected by full faith and credit of the U.S. Government. Ginnie Mae securities are backed by FHA, VA or FmHA mortgages. The term "pass-throughs" is often used to describe Ginnie Maes.

INVESTMENT: Investments shall be defined as debt obligations and shall not include Certificates of Deposit which should be considered deposits. This is the same definition as used by GASB in their Pronouncement Number 40 for disclosure purposes.

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without substantial loss of value. In the money market, a security is said to be liquid if the spread between the bid and asked prices is narrow and reasonable size can be done at those quotes.

LOCAL GOVERNMENT INVESTMENT POOL (LGIP): The aggregate of all funds from political subdivisions that are combined for investment and reinvestment.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase – reverse repurchase agreements that establishes each party's rights in the transactions. A master agreement will often specify, among other things, the right of

the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, bankers' acceptances, etc.) are issued and traded.

MUTUAL FUNDS: A fund operated by an Investment Company that raises money from shareholders and invests it in stocks, bonds, options, futures, currencies, or money market securities. These funds offer investors the advantages of diversification and professional management.

NATIONAL CREDIT UNION ASSOCIATION (NCUA): A federal agency that insures credit union deposits up to $250,000.

OFFER: The price asked by a seller of securities. (When you are buying securities, you ask for an offer.) See ASKED and BID.

OPEN MARKET OPERATIONS: Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank as directed by the FOMC in order to influence the volume of money and credit in the economy. Purchases inject reserves into the bank system and stimulate growth of money and credit; sales have the opposite effect. Open market operations are the Federal Reserve's most important and most flexible monetary policy tool.

PORTFOLIO: Collection of securities held by an investor.

PRIMARY DEALER: A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its informal oversight. Primary dealers include Securities and Exchange Commission (SEC) – registered securities broker-dealers, banks, and a few unregulated firms.

PRUDENT PERSON RULE: An investment standard. In some states the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the custody state – the so-called legal list. In other states the trustee may invest in a security if it is one that would be bought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

QUALIFIED PUBLIC DEPOSITORIES: A financial institution which does not claim exemption from the payment of any sales or compensating use or ad valorem taxes under the laws of this state, which has segregated for the benefit of the commission eligible collateral having a value of not less than its maximum liability and which has been approved by the Public Deposit Protection Commission to hold public deposits.

RATE OF RETURN: The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond, the current income return.

REPURCHASE AGREEMENT (RP or REPO): A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date (usually U.S. Government securities). The security "buyer" in effect lends the "seller" money for the period of the agreement, and the terms of the agreement are structured to compensate him/her for this. Dealers use RP extensively to finance their positions. Exception: When the Fed is said to be doing RP, it is lending money that is, increasing bank reserves.

SAFEKEEPING: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the bank's vaults for protection.

SECONDARY MARKET: A market made for the purchase and sale of outstanding issues following the initial distribution.

SECURITIES & EXCHANGE COMMISSION (SEC): Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SEC RULE 15C3-1: See Uniform Net Capital Rule.

STRUCTURED NOTES: Notes issued by Government Sponsored Enterprises (FHLB, FNMA, etc.) and Corporations, which have imbedded options (e.g., call features, step-up coupons, floating rate coupons, derivative-based returns) into their debt structure. Their market performance is impacted by the fluctuation of interest rates, the volatility of the imbedded options and shifts in the shape of the yield curve.

TREASURY BILLS: A non-interest bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year.

TREASURY BONDS: Long-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities of more than ten years.

TREASURY NOTES: Medium-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities from two to ten years.

UNIFORM NET CAPITAL RULE: Securities and Exchange Commission requirement that member firms as well as nonmember broker-dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called net capital ratio. Indebtedness covers all money owed to a firm, including margin loans and commitments to purchase securities, one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

YIELD: The rate of annual income return on an investment, expressed as a percentage. (a) **INCOME YIELD** is obtained by dividing the current dollar income by the current market price for the security. (b**) NET YIELD or YIELD TO MATURITY** is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.

Glossary Source: APT US&C, Michigan state statute

Appendix B

ACKNOWLEDGEMENT OF RECEIPT OF THE INVESTMENT POLICY OF THE CITY OF AUBURN HILLS AND AGREEMENT TO COMPLY

Per Section 129.96 of Michigan's Act 20 of 1943, before executing an investment transaction on behalf of the City of Auburn Hills, a financial intermediary, broker, or dealer shall be provided with a copy of the City's investment policy and shall do both of the following:

A. Acknowledge receipt of the investment policy.

B. Agree to comply with the terms of the investment policy regarding the buying or selling of securities.

Per Section 129.96 of Michigan's Act 20 of 1943, I certify that I have received the investment policy of the City dated October ~~20, 2025~~19, 2026. Furthermore, I agree to comply with the terms of the investment policy regarding the buying and selling of securities.

By: _____

Title: _____

Date: _____

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 19, 2026 | **AGENDA ITEM NO 7F**

FINANCE/TREASURER

To: **Mayor and City Council**

From: **Thomas A. Tanghe, City Manager; Michelle Schulz, Finance Director, Hayden Moss, Accountant**

Submitted: **October 7, 2026**

Subject: **Motion – Receive and file the City's financial update for the period ending September 30, 2026.**

INTRODUCTION AND HISTORY

Finance staff provided City Council with a financial report as of 6/30/2026 previously this year with the intention of providing regular quarterly updates moving forward. The financial report provides updates on operational progress using budget to actual comparisons. Further, reporting will increase overall financial transparency with the City's governing body which is supported by the City's credit rating agencies. Having more frequent reporting is meant to both assist City Council with decision making and enhance City Council's knowledge of the City's financial position throughout the year. The September 30th report is attached for your review.

The updates will contain information on revenues and expenditures and fund balance or net position as of a quarter end for the City's General Fund, Water & Sewer Fund, Fieldstone Golf Fund, and Major and Local Streets Funds.

It is important to note that the information presented is an unaudited and unadjusted snapshot. It is likely that there is some amount of revenue earned as well as expenses incurred as of September 30th that are not reflected in the reports due to timing as the City does not employ a formal month end. The assigned fund balance only reflects those items that were assigned per the most current projections available beyond 2026. Items restricted or assigned at the end of 2025 that were related to 2026 budget are either now part of the actual activity or the amended budget.

As a working document, the format may be adjusted from time to time and additional information may be provided if of a significant nature. Upon receiving and accepting the report, should any member of City Council have additional questions, an email to the Finance Director would be appropriate.

STAFF RECOMMENDATION

Staff recommend the acceptance of the City's financial update for the period ending September 30, 2026, as presented to the City Council.

MOTION

Move to receive and file the City's financial update for the period ending September 30, 2026, as presented.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

Fund 101 - General Operating Fund

	2026 Original Budget	YTD Budget Changes	2026 Amended Budget	YTD Balance 9/30/2026	% Budget Used
REVENUES					
PROPERTY TAXES	$ 25,238,125.00	$ -	$ 25,238,125.00	$ 25,690,756.98	102%
STATE SHARED REVENUE & REFUNDS	4,716,198.00	-	4,716,198.00	2,189,853.46	46%
LICENSES AND PERMITS	849,200.00	-	849,200.00	1,060,817.60	125%
GRANTS	40,075.00	14,510.00	54,585.00	79,783.83	146%
STATE GRANTS/OTHER	603,323.00	-	603,323.00	487,025.26	81%
OTHER REVENUE	724,908.00	-	724,908.00	755,976.67	104%
CHARGES FOR SERVICES	2,217,740.00	-	2,217,740.00	1,022,931.57	46%
INTEREST REVENUE	3,309,606.00	-	3,309,606.00	1,185,354.77	36%
SPECIAL ASSESSMENTS	468,930.00	-	468,930.00	62,156.63	13%
NONOPERATING REVENUE	10,400.00	-	10,400.00	17,110.00	165%
INTERFUND CHG REVENU	1,069,766.00	-	1,069,766.00	1,329,680.00	124%
ADMIN CHARGE REVENUES	1,497,765.00	-	1,497,765.00	1,543,124.00	103%
TRANSFERS FROM FUNDS	3,796,497.00	-	3,796,497.00	143,238.53	4%
TOTAL REVENUES	**$ 44,542,533.00**	**$ 14,510.00**	**$ 44,557,043.00**	**$ 35,567,809.30**	**80%**
EXPENDITURES					
SALARIES & WAGES	$ 16,364,926.00	$ (314,527.00)	$ 16,050,399.00	$ 10,681,633.56	67%
FRINGE BENEFITS	6,244,363.00	1,141,276.00	7,385,639.00	5,824,598.55	79%
SUPPLIES	1,870,150.00	8,200.00	1,878,350.00	1,101,984.70	59%
OTHER EXPENSES	1,866,524.00	7,760.00	1,874,284.00	633,291.52	34%
REPAIR & MAINT.	1,783,935.00	(514,282.62)	1,269,652.38	867,547.59	68%
CONTRACTUAL SERVICES	2,927,521.00	(250.00)	2,927,271.00	2,032,989.19	69%
COMPUTER SERVICES	123,366.00	-	123,366.00	59,184.23	48%
UTILITIES	724,443.00	(10,000.00)	714,443.00	458,042.97	64%
INSURANCE	387,659.00	-	387,659.00	279,485.84	72%
CAPITAL EXPENDITURES	6,878,000.00	3,481,979.78	10,359,979.78	1,992,042.73	19%
DEBT SERVICE	96,854.00	-	96,854.00	343,509.50	355%
INTERFUND CHG EXPENS	2,032,784.00	-	2,032,784.00	1,731,901.51	85%
TRANS TO OTHER FUNDS	8,440,375.00	1,011,268.00	9,451,643.00	7,582,925.00	80%
TOTAL EXPENDITURES	**$ 49,740,900.00**	**$ 4,811,424.16**	**$ 54,552,324.16**	**$ 33,589,136.89**	**62%**
BEGINNING FUND BALANCE	**$ 63,262,155.23**		**$ 63,262,155.23**	**$ 63,262,155.23**	
NET REVENUES/EXPENSES	**(5,198,367.00)**	**(4,796,914.16)**	**(9,995,281.16)**	**1,978,672.41**	
ENDING FUND BALANCE	**$ 58,063,788.23**		**$ 53,266,874.07**	**$ 65,240,827.64**	
LESS FUTURE ASSIGNED PROJECTS			**(19,593,520.00)**	**(19,593,520.00)**	
UNASSIGNED FUND BALANCE			**$ 33,673,354.07**	**$ 45,647,307.64**	
% OF BUDGETED EXPENDITURES			62%	84%	

Funds 202 and 203 - Major and Local Streets

	2026 Original Budget	YTD Budget Changes	2026 Amended Budget	YTD Balance 9/30/2026	% Budget Used
REVENUES					
STATE HIGHWAY FUNDS	$ 3,270,337.00	$ -	$ 3,270,337.00	$ 2,351,865.97	72%
GRANTS	-	-	-	406,334.00	0%
STATE GRANTS/OTHER	-	-	-	1,249,932.78	0%
OTHER REVENUE	53,274.00	1,464,890.00	1,518,164.00	472,080.68	31%
INTEREST REVENUE	32,587.00	-	32,587.00	39,380.13	121%
TRANSFERS FROM FUNDS	8,250,000.00	3,050,085.22	11,300,085.22	7,890,439.96	70%
TOTAL REVENUES	**$ 11,606,198.00**	**$ 4,514,975.22**	**$ 16,121,173.22**	**$ 12,410,033.52**	**77%**
EXPENDITURES					
SALARIES & WAGES	$ 581,773.00	$ 50,500.00	$ 632,273.00	$ 414,929.47	66%
FRINGE BENEFITS	620,772.00	30,735.00	651,507.00	570,100.91	88%
SUPPLIES	234,850.00	222,090.00	456,940.00	213,253.68	47%
OTHER EXPENSES	16,335.00	-	16,335.00	3,128.70	19%
REPAIR & MAINT.	1,399,798.00	662,507.80	2,062,305.80	1,249,764.69	61%
CONTRACTUAL SERVICES	40,000.00	-	40,000.00	14,104.75	35%
INSURANCE	17,917.00	-	17,917.00	19,927.20	111%
CAPITAL EXPENDITURES	7,175,000.00	4,010,414.57	11,185,414.57	6,926,396.74	62%
INTERFUND CHG EXPENS	1,287,420.00	-	1,287,420.00	1,002,955.57	78%
ADMIN & DPW ADMIN CHARGES	192,158.00	-	192,158.00	192,158.00	100%
TOTAL EXPENDITURES	**$ 11,566,023.00**	**$ 4,976,247.37**	**$ 16,542,270.37**	**$ 10,606,719.71**	**64%**
BEGINNING FUND BALANCE	**$ 570,743.85**		**$ 570,743.85**	**$ 570,743.85**	
NET REVENUES/EXPENSES	**40,175.00**	**(461,272.15)**	**(421,097.15)**	**1,803,313.81**	
ENDING FUND BALANCE	**$ 610,918.85**		**$ 149,646.70**	**$ 2,374,057.66**	

Fund 592 - Water & Sewer Fund

	2026 Original Budget	YTD Budget Changes	2026 Amended Budget	YTD Balance 9/30/2026	% Budget Used
REVENUES					
CHARGES FOR SERVICES	$ 16,761,673.00	$ -	$ 16,761,673.00	$ 12,872,362.14	77%
CAP CHGS/CONTRIBUTED	365,000.00	-	365,000.00	-	0%
OTHER REVENUE	533,000.00	-	533,000.00	243,664.01	46%
INTEREST REVENUE	1,503,018.00	-	1,503,018.00	556,228.83	37%
INTERFUND CHG REVENU	121,320.00	-	121,320.00	121,320.00	100%
TRANSFERS FROM FUNDS	-	-	-	-	0%
TOTAL REVENUES	**$ 19,284,011.00**	**$ -**	**$ 19,284,011.00**	**$ 13,793,574.98**	**72%**
EXPENSES					
SALARIES & WAGES	$ 790,002.00	$ 5,500.00	$ 795,502.00	$ 547,477.59	69%
FRINGE BENEFITS	425,771.00	25,289.00	451,060.00	330,078.36	73%
SUPPLIES	366,000.00	-	366,000.00	260,595.04	71%
CONTRACTUAL SERVICES	139,000.00	41,500.00	180,500.00	106,378.45	59%
OTHER EXPENSES	55,300.00	-	55,300.00	119,070.98	215%
COMPUTER SERVICES	82,000.00	-	82,000.00	67,187.85	82%
UTILITIES	41,700.00	-	41,700.00	31,038.70	74%
WATER & SEWAGE COST	10,891,533.00	-	10,891,533.00	6,791,260.33	62%
REPAIR & MAINT.	114,400.00	-	114,400.00	37,399.47	33%
INSURANCE	28,912.00	-	28,912.00	29,943.65	104%
DEPRECIATION & AMORT	-	-	-	-	0%
CAPITAL EXPENDITURES	4,900,000.00	2,837,120.38	7,737,120.38	3,997,084.06	52%
DEBT SERVICE	535,293.00	-	535,293.00	535,050.23	100%
INTERFUND CHG EXPENS	1,361,651.00	-	1,361,651.00	1,403,796.94	103%
ADMIN & DPW ADMIN CHARGES	933,740.00	-	933,740.00	923,279.00	99%
TOTAL EXPENSES	**$ 20,665,302.00**	**$ 2,909,409.38**	**$ 23,574,711.38**	**$ 15,179,640.65**	**64%**
BEGINNING NET POSITION	**$ 115,821,334.77**		**$ 115,821,334.77**	**$ 115,821,334.77**	
NET REVENUES/EXPENSES	**(1,381,291.00)**	**(2,909,409.38)**	**(4,290,700.38)**	**(1,386,065.67)**	
ENDING NET POSITION	**$ 114,440,043.77**		**$ 111,530,634.39**	**$ 114,435,269.10**	

Fund 584 - Fieldstone Golf Club Fund

	2026 Original Budget	YTD Budget Changes	2026 Amended Budget	YTD Balance 9/30/2026	% Budget Used
REVENUES					
CHARGES FOR SERVICES	$ 1,969,799.00	$ -	$ 1,969,799.00	$ 1,956,832.71	99%
INTEREST REVENUE	33,294.00	-	33,294.00	17,559.94	53%
OTHER REVENUE	57,500.00	-	57,500.00	76,585.43	133%
TRANSFERS FROM FUNDS	-	-	-	-	0%
TOTAL REVENUES	**$ 2,060,593.00**	**$ -**	**$ 2,060,593.00**	**$ 2,050,978.08**	**100%**
EXPENSES					
SALARIES & WAGES	$ 310,452.00	$ 94,000.00	$ 404,452.00	$ 304,189.14	75%
FRINGE BENEFITS	76,763.00	7,192.00	83,955.00	59,719.18	71%
SUPPLIES	26,330.00	-	26,330.00	23,283.87	88%
COST OF GOODS SOLD	88,179.00	-	88,179.00	125,717.49	143%
OTHER EXPENSES	65,288.00	-	65,288.00	43,685.32	67%
REPAIR & MAINT.	88,450.00	28,150.00	116,600.00	110,408.80	95%
CONTRACTUAL SERVICES	761,071.00	-	761,071.00	574,909.09	76%
UTILITIES	72,574.00	-	72,574.00	67,191.66	93%
INSURANCE	21,527.00	-	21,527.00	22,292.27	104%
CAPITAL EXPENDITURES	374,860.00	9,835.00	384,695.00	309,078.77	80%
DEBT SERVICE	-	-	-	11,225.09	0%
DEPRECIATION & AMORT	-	-	-	97,757.38	0%
ADMIN & DPW ADMIN CHARGES	72,768.00	-	72,768.00	64,658.00	89%
INTERFUND CHG EXPENS	50,355.00	-	50,355.00	63,378.00	126%
TRANS TO OTHER FUNDS	-	-	-	-	0%
TOTAL EXPENSES	**$ 2,008,617.00**	**$ 139,177.00**	**$ 2,147,794.00**	**$ 1,877,494.06**	**87%**
BEGINNING NET POSITION	**$ 12,762,341.77**		**$ 12,762,341.77**	**$ 12,762,341.77**	
NET REVENUES/EXPENSES	**51,976.00**	**(139,177.00)**	**(87,201.00)**	**173,484.02**	
ENDING NET POSITION	**$ 12,814,317.77**		**$ 12,675,140.77**	**$ 12,935,825.79**	

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 19, 2026 | **AGENDA ITEM NO 7G**

POLICE DEPARTMENT

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Ryan Gagnon, Chief of Police**
Submitted: **October 13, 2026**
Subject: **Motion – Approve the Purchase of Police Department Office Furniture and Workstations**

INTRODUCTION AND HISTORY

The Police Department's Front Desk office furniture and workstations need to be updated and redesigned. The current workspaces were originally installed in 2001 when the Public Safety Building was built. The front desk area was converted from the dispatch center into a front desk workstation in 2016. At the time, two dispatch desks were saved, and old desks were repurposed for that space. The room is not currently set up as an optimal front desk workspace. The area will be redesigned and updated to improve the layout and operational needs. The new design will provide a more efficient layout and a more welcoming workspace than the original. In addition to updating the front desk area, the Technical Services Coordinator's office, the Cadet Supervisor's office, and the break room will be updated. These updates will modernize the current workstations and improve workspace efficiency while supporting long-term sustainability and growth.

The Police Department wishes to update the workspace by replacing the current workstations with modern workstations configured to meet the needs of department personnel. Research has been conducted by staff, Department of Public Works personnel, and an outside consultant, and the requested updated design and equipment are shown in the included drawings.

On April 30, 2026, the Police Department, in cooperation with DPW, received a quote from ISCG Workplace Design + Furnishing through the MiDeal Extended Purchasing Program. The quote includes shipping and installation of the furniture. Haworth Furniture has a limited lifetime warranty, which includes a twelve-year no-cost parts and labor replacement.

Vendor	Location	Furniture	Total
ISCG Workplace Design + Furnishing	Royal Oak, MI	Haworth Office Furniture	$40,958.68

It should be noted that the 2026 MiDeal Extended Purchasing Program prices are set to expire November 11, 2026. Once approved, ISCG Workplace will honor the pricing in 2027, where $43,000 has been budgeted for this project in the Police Department's 2027 budget. On August 25, 2026, this proposed purchase was presented to the Public Safety Advisory Committee and they recommended approval.

STAFF RECOMMENDATION

Staff recommend approving the purchase of Haworth office furniture from ISCG Workplace Design + Furnishing through the 2026 MiDeal Extended Purchasing Program, with delivery and assembly scheduled for January 2027.

MOTION

Move to approve the purchase of Haworth office furniture from ISCG Workplace Design + Furnishing in an amount not to exceed $40,958.68.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

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www.iscginc.com

QUOTE
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Project 2710
Date Printed: Apr 30, 2026

Sold To: 15643-00
CITY OF AUBURN HILLS
3388 AUBURN RD
AUBURN HILLS, MI 48326 US

Attn:

Bill To: 15643-00
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Attn: Accounts Payable

Install Location: 15643-03
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1899 N SQUIRREL RD
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Attn:

Customer PO	Reference	Sales Person	Terms
	POLICE DEPT PHS 2	STEPHANNIE CHYZ	NET 30

Line	Item	Description	Qty	Unit Price	Extended
1	JA18-6412-LSJR	**X SERIES, LOCKER, 18DX64HX12W,SINGLE LH,PTD FRNT, J-PULL TCH LTCH,PTD TOP** Tag 1:BREAK ROOM **Options:** ,TR-K-CHARCOAL, GRADE A ,LR-BP-CHROME, GRADE A	8.00	436.41	3,491.28
2	JA18-6412-RSJR	**X SERIES, LOCKER, 18DX64HX12W,SINGLE RH,PTD FRNT, J-PULL TCH LTCH,PTD TOP** Tag 1:BREAK ROOM **Options:** ,TR-K-CHARCOAL, GRADE A ,LR-BP-CHROME, GRADE A	6.00	436.41	2,618.46
3	S7S-44-0H	**MAARI, 4 LEG SIDE CHAIR, POLY SEAT AND BACK, NO ARMS, PLASTIC GLIDE** Tag 1:BREAK ROOM **Options:** ,TR-F-BLACK, GRADE A ,TR-LE-METALLIC SILVER, GRADE B	4.00	181.45	725.80
4	TCRQ-4242-LJSNXG4A	**JIVE,TBL,SQ,LAM,42"X42",EB3, STD,CO:NONE,X,GLD,29"H,PTD** Tag 1:BREAK ROOM **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A	1.00	415.45	415.45

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		,TR-K-CHARCOAL, GRADE A			
5	LSET-1	**HW,LOCK SET, KEYED ALIKE, LOCK PLUG AND KEY, QTY OF 1** Tag 1:BREAK ROOM **Options:** ,LX-BP-CHROME GRD A	14.00	0.00	0.00
6	4TJC-72	**72" J-CHANNEL CABLE MANAGER, PLASTIC** Tag 1:CADET MGR	1.00	115.21	115.21
7	NOTE	**72" J-CHANNEL TO BE CUT TO LENGTH ON SITE** Tag 1:CADET MGR	1.00	0.00	0.00
8	EUDB-0000-HB	**ENH PWR MOD,BRKT,HZ,CLAMP, ABOVE WS,BLK** Tag 1:CADET MGR	1.00	35.99	35.99
9	EUS1-PF0B-2100	**ENHANCED,SEAMLESS,CORDED-STRAIGHT,6FT.,NO CIRCUIT, BLACK,2 RECEPT,1 USB,NO DATA, NO CABLE GARAGE** Tag 1:CADET MGR	1.00	302.61	302.61
10	J2HB-5624-LLPR	**X SERIES PST,HNGDDR,56.5 HX24WX24D,B/B/F,VALET,RH, LAM/STL LCKBRDRW,LAM/STL**	1.00	980.15	980.15

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Line	Item	Description	Qty	Unit Price	Extended
		LCKBRDR,LIN PULL - PTD,REG TOP,GLIDE Tag 1:CADET MGR **Options:** ,TR-K-CHARCOAL, GRADE A ,TR-K-CHARCOAL, GRADE A ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,LR-BP-CHROME, GRADE A			
11	JSPY-0330-SJ	**X SERIES,3H X 30"W,CLOSED CABINET,TWO DOORS,PTD DR FRONT,PTD LOCK BAR, FREESTANDING MOUNT** Tag 1:CADET MGR **Options:** ,TR-K-CHARCOAL, GRADE A ,LR-BP-CHROME, GRADE A	2.00	387.55	775.10
12	JTPL-1860-JYJYS	**X SERIES, COMMON TOP, PRD FRNT, LAM TOP, 18.75DX60W, 3MM PLSTC USR, 1MM LH,3MM BCK,1MM RH** Tag 1:CADET MGR **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A	1.00	186.09	186.09
13	KUAF-XXXX	**TACKBOARD,WALL-MOUNTED, UNIVERSAL,VARIABLE SIZE,**	1.00	93.98	93.98

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Line	Item	Description	Qty	Unit Price	Extended
		EXACT Tag 1:CADET MGR **Options:** ,3A- 019 609.6 1219.2			
14	S7S-44-01	**MAARI, 4 LEG SIDE CHAIR, POLY SEAT AND BACK, NO ARMS, HARD CASTERS** Tag 1:CADET MGR **Options:** ,TR-F-BLACK, GRADE A ,TR-LE-METALLIC SILVER, GRADE B	1.00	203.11	203.11
15	TA0M-1372-LF	**PLANES,MODESTY PANEL, 13INX72IN,LAM,FULL** Tag 1:CADET MGR **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A	1.00	144.75	144.75
16	TJBA-3CXB-G	**UPSIDE+,BASE ONLY,3-LEG,C - LEG,SINGLE STAGE, STANDARD PADDLE,23" D, NON-HANDED** Tag 1:CADET MGR **Options:** ,TR-K-CHARCOAL, GRADE A	1.00	824.00	824.00

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Line	Item	Description	Qty	Unit Price	Extended
17	TRCE-5276-LJSNCAN	**UPSIDE,TOP,90 DEG, WRAP AROUND EXT,52"X76",LAM,3MM, NO CUTOUT,C- LEG,29/23" D, LH** Tag 1:CADET MGR **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A	1.00	384.24	384.24
18	LSET-4	**HW,LOCK SET, KEYED ALIKE, LOCK PLUG AND KEY, QTY OF 4** Tag 1:CADET MGR **Options:** ,LX-BP-CHROME GRD A	1.00	0.00	0.00
19	4TJC-72	**72" J-CHANNEL CABLE MANAGER, PLASTIC** Tag 1:CHUCK	1.00	115.21	115.21
20	NOTE	**72" J-CHANNEL TO BE CUT TO LENGTH ON SITE** Tag 1:CHUCK	1.00	0.00	0.00
21	EUDB-0000-HB	**ENH PWR MOD,BRKT,HZ,CLAMP, ABOVE WS,BLK** Tag 1:CHUCK	1.00	35.99	35.99
22	EUS1-PF0B-2100	**ENHANCED,SEAMLESS,CORDED-**	1.00	302.61	302.61

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	POLICE DEPT PHS 2	STEPHANNIE CHYZ	NET 30

Line	Item	Description	Qty	Unit Price	Extended
		STRAIGHT,6FT.,NO CIRCUIT, BLACK,2 RECEPT,1 USB,NO DATA, NO CABLE GARAGE Tag 1:CHUCK			
23	JPAH-24-SJ	**X SERIES,PEDESTAL,ATTACHED, B/B/F,24"D,PTDDRWFRT, STL LKRL,J PULL** Tag 1:CHUCK **Options:** ,TR-K-CHARCOAL, GRADE A ,LR-BP-CHROME, GRADE A	1.00	205.53	205.53
24	JPAJ-24-SJ	**X SERIES,PEDESTAL,ATTACHED, F/F,24"D,PTDDRWFRT, STL LKRL, J PULL** Tag 1:CHUCK **Options:** ,TR-K-CHARCOAL, GRADE A ,LR-BP-CHROME, GRADE A	1.00	192.61	192.61
25	JSPY-0230-SJA	**X SERIES,2H X 30"W,CLOSED CABINET,TWO DOORS,PTD DR FRONT,PTD LOCK BAR, ATTACHED MOUNT** Tag 1:CHUCK **Options:** ,TR-K-CHARCOAL GRD A ,LR-BP-CHROME GRD A	1.00	347.12	347.12
26	JSPY-0530-SJ	**X SERIES,5H X 30"W,CLOSED CABINET,TWO DOORS,PTD DR**	2.00	465.97	931.94

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	POLICE DEPT PHS 2	STEPHANNIE CHYZ	NET 30

Line	Item	Description	Qty	Unit Price	Extended
		FRONT,PTD LOCK BAR, FREESTANDING MOUNT Tag 1:CHUCK **Options:** ,TR-K-CHARCOAL, GRADE A ,LR-BP-CHROME, GRADE A			
27	S7S-44-01	**MAARI, 4 LEG SIDE CHAIR, POLY SEAT AND BACK, NO ARMS, HARD CASTERS** Tag 1:CHUCK **Options:** ,TR-F-BLACK, GRADE A ,TR-LE-METALLIC SILVER, GRADE B	1.00	203.11	203.11
28	TA0M-1366-LF	**PLANES,MODESTY PANEL, 13INX66IN,LAM,FULL** Tag 1:CHUCK **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A	1.00	134.65	134.65
29	TJBA-3CXB-G	**UPSIDE+,BASE ONLY,3-LEG,C - LEG,SINGLE STAGE, STANDARD PADDLE,23" D, NON-HANDED** Tag 1:CHUCK **Options:** ,TR-K-CHARCOAL, GRADE A	1.00	824.00	824.00

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Customer PO	Reference	Sales Person	Terms
	POLICE DEPT PHS 2	STEPHANNIE CHYZ	NET 30

Line	Item	Description	Qty	Unit Price	Extended
30	TRCE-6470-LJSNCAN	**UPSIDE,TOP,90 DEG, WRAP AROUND EXT,64"X70",LAM,3MM, NO CUTOUT,C- LEG,29/23" D, LH** Tag 1:CHUCK **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A	1.00	420.60	420.60
31	TS00-37XK	**WORKSURFACE SUPPORT PANEL, COMPOSE, 18IN.W,LAM, 3MM EDGEBAND TOP** Tag 1:CHUCK **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,TR-K-CHARCOAL, GRADE A	1.00	92.66	92.66
32	WUCC-0004	**CASEGOODS, CONVERGENT SUPPORT COLUMN** Tag 1:CHUCK **Options:** ,TR-K-CHARCOAL, GRADE A	1.00	65.46	65.46
33	WUCR-3636-LJSAN44	**WORKSURFACE,CORNER 90 DEG WRAP,36W,LAM,EDGEBAND,STD CORE,NOTCHED,24,24** Tag 1:CHUCK **Options:** ,H-KM-LANDMARK WOOD, GRADE	1.00	132.97	132.97

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Date Printed: Apr 30, 2026

Sold To: 15643-00
CITY OF AUBURN HILLS
3388 AUBURN RD
AUBURN HILLS, MI 48326 US

Attn:

Bill To: 15643-00
CITY OF AUBURN HILLS
3388 AUBURN RD
AUBURN HILLS, MI 48326 US

Attn: Accounts Payable

Install Location: 15643-03
CITY OF AUBURN HILLS
1899 N SQUIRREL RD
AUBURN HILLS, MI 48326 US
Attn:

Customer PO	Reference	Sales Person	Terms
	POLICE DEPT PHS 2	STEPHANNIE CHYZ	NET 30

Line	Item	Description	Qty	Unit Price	Extended
		B ,HP-KM-LANDMARK WOOD, GRADE A			
34	WURA-2472-LJSA	**WORKSURFACE, RECT,24DX72W, LAM,EDGEBAND,STD CORE, NOTCHED** Tag 1:CHUCK **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A	1.00	129.83	129.83
35	ZUBF-0000-PN	**FLUSH MOUNT PLATE** Tag 1:CHUCK	2.00	5.40	10.80
36	LSET-7	**HW,LOCK SET, KEYED ALIKE, LOCK PLUG AND KEY, QTY OF 7** Tag 1:CHUCK **Options:** ,LX-BP-CHROME GRD A	1.00	0.00	0.00
37	E5G-P22S	**E5 2 OVER 2 POLE, UP TO 15 LBS EACH, MAX MONITOR 27"** Tag 1:FRONT OFFICE Tag 2:412590	3.00	647.50	1,942.50
38	EUDB-0000-HB	**ENH PWR MOD,BRKT,HZ,CLAMP, ABOVE WS,BLK** Tag 1:FRONT OFFICE	3.00	35.99	107.97

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Line	Item	Description	Qty	Unit Price	Extended
39	EUER-153P-GS0S	**TRIPLEX RECEPTACLE,15 AMP, 332, CM** Tag 1:FRONT OFFICE **Options:** ,TR-K-CHARCOAL, GRADE A	1.00	70.90	70.90
40	EUS1-PF0B-2100	**ENHANCED,SEAMLESS,CORDED-STRAIGHT,6FT.,NO CIRCUIT, BLACK,2 RECEPT,1 USB,NO DATA, NO CABLE GARAGE** Tag 1:FRONT OFFICE	3.00	302.61	907.83
41	JFFA-15	**X SERIES,LATERAL FILE,FRONT-TO-BACK HANGING BARS,15.5"D** Tag 1:FRONT OFFICE	14.00	10.92	152.88
42	JFWA-36	**X SERIES,CONTERWEIGHT,36" FILE** Tag 1:FRONT OFFICE	4.00	51.18	204.72
43	JLRD-0336-SJ	**X SERIES,39.5"H X 36"W,LATERAL FILE,FILE,FILE,PTD DRAWER FRONT,INSET,PTD LOCK BAR, FREESTANDING,J PULL,GLIDES** Tag 1:FRONT OFFICE **Options:** ,TR-K-CHARCOAL, GRADE A ,LR-BP-CHROME, GRADE A	2.00	456.22	912.44

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Line	Item	Description	Qty	Unit Price	Extended
44	JLRD-0436-SJ	**X SERIES,51.5"H X 36"W,LATERAL FILE,FILE,FILE,FILE,PTD DRAWER FRONT,INSET,PTD LOCK BAR,FREESTANDING,J PULL,GLI** Tag 1:FRONT OFFICE **Options:** ,TR-K-CHARCOAL, GRADE A ,LR-BP-CHROME, GRADE A	2.00	583.91	1,167.82
45	JPAH-24-SJ	**X SERIES,PEDESTAL,ATTACHED, B/B/F,24"D,PTDDRWFRT, STL LKRL,J PULL** Tag 1:FRONT OFFICE **Options:** ,TR-K-CHARCOAL, GRADE A ,LR-BP-CHROME, GRADE A	3.00	205.53	616.59
46	JTPL-1872-JYJYS	**X SERIES, COMMON TOP, PRD FRNT, LAM TOP, 18.75DX72W, 3MM PLSTC USR, 1MM LH,3MM BCK,1MM RH** Tag 1:FRONT OFFICE **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A	1.00	218.44	218.44
47	KUAF-XXXX	**TACKBOARD,WALL-MOUNTED, UNIVERSAL,VARIABLE SIZE, EXACT**	1.00	77.85	77.85

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Line	Item	Description	Qty	Unit Price	Extended
		Tag 1:FRONT OFFICE **Options:** ,3A- 019 609.6 914.4			
48	TS00-37XM	**WORKSURFACE SUPPORT PANEL, COMPOSE, 24IN.W,LAM, 3MM EDGEBAND TOP, FREESTANDING,TETRA,NON-HANDED,SPC** Note:1 2 3 Tag 1:FRONT OFFICE **Options:** ,H-8J-CHARCOAL, GRADE A ,HP-8J-CHARCOAL, GRADE A ,TR-K-CHARCOAL, GRADE A	1.00	93.61	93.61
49	VZAD-0000-R	**ELEC COMP, DATA BLANK COVER** Tag 1:FRONT OFFICE **Options:** ,TR-K-CHARCOAL, GRADE A	12.00	1.05	12.60
50	VZAL-4200	**COMPOSE, VERTICAL LIGHT BLOCK, 42IN** Tag 1:FRONT OFFICE	6.00	1.39	8.34
51	VZAR-0000	**ELEC COMP, RECEPTACLE BLANK COVER,**	5.00	1.74	8.70

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Line	Item	Description	Qty	Unit Price	Extended
		COMPOSE/PREMISE Tag 1:FRONT OFFICE **Options:** ,TR-K-CHARCOAL, GRADE A			
52	VZCC-0000-H	**COMPOSE TOP CAP, STEEL TRIM, CLIP, PK OF 5** Tag 1:FRONT OFFICE	1.00	16.24	16.24
53	VZCC-0036-HS	**COMPOSE,TOP TRIM 36IN.W,STL, PNL FRAME** Tag 1:FRONT OFFICE **Options:** ,TR-K-CHARCOAL, GRADE A	10.00	16.88	168.80
54	VZCE-0000-H	**COMPOSE, EOR, STEEL TRIM, CLIP, PK OF 5** Tag 1:FRONT OFFICE	1.00	14.62	14.62
55	VZCE-4200-H	**COMPOSE,PANEL TRIM,END-OF-RUN 42IN.H, STEEL** Tag 1:FRONT OFFICE **Options:** ,TR-K-CHARCOAL, GRADE A	4.00	16.44	65.76
56	VZCL-4200-H	**COMPOSE,CONNECTOR TRIM, CORNER,2-WAY 42IN.H, STEEL** Tag 1:FRONT OFFICE	2.00	67.94	135.88

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Line	Item	Description	Qty	Unit Price	Extended
		Options: ,TR-K-CHARCOAL, GRADE A ,TR-K-CHARCOAL, GRADE A			
57	VZEB-0000-3	**COMPOSE,BASE FEED MODULE, 3CIR,332** Tag 1:FRONT OFFICE	1.00	92.19	92.19
58	VZFF-4236-N3BHNR	**COMPOSE, FRM,42HX36W,BS 3CIR,BSTRM/BS CVHL,NO BLT PWR,STD** Tag 1:FRONT OFFICE **Options:** ,TR-K-CHARCOAL, GRADE A ,TR-K-CHARCOAL, GRADE A ,TR-K-CHARCOAL, GRADE A	6.00	125.17	751.02
59	VZFF-4236-NNBBNR	**COMPOSE, FRM,42HX36W,BS NOPWR,BSTRM/BSTRM,NO BLT PWR,STD** Tag 1:FRONT OFFICE **Options:** ,TR-K-CHARCOAL, GRADE A ,TR-K-CHARCOAL, GRADE A ,TR-K-CHARCOAL, GRADE A	4.00	70.62	282.48
60	VZTI-3236-FNN	**COMPOSE,SINGLE TILE,32IN. HX36IN.W,FABRIC/TACKABLE, STD CORE,NO TECH** Tag 1:FRONT OFFICE **Options:** (4HV)-BLANKET	20.00	55.38	1,107.60

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Line	Item	Description	Qty	Unit Price	Extended
		,4HV-FT-BLANKET - FORT, GRADE B			
61	WUAR-4800-PHS	**WORKSURFACE REINFORCEMENT BAR, 48IN W, PLANES, SVC** Tag 1:FRONT OFFICE	1.00	27.05	27.05
62	WUCR-3636-LJSAN44	**WORKSURFACE,CORNER 90 DEG WRAP,36W,LAM,EDGEBAND,STD CORE,NOTCHED,24,24** Tag 1:FRONT OFFICE **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A	3.00	132.97	398.91
63	WURA-2436-LJSA	**WORKSURFACE, RECT,24DX36W, LAM,EDGEBAND,STD CORE, NOTCHED** Tag 1:FRONT OFFICE **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A	4.00	71.26	285.04
64	WURA-2472-LJSA	**WORKSURFACE, RECT,24DX72W, LAM,EDGEBAND,STD CORE, NOTCHED** Tag 1:FRONT OFFICE	1.00	129.83	129.83

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Customer PO	Reference	Sales Person	Terms
	POLICE DEPT PHS 2	STEPHANNIE CHYZ	NET 30

Line	Item	Description	Qty	Unit Price	Extended
		Options: ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A			
65	X5H2-1836-8SNLLN	**MASTERS SERIES,STORAGE - CLOSED,LAM,2H,18DX36W, LINEAR PULL,NO BK,LK,NO TOE KICK** Tag 1:FRONT OFFICE **Options:** ,H-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A ,TR-K-CHARCOAL GRD A ,LR-BP-CHROME GRD A	4.00	889.31	3,557.24
66	XLWF-1972-JSNNN	**MASTERS SERIES,CREDENZA TOP,LAM,19"DX72"W,EB3,NO GRAIN,NO GROMMET** Tag 1:FRONT OFFICE **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A	2.00	173.72	347.44
67	ZUBF-0000-PN	**FLUSH MOUNT PLATE** Tag 1:FRONT OFFICE	2.00	5.40	10.80
68	ZZBA-0000-PL	**SIDE/CORNER BRACKET,LH** Tag 1:FRONT OFFICE	4.00	4.66	18.64

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Line	Item	Description	Qty	Unit Price	Extended
69	ZZBA-0000-PR	**SIDE/CORNER BRACKET,RH** Tag 1:FRONT OFFICE	2.00	4.66	9.32
70	ZZBD-1600-PL	**COMPOSE, CNTLVR BRKT,16IN.D, LH** Tag 1:FRONT OFFICE	1.00	14.95	14.95
71	ZZBD-1600-PP	**COMPOSE, CNTLVR BRKT,16IN.D, BH** Tag 1:FRONT OFFICE	5.00	24.55	122.75
72	LSET-11	**HW,LOCK SET, KEYED ALIKE, LOCK PLUG AND KEY, QTY OF 11** Tag 1:FRONT OFFICE **Options:** ,LX-BP-CHROME GRD A	1.00	0.00	0.00
73	JSPY-0336-SJ	**X SERIES,3H X 36"W,CLOSED CABINET,TWO DOORS,PTD DR FRONT,PTD LOCK BAR, FREESTANDING MOUNT** Tag 1:HALL **Options:** ,TR-K-CHARCOAL, GRADE A ,LR-BP-CHROME, GRADE A	2.00	408.38	816.76
74	JTPL-1872-JYJYS	**X SERIES, COMMON TOP, PRD FRNT, LAM TOP, 18.75DX72W,**	1.00	218.44	218.44

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Line	Item	Description	Qty	Unit Price	Extended
		3MM PLSTC USR, 1MM LH,3MM BCK,1MM RH Tag 1:HALL **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A			
75	ULOL-1736-NSN	**MASTERS SERIES,OSU,HNGD DOOR,LAM,LTR,17"HX36"W** Tag 1:HALL **Options:** ,H-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A	2.00	620.23	1,240.46
76	SURCHARGE	**HAT COLLECTIVE - SURCHARGE** Tag 1:412590	1.00	90.00	90.00
77	SURCHARGE	**HAWORTH SURCHARGE** Tag 1:SURCHARGE	1.00	2,530.79	2,530.79
78	DESIGN	**ISCG DESIGN FEE PER MIDEAL CONTRACT** Tag 1:DESIGN	1.00	1,193.67	1,193.67
79	PM	**ISCG PROJECT MANAGEMENT FEE** Tag 1:PM	1.00	430.00	430.00

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Line	Item	Description	Qty	Unit Price	Extended
80	LABOR	**LABOR TO RECEIVE, DELIVER AND INSTALL** Note:PER MIDEAL CONTRACTS NON UNION RATES DURING NORMAL BUSINESS HOURS Tag 1:LABOR Tag 2:9538-REVISED	1.00	4,937.50	4,937.50
81	COMMENT	**HAWORTH STATE OF MICHGAN MIDEAL CONTRACTS** Tag 1:CONTRACT	1.00	0.00	0.00
82	COMMENT	**HAT COLLECTIVE - TIPS CONTRACT 230301** Tag 1:CONTRACT	1.00	0.00	0.00

Subtotal	40,958.68
Total Tax	0.00
Total Amount - USD	40,958.68
Deposit Required	**20,479.34**

This Quote Expires on April 30, 2026

PRICING SUBJECT TO CHANGE AT ANY TIME DUE TO TARIFFS.

Remit To:
ISCG
612 N. Main St.
Royal Oak, MI 48067

Print Name **Title**

Signature **Date**

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Terms and Conditions

1. This Proposal is not a binding order unless signed by an authorized representative of the Buyer and accepted by a Manager at INTERIOR SYSTEMS CONTRACT GROUP INC. ("ISCG").
2. If requested by ISCG, the Buyer agrees to provide reasonable financial information necessary to approve credit. ISCG reserves the right to modify the terms of this Proposal, including deposit requirement, based on the information obtained.
3. The Buyer warrants that any financial information provided to ISCG is true and correct.
4. Product purchased on this Proposal is not cancelable or returnable.
5. All imposed tariffs assessed after order placement, and applicable sales and use taxes will be added at the time of invoicing and are the responsibility of the Buyer.
6. The Buyer agrees to ISCG's NET 30 payment terms. Payment in full is required on all delivered product. Payment for incorrect, or damaged product, may be withheld until issue is resolved or product replacement is delivered. Should Buyer be unable to accept delivery when product is available, Buyer agrees to be invoiced and ISCG will warehouse product for 30 days at no charge.
7. In the event of construction delays, or other causes not within ISCG's control, force postponement of the delivery and/or installation beyond 30 days, the products will be stored until installation can take place. The products will be considered accepted by the Buyer for purposes of invoicing and payment. The Buyer agrees to pay any reasonable storage charges incurred.
8. In the case of partial deliveries, the Buyer will accept invoice for all products delivered.
9. Delivery and installation will be made during normal business hours utilizing non-union labor. Buyer agrees to pay any additional charges resulting from overtime work, and/or union labor, performed at the Buyer's request.
10. Interest will be charged at the higher of 18% per annum, or the maximum rate permitted by law, on all past due amounts.
11. l l . Buyer grants ISCG a security interest in the products described in this Proposal until full payment has been received. Buyer agrees to keep product free and clear of all claims and liens until ISCG has been paid in full.
12. ISCG is authorized to file a UCC-I to further protect its security interest in any unpaid products.
13. Buyer understands and agrees that ISCG is not responsible for a manufacturer's inability to meet their estimated or expected ship dates. There is no offset, or other price reduction, due to a manufacturer delay.
14. Buyer must provide a free and clear job site during the installation. Elevator service and adequate facilities for offloading, staging,

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Attn:

Customer PO	Reference	Sales Person	Terms
	POLICE DEPT PHS 2	STEPHANNIE CHYZ	NET 30

moving, and handling of products must also be provided by the Buyer and without charge to ISCG. The Buyer is responsible for securing all necessary building permits.

15. Buyer is responsible for any damage to, or loss of, products after delivery. Until ISCG has been paid in full, Buyer shall maintain a policy of fire, and extended coverage insurance, on the full value of all products with loss payable to ISCG.
16. ISCG assigns all rights derived from the manufacturer's warranties to Buyer to the extent such rights are assignable. There are no other warranties, or extended warranties, provided as part of this Proposal.
17. Any controversy or claim arising out of, or relating to, this Proposal and Terms and/or Conditions, or any breach thereof, shall be settled in accordance with the Rules of the American Arbitration Association and judgment upon the award may be entered in any court.
18. Buyer agrees to pay ISCG's attorney's fee and all other costs incurred in the enforcement of these Terms and Conditions.
19. The use of VISA, MasterCard or American Express for deposits and/or invoice payments, above $2,000, will be assessed an additional fee equal to 2.0% of the amount charged.
20. The Proposal and Terms and Conditions represent the entire Agreement between Buyer and ISCG and may not be changed without ISCG Management's written authorization.

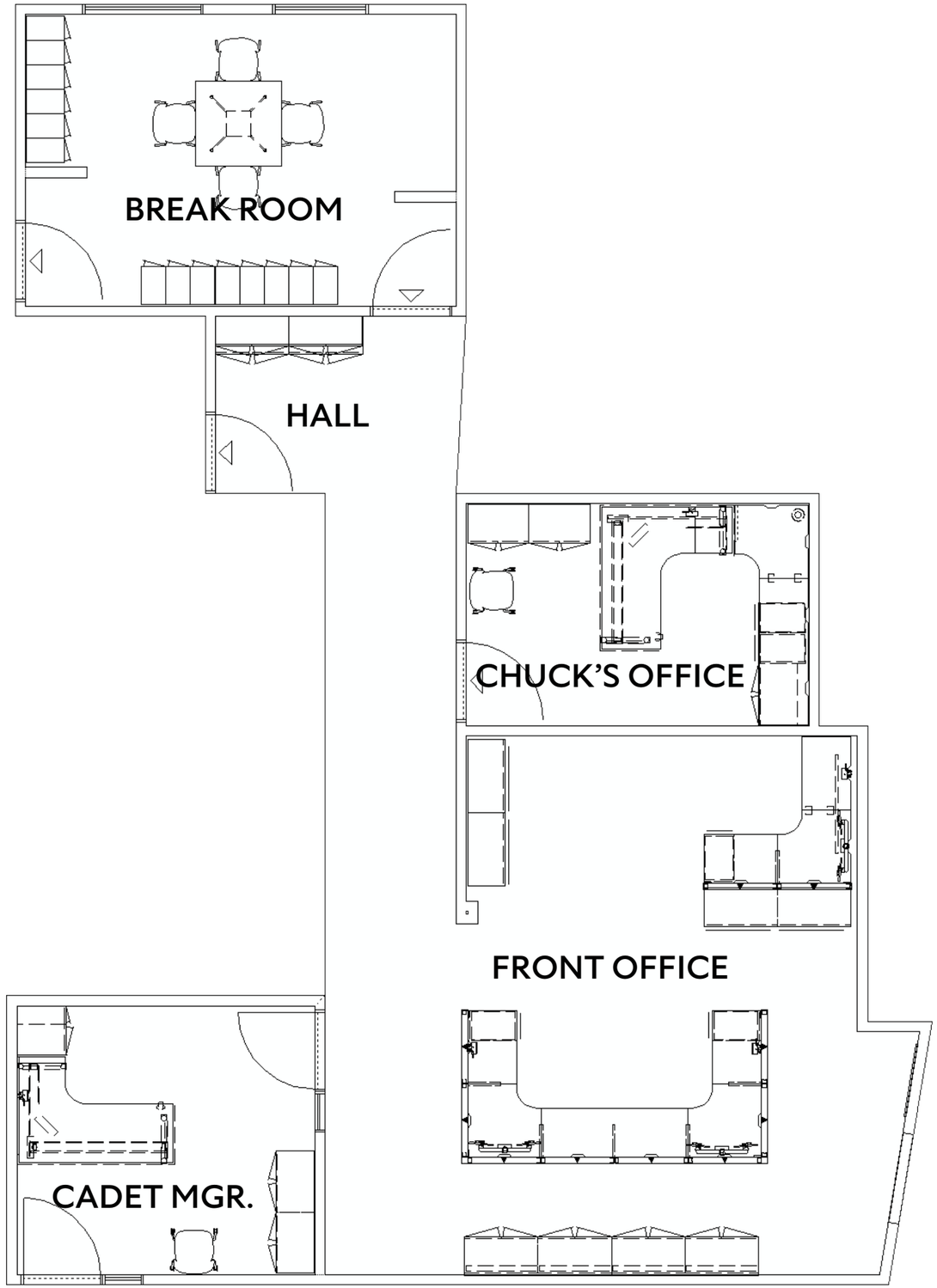
ISCG

WORKPLACE DESIGN + FURNISHING

AUBURN HILLS POLICE
PHASE 2

PROJECT SCOPE

FLOOR PLAN



FINISHES



LAMINATE
Landmark Wood



METAL PAINT
Charcoal



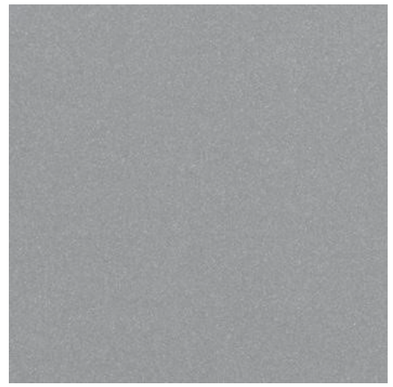
TACKBOARDS
Tellure, Navy



PANEL FABRIC
Blanket, Fort



CHAIR POLY
Black



CHAIR LEGS
Metallic Silver

RENDERINGS

CADET MANAGER



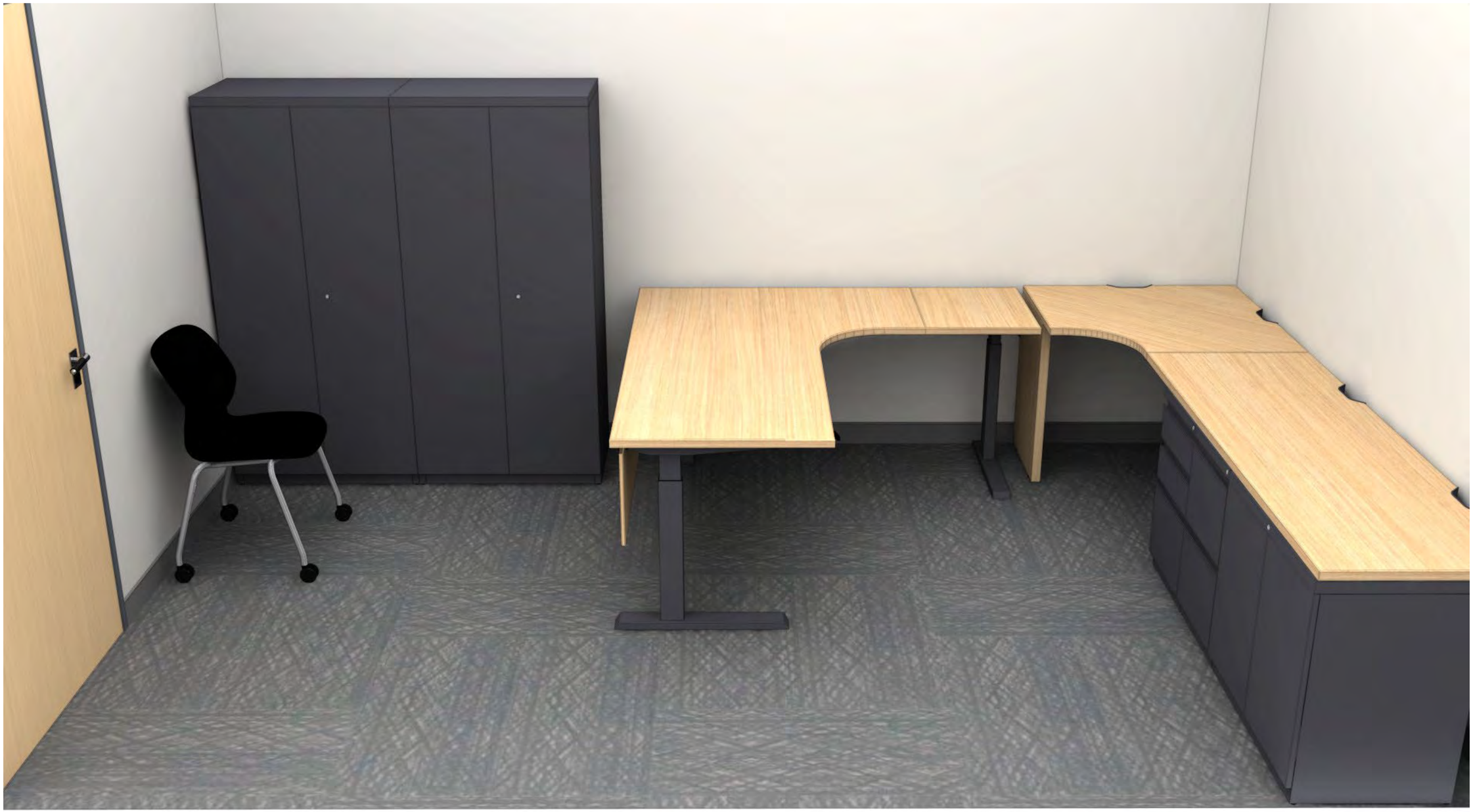
RENDERINGS

FRONT OFFICE



RENDERINGS

CHUCK'S OFFICE



RENDERINGS

HALL



RENDERINGS

BREAK ROOM



THANK YOU!

SHOWROOM

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WORKPLACE DESIGN + FURNISHING

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 19, 2026 | **AGENDA ITEM NO 7H**

CITY MANAGER'S OFFICE

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Brandon Skopek, Assistant City Manager
Submitted: October 15, 2026
Subject: Motion – Adoption of Exemption Resolution for Employee Contribution to Healthcare

INTRODUCTION AND HISTORY

Public Act 152 of 2011 mandates that public employers require employees to participate in paying toward healthcare premiums unless the local legislative body provides a waiver of such premiums by a two-thirds vote. Like last year, City Council has expressed an interest in adopting the waiver provision contained in Public Act 152. By adopting the attached resolution, all full-time employees will be exempt from the requirement to contribute to premiums as it applies to PA 152 for the period of January 1 – December 31, 2027.

STAFF RECOMMENDATION

Staff recommend adoption of the attached resolution waiving healthcare premium share for our 2027 fiscal year, which is also the calendar year.

MOTION

Move to adopt the attached resolution titled: Resolution to Adopt the Annual Exemption Option as Set Forth in 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

Resolution No.

CITY OF AUBURN HILLS

RESOLUTION TO ADOPT THE ANNUAL EXEMPTION OPTION AS SET FORTH IN 2011 PUBLIC ACT 152, THE PUBLICLY FUNDED HEALTH INSURANCE CONTRIBUTION ACT

WHEREAS, Public Act 152 of 2011 was passed by the State Legislature and signed by the Governor on September 24, 2011; and

WHEREAS, the Act contains three options for complying with the requirements of the Act; and

WHEREAS, the three options for consideration are as follows:

1) Apply the hard cap (capped dollar amount a local government employer may pay toward an employee's healthcare costs),
2) Adopt by majority vote the 80/20% cost-sharing model,
3) Adopt by a two-thirds vote to opt out of the cost-sharing model as set forth in Public Act 152 of 2011 and revisit it prior to the next plan year; and

WHEREAS, the City of Auburn Hills has elected the Exemption provision of the Act for the 2027 calendar year as its choice for compliance with the Act.

NOW, THEREFORE, BE IT RESOLVED, the City of Auburn Hills City Council elects to comply with the requirements of the Publicly Funded Health Insurance Contribution Act by adopting the annual Exemption option for the medical plan coverage year for the period January 1, 2027 through December 31, 2027.

AYES:
NAYS:
ABSENT:
ABSTENTIONS:

Resolution No. _____

Enacted _____

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

I, the undersigned and duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the 19th day of October, 2026.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this 19th day of October, 2026.

_____
Laura Pierce, City Clerk

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 19, 2026 | **AGENDA ITEM NO 7I**

CITY MANAGER'S OFFICE

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Brandon Skopek, Assistant City Manager
Submitted: October 15, 2026
Subject: Motion – To Adopt Resolution to Reduce Employee Contribution Cost Share for Medical and Prescription Drug Plan Coverage for Calendar Year 2027

INTRODUCTION AND HISTORY

From 2015-2019, employees contributed twenty percent to their healthcare premium as a payroll deduction, in 2020 they contributed ten percent, and from 2021 - 2025, the amount contributed was reduced by City Council to five percent. In 2026, employees contributed seven and a half percent to their healthcare and prescription drug coverage. The increase in 2026 was due to an approximately 18% increase to health premiums in 2026.

Each year, the City Council must adopt a resolution as required by PA 152 of 2011 that provides that an action be taken to either waive the contribution or to require a contribution based on two employee contribution methods; the hard cap or 80/20. This year, the City Council has expressed interest in waiving the contribution which meets the requirement of PA 152. However, City Council recognizes the cost of such waiver and has agreed to do so if all employee groups will, under separate agreement, contribute ten percent (10%) to their healthcare and prescription drug coverage for 2027. This has been accomplished through the recommendation to adopt a resolution for 90/10. The 90/10 agreement has been executed by all employee groups; they are: Non-Union, Police Patrol, Command and Detectives, Firefighters, and AFSCME. The attached resolution, if adopted by City Council this evening, will set the 90/10 cost share in motion. For clarity, the 90% is the employer contribution while the 10% is the employee contribution. It is important to note that the modest increase to the employee share of two and a half percent (2.5%) is recommended due to a 5.3% increase to health insurance premiums in 2027, which followed increases in 2025 of 7.00% and 2026 of 18.00%.

It should be noted that PA 152 requires an action be taken each year. Therefore, the 90/10 agreement shall have a duration of January 1 through December 31, 2027, at which time it expires, and another action will need to be taken by City Council prior to that expiration.

STAFF RECOMMENDATION

Staff recommend adoption of the attached resolution for the cost share arrangement for medical and prescription drug plan coverage for calendar year 2027.

MOTION

Move to adopt the attached resolution titled: Resolution to Reduce Employee Contribution Cost Share for Medical and Prescription Drug Plan Coverage for Calendar Year 2027.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

Resolution No.

CITY OF AUBURN HILLS

RESOLUTION TO REDUCE EMPLOYEE CONTRIBUTION COST SHARE FOR MEDICAL AND PRESCRIPTION DRUG PLAN COVERAGE FOR CALENDAR YEAR 2027

WHEREAS, the City of Auburn Hills has elected the Exemption Provision of Public Act 152 of 2011, titled, "*The Publicly Funded Health Insurance Contribution Act*", for the 2027 calendar year as its choice for compliance with the Act; and,

WHEREAS, the City of Auburn Hills has received a Memorandum of Understanding signed by authorized representatives of city employees represented by *Chapter D of AFSCME Local 2720*, *Police Officers Labor Council representing Patrol*, *Detectives*, *and Command Officers*, *Firefighters represented by IAFF Local 4404*, *and Non-Union employees;* all agreeing to their cost sharing for city provided medical and prescription drug coverage to be 10% during calendar year 2027, as more fully stated therein.

THEREFORE BE IT RESOLVED, the City of Auburn Hills City Council hereby authorizes the City to pay 90% cost sharing of the cost of its covered employees' medical and prescription drug coverage in calendar year 2027 with the employees' cost sharing to be 10% for those employees in Chapter D of AFSCME Local 2720, Police Officers Labor Council representing Patrol, Detectives and Command Officers, Firefighters represented by IAFF Local 4404, and Non-Union Employees; to the extent required by said action.

AYES:
NAYS:
ABSENT:
ABSTENTIONS:

Resolution No. _____

Enacted _____

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

I, the undersigned and duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the 19th day of October, 2026.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this 19th day of October, 2026.

_____
Laura Pierce, City Clerk

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 19, 2026 **AGENDA ITEM NO 9A**

FINANCE/TREASURER

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Michelle Schulz, Finance Director**
Submitted: **October 8, 2026**
Subject: **Motion – Adopt the 2027 Budget and 2026 Millage rates**

INTRODUCTION AND HISTORY

The City's proposed 2027 fiscal year budget is attached for your review. The enclosed budget includes the expected revenues, operating expenditures, and capital outlays for each fund. In addition, the budget includes the planned tax millage for the 2026 tax year which provides tax revenues to support the 2027 Budget.

Tax Millage

The proposed millage of 13.5762 has increased from the 2025 millage of 12.0702. The total millage including the Library millages is 14.5762. The Library's millage is made up of the perpetual millage of .7024 and the November 2021 approved Headlee override of .2976 mills (expires 12/31/2030). Two components of the city's millage, that remained the same for 25 years, were subject to Headlee rollback in 2020 and includes 2.1049 mills (rolled back from 2.11 mills) for City operations and 5.9713 (rolled back from 5.9857 mills) for Police. The Fire/EMS millage increased in 2026 after an August election approved an increase of 1.5 mills. The City's road millage approved in August 2020 added 1.50 mills to City overall General Fund tax collections.

The City's and the Library's resulting 2027 property tax revenues collected from the current millage rates are used entirely to support the operations of the City and Library respectively. There are no debt millages for either entity. The Library is a separate entity from the City. Thus, the Library budget is not approved by City Council.

2027 Budget Overview

The City's total revenue and appropriation expectation for the 2027 budget is approximately $103 million and $119.8 million respectively including component units and interfund activity. The General Fund and the Water/Sewer Fund account for 67.8% of total expenditure. The General Fund is the largest fund of the City budget, accounting for 50.8% of total expenditure. The General Fund appropriations net of revenues for 2027 is expected to utilize $11.9 million in reserves. The General Fund is supporting roads in 2027 as well as an anticipated full staff. This includes $13.8 million in transfers to the Major and Local Road funds, $1.9 million for capital improvement debt which is primarily road related, $24.4 million in wages and benefits, and an additional contribution to the Retiree Health Care Fund of $500,000 over the required actuarial contribution.

The City has four millages to support General Fund revenue for general operations, police, fire/EMS, and roads. Anticipated 2027 property tax revenue generated by the police millage and fire/EMS millage are budgeted at $12.3 million and $8.2 million respectively. Both the Police and Fire/EMS millages provide sufficient and necessary funding for the well-being of the safety and health of the community. The road millage tax revenue is budgeted at $3.1 million, and roads will rely on other additional revenues to meet related expenditures. The remaining General Fund departments' operating budgets, including the services of seniors, recreation, facilities, administration, parks, grounds, and technology are supported with $4.3 million in generated property tax revenue captured from 2.1049 mills. The general operating property tax revenue only supports 17% of overall related expenditure for these functions. Total property tax millage revenue provides approximately 46% of total General Fund appropriation. Thus, the City does rely on several other revenue sources for its operations.

The City's growth is near capacity for new developments, thus overall tax revenues will increase according to inflation but only up to limits of the Headlee amendment and Proposal A. Except for the impact of the new millage on revenues for 2027, very modest increases in property tax revenue are anticipated over the five-year projection. Potential reductions in personal property tax reimbursement in the longer term may temper revenue growth. Reimbursement from the State is anticipated through 2031 for these losses, but there is no guarantee beyond 2027. These reimbursements currently provide support to all areas of the General fund. The General fund reimbursement in 2027 is estimated to be $1.9 million. Staff have included for both General Fund and Component units a total of $11.4 million in the 2027-2031 projections.

The second largest fund of the City budget, the Water/Sewer Fund, accounts for 17% of the total City expenditure. This fund maintains the infrastructure providing these utilities to the community. From 2027 to 2031, $16.9 million of capital improvements and required or anticipated debt payments passed on from utility-related county or regional projects are expected from this fund. Its budget, primarily dependent on the service charge revenue from delivery of water and sewage treatment, includes a 2% increase in water and a 4% increase in sewer rates in 2027.

Net of interfund activity, the City appropriates 31% of resources to wages and benefits, the largest expense of 2027. It is also projecting to invest 30% of its resources in capital-related projects. Of the $26.6 million of capital purchases budgeted, 39% is related to road reconstruction while 13% is for water and sewer infrastructure. The City also invests heavily in preventative maintenance. Of the $7.6 million earmarked for such maintenance, about 63% is specifically supporting road-related expenses.

Concluding Remarks

A surplus of $4.8 million added to the General Fund at the end of 2025 was primarily due to projects not completed as planned due to various issues including staffing and availability of third-party contractors. Those reserves are on track to be utilized in 2026. The 2027 budget, then, continues to utilize a large portion of reserves by continued investment into capital and repair projects primarily focused on road and road-related items which include parking and sidewalks. Besides considering normal budgetary concerns such as rising routine operating expenditures, legacy costs funding, and employee retention and attraction, financial attention is given to water/sewer infrastructure, general City equipment, public safety including emergency vehicles, City amenities, and City programs. The City also recognizes the need to utilize operating funds to subsidize roads as its millage and state funding are insufficient for current plans.

The 2027 budget and projections are a collaboration of all departments input and seek to be realistic, but conservative and maintain fund balance above policy. Still, staff continue to actively seek solutions to maintain future reserves while keeping the City landscape and services exceptional. Adding to the challenge, the City will no longer capture full tax dollars from the DDA in 2031. The DDA capture will end with 2029 tax levy and 2030 will be the last full tax revenue year the City can utilize in that district. Beginning in 2031, the City, as well as the other eligible taxing authorities, will collect only their share of the tax revenues. Therefore, the City is indirectly going to see proportionally less revenue to utilize. Looking forward, the same scenario is in sight for the TIFA districts with the last capture being 2031 and last full revenue recognition for the City in 2032.

City Council and staff will be intentional over the coming years to study the appropriate use of the funds remaining in those districts upon last capture and utilize them to efficiently foster the areas for which the funds are intended, thus directly extending General Fund reserves that will eventually need to be budgeted in the future to cover legacy costs of the districts such as general maintenance and utilities.

Upon approval of the proposed 2027 budget, staff will have necessary designated resources to continue to provide for and maintain the distinctive infrastructure and service that define the City of Auburn Hills' core values for excellence, safety, diversity, humility, fiscal responsibility and attentive service. The City of Auburn Hills community

has a remarkable history of both anticipating and withstanding fluctuating financial markets, unfunded mandates, and economic and environmental changes. For these reasons, the City of Auburn Hills budget allows the City to navigate any unknowns of the next year, while still being progressive and successful in meeting the goals and objectives of its community.

STAFF RECOMMENDATION

The staff recommend acceptance of the 2027 Budget as submitted for the City of Auburn Hills. The staff also recommend approval of the proposed millages for the City and the Library for the 2026 tax year as contained in the budget document.

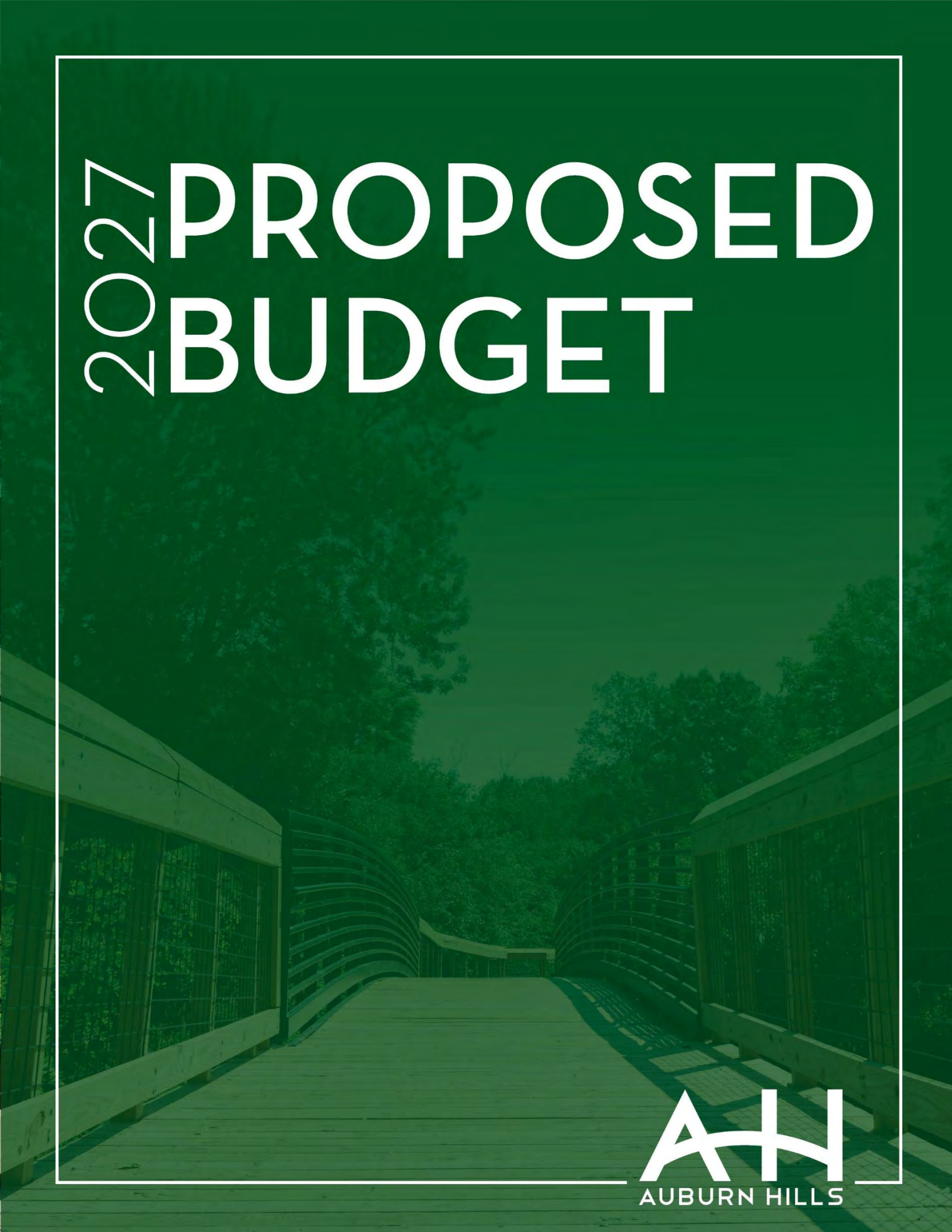
MOTION

Move to accept and adopt the proposed 2027 budget for the City and to approve the proposed millage rates for the City and Library for the 2026 tax year.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

2027 PROPOSED BUDGET



AUBURN HILLS

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October 9, 2027

Honorable Mayor Eugene Hawkins III and
Members of the Auburn Hills City Council
1827 North Squirrel Road
Auburn Hills, MI 48326

Mayor Hawkins and Members of City Council:

In accordance with the City of Auburn Hills Charter, staff recommend the City Council adopt the enclosed annual budget for 2027.

Throughout the year, staff continue to amend the 2026 budget to adjust for unexpected expenses, changes in operations, and material final expenditures that were not evident when the 2026 budget was approved on October 20, 2025. Utilizing the most recent data and the most current amended budget available to us, staff assessed the City's needs for the 2027 fiscal year. The August capital improvement workshop reviewed and evaluated infrastructure projects and studied both need and impact to the city's primary operating fund, the General Fund. Then, using feedback from the capital improvement workshop, planned improvements were incorporated accordingly and reflected in the first of two budget workshops held on September 28. The budget workshops allow City Council time with staff to review the 2027 proposed budget and future projections. Staff and City Council had comprehensive conversations about the City's current fiscal health in the General Fund focusing primarily on property tax revenues and costs for staffing, capital investments, and operational needs. Also, sewer and water rate charges were discussed and evaluated considering available funds against scheduled infrastructure improvements and anticipated increases in purchased water and sewer treatment costs. A second workshop was held on October 5, finalizing the budget with changes from the first workshop and allowing time to further explore several special revenue funds that support specific needs. Staff discussed the end of the Wayne Disposal Special Revenue fund as of 12/31/2027. Funding for this special revenue fund has ceased and at the end of 2027 all excess funds will be absorbed into the Local Roads funds according to a commitment directed by City Council. Staff and City Council's collaboration directed the contents of the 2027 financial plan.

The 2027 budget document meets legal fiscal requirements upon approval by the City Council. The future budget plan projections for 2028 through 2031 are not required for approval. Utilizing the most current departmental capital requests and considering a variety of assumptions to reflect potential future revenues and expenditures, the full document is meant to provide details for stakeholders and other interested parties about the upcoming year's

financial activities, as well as a longer-term financial estimate which City Council can consider in current decision making. While the projections are fluid and will be amended upon realization of unknown items such as unfunded mandates, economic shifts, grant availability, and infrastructure failures, the future projections do include modest revenue growth projections, collective bargaining agreement obligations, and asset management plans concerning roads, water and sewer, and immediate facility needs.

Property values continue to modestly rise within the limits on taxable values set by the Headlee Amendment and Proposal A. The limit is the lesser of CPI or 5%. Current projections estimate 2027 property tax net revenues to be approximately 13% more in 2027 over that of 2026. This increase based on CPI of 2.73% in 2025 but also incorporates the impact on revenue from the August 2026 approval of the City's Fire/EMS increased mills from 2.494 to 4.000 for the 2026 tax levy and realized as revenue in 2027. Beginning in 2028 through 2031, the year over year increases follow CPI. The uptick in 2031 is due to its share of additional captured revenue once captured by DDA. DDA capture sunsets in 2029, thus the 2030 tax levy includes properties on which the City now receives revenue to support 2031.

While the 2027 budget addresses all necessary infrastructure and operational needs, those costs continue to exceed the property tax revenues generated to support the general fund roads improvement plans and non-public safety operations. The City has not requested an increase in the General Fund operating millage, which is at 2.1049, since 2005.

One of the City's biggest investments requiring General Fund support is road repairs and improvements. In 2027, the General Fund street department anticipates utilizing the full $4 million expected in collection from road millage revenue, road-related special assessments from eligible projects, and allocated state personal property tax reimbursement for roads. However, to fully fund the 2027 Major and Local roads project plan, the General Fund will assist with another $9.7 million of reserves. This is in addition to $3.7 million in Act 51 funds. Staff will continue to address road improvements for 2028-2031, but it desires to be more intentional about prioritizing not just the workload but the costs more appropriately over future years. The five-year plan, as presented, maintains a fund balance well above policy. Further, after drawing reserves down to complete a very ambitious 2027 capital plan, it regains its financial stability through 2031 and still remains well above the approved fund balance policy.

Fire/EMS services continued to put pressure on the General Fund by drawing additional reserves for costs not supported by its millage through 2026. As previously mentioned, voters approved an increase of 1.5 mills in August 2026. This increase allows the Fire/EMS to be self-supporting over the next five-year period and allows for necessary improvements in the infrastructure of the stations, quality of vehicles and equipment, and additional staff to even further improve the response to its calls. Last year at this time, the City had estimated Fire/EMS operations would utilize nearly $5M of general fund reserves before 2030 on direct costs. In addition to supporting direct fire operations, this millage also supports the indirect

costs related to administration of the Fire/EMS operation including but not limited to payroll, bill pay, and utilities.

Financial decisions such as carefully planned debt issuances, lean staffing, and purposeful attention to long-term needs have assisted in the City being able to maintain a very enviable fund balance while still preserving the infrastructure. Management prides itself on continued diligence to retain this distinction in future years. Conservative estimates for both revenue and expense budgets inherently allow for both the funding of unplanned changes and indirect surpluses if actuals are more favorable than estimates. The City, with the support of the City Council and ongoing dialogue with all stakeholders, is optimistic that it will continue to proactively provide innovative services and address critical infrastructure and operational needs. The City takes pride in providing both efficient and effective services for its residents. Staff continue to dissect its programming and operations to drive prudent decision making. Priorities are challenged regularly and initiatives may be postponed, cancelled, or redesigned to ensure the best use of funds.

The City's second largest fund, Water and Sewer, continues to remain funded at adequate levels to protect the City's costly infrastructure that is maintained within that fund. The City is recommending a 2% increase in water rates and a 4% increase in its sewer rates for 2027, despite the City receiving a 6% increase from the supplier of the water, GLWA.

The City continues to participate as a member of the North Oakland County Water Authority (NOCWA) in an effort to provide control to water costs. While the City has been able to keep residents' rate increases low and at times zero, regardless of the increases in costs it incurs, 2027-2031 will see rates increase for both water and sewer each year. There is $11.5 million in water capital planned across 2027-2031. Further, the City is expecting an average increase in water from 2026 through 2031 to be as high as 7.3% and low as 4.2% for an average across this budget of 5.16% annually. The City continues to strategically plan utility infrastructure improvements to coincide with planned roadwork, when possible, to create cost efficiencies to preserve the Water and Sewer Fund. The need for water rate increases is primarily due to larger infrastructure projects or the compounding impact of increases in the cost of water to the City from the Detroit Water and Sewer Department.

Sewer revenues assist in reimbursing the costs of sewer treatment but also are necessary to meet annual debt obligations passed on, or anticipated to be passed on, to the City by other third-party entities and governmental agencies. As of 1/1/2027, the City has $11.4 million in total debt related to utilities. Thus, sewer rates consider assigned debt, large infrastructures projects, and the cost of sewer treatment billed to the City. The City has not apportioned debt to every resident and will continue to be diligent in keeping rates as low as it can while still maintaining its infrastructural needs. Projections, however, include expected sewer treatment costs to the City to increase 7% annually through 2031.

The City reviews its necessity to increase rates with each annual budget cycle considering the fund's continued flexibility to react quickly to any emergency, but more importantly to appropriately maintain the water and sewer system proactively to mitigate the more costly, unplanned events.

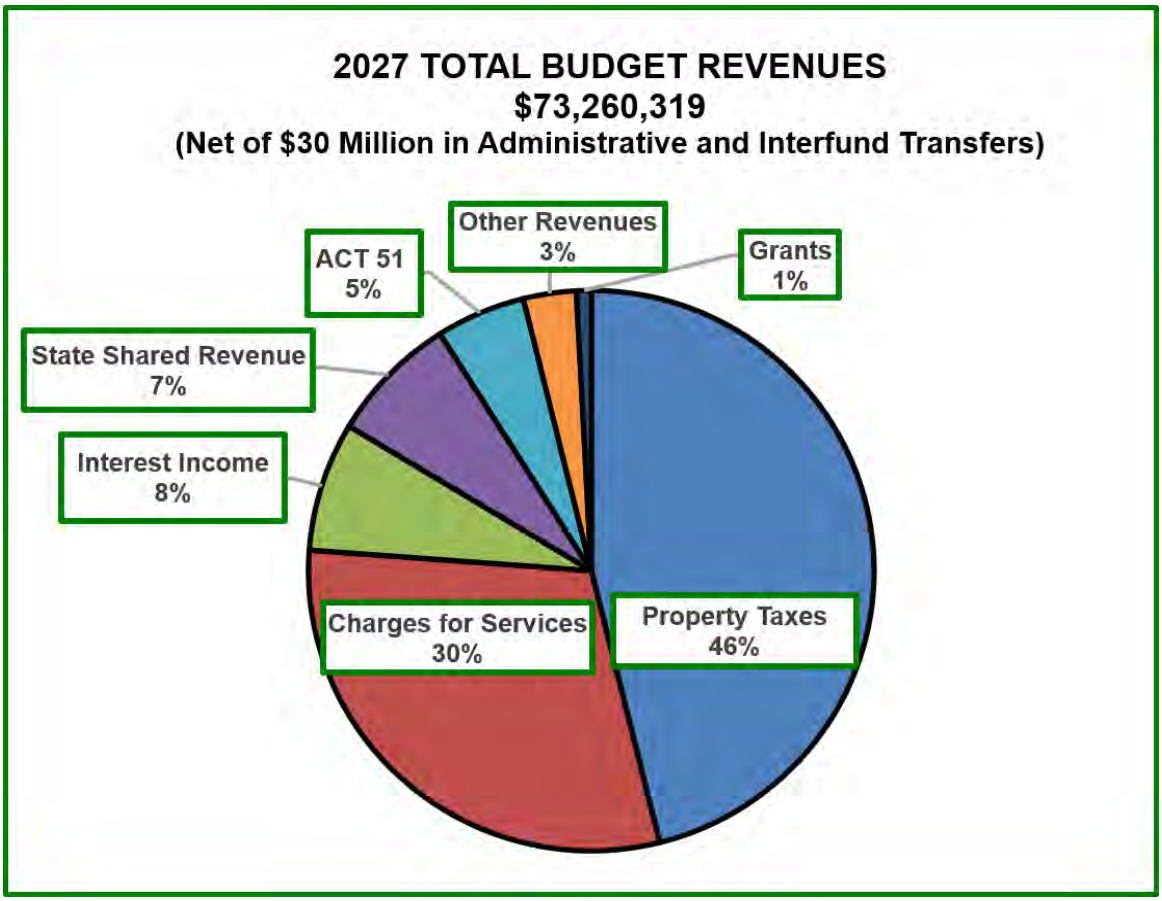
2027 BUDGET OVERVIEW

The total budget (appropriations) for fiscal year 2027 for all funds, including component units, is $119,758,524. Overall, this represents about a $1.6 million or 1.37 percent increase from the current 2026 amended budget as of October 1, 2026. (Amendments to the 2026 Budget can be made until December 31, 2026.)

APPROPRIATIONS	2025 ACTIVITY	2026 AMENDED	2027 BUDGET
General Fund	$ 40,421,992	$ 54,552,324	$ 60,852,361
Major/Local Roads Fund	14,602,122	16,542,270	18,191,966
Capital Projects Fund	-	-	-
Other Non-Major Governmental Fund	943,655	866,096	811,247
Debt Service Funds	2,044,025	2,035,943	2,024,256
Fleet Internal Service Fund	3,538,016	4,159,989	2,998,970
Water/Sewer Fund	16,965,112	23,574,711	20,337,886
Fieldstone Golf Club Fund	2,132,246	2,147,794	3,173,150
Component Unit Funds	7,822,846	14,256,984	11,368,688
	$ 88,470,014	$ 118,136,112	$ 119,758,524
Change from prior year		33.53%	1.37%

REVENUE COMPARISONS

The pie chart below shows the components of the 2027 Budget revenues (net of interfund transfers and allocations) for the total City. The General Fund's dependence on property tax revenues and the support of service charges necessary for the Water and Sewer Fund is evident.



PROPERTY TAXES

Property tax and related revenues comprise 46% of all 2027 budgeted revenue, excluding transfers of cash between funds and interfund charges for services. Transfers are primarily to the General Fund for allocations of administrative and general support services, to the Fleet Fund for use of vehicles and equipment, and to the Debt Service Fund (from General Fund) for capital bond payments. In 2027, property taxes in this budget are reported in the General Fund and the Component Units: Tax Increment Finance Authority (TIFA) Districts, Brownfield Redevelopment Authority (BRA), and Downtown Development Authority (DDA).

Total property tax in the General Fund, which includes related revenues such as delinquent collections, fees, and late interest for 2027 are $29 million, of which $28 million is direct property taxes based on current millages. General Fund property tax revenue is used to support the Police, Fire/EMS, roads, and general operations of the City. General Fund property tax and related revenue is estimated to support approximately 48% of General Fund expenditure in 2027. While property tax revenues are intended to be the primary source of funding for the General Fund, road projects and the general operation services continue to outpace property tax revenues thus drawing on reserves for funding in 2027. The Fire/EMS operation was drawing down the General Fund at an increasing rate over the past few years. In August 2026, the residents approved an additional 1.5 mills for Fire/EMS operations, thus

allowing the Fire/EMS operation to be financially self-sufficient covering both the direct and indirect costs it incurs. The General Fund property tax revenues generated directly by the prior year's millage are shown in the table below. (Millages reduced by MCL 211.34d or "Headlee"):

General Fund	Operating Millages 2026 (determine 2027 revenues)	2025 ACTUAL	2026 EXPECTED*(a)*	2027 Requested
City Operational	2.1049 (was 2.11 2005-2020)	$ 4,252,212	$ 4,347,522	$ 4,347,927
Police	5.9713 (was 5.9857 2003-2020)	12,017,844	12,242,476	12,334,502
Fire	4.000 (was 2.4940 2021-2025)	5,018,532	5,113,228	8,208,703
Road	1.50 (since 2020)	3,018,436	3,075,321	3,098,400
Total General Fund Property Tax Revenue		**$24,307,024**	**$ 24,778,547**	**$27,989,532**
	% change from prior year		**1.94%**	**12.96%**

(a) Expected is NOT a budget figure but current actual prior to settlement

The City's Library millage, which must also be approved by the City's governing body, was reduced from .7041 mills to .7024 mills due to a Headlee reduction in 2020. The original 1 mill was approved in 1984. Residents approved a 10-year Headlee override for the Auburn Hills Public Library in 2021 to bring its full millage back up to 1 mill by providing an additional .2976 mills. It is not, however, reflected in the table as it does not support the General Fund. The City has no debt millage; the millage for previous Street Paving and the millage for the Library building expansion expired in 2003 and 2004 respectively.

The City of Auburn Hills' taxable value is heavily dependent on commercial/industrial business, estimated at 75% compared to 25% residential. The City's allocation of the State's personal property tax reimbursement for lost revenue is expected to be approximately $2.8 million in 2027 allocated across the General Fund and Component units, with $1.9 million benefiting the General Fund. While additional reimbursements are expected, it is a revenue source without guarantees in the future. Regardless, until funding cuts are more directly communicated, $13.5M in cumulative reimbursements are reflected in the 2027-2031 projections.

The City collects taxes for many governmental entities. The City retains 37 cents for each dollar collected, spread between general operating, fire, police, and roads as shown below. A portion of the total collection is shared with the TIF districts until sunset.

Where Do Homestead Dollars Go?



CHARGES FOR SERVICES

Service charge revenues anticipated for the City are $21.8 million in 2027, of which $17.4 million is attributable to estimated Water and Sewer usage fees. Water and Sewer Fund revenue is not directly used for general operations of the City and is limited to supporting the related infrastructure and operational costs of this unit. On January 1, 2027, service charges to residents and businesses for the use of City water will increase 2% while sewer will increase 4%. Future projections include additional planned water rates increasing an average of 3.5% across 2028-2031. Sewer rate planned increases are 4% in 2027 and 2028, then currently planned to increase to 5% 2029 through 2031. Rates consider both the impact of fees imposed on the City for the purchase of water and treatment of waste. The City does not pass on increases dollar-for-dollar without first evaluating the financial need to do so. 2026 increases were 4% in Water and no increase in Sewer.

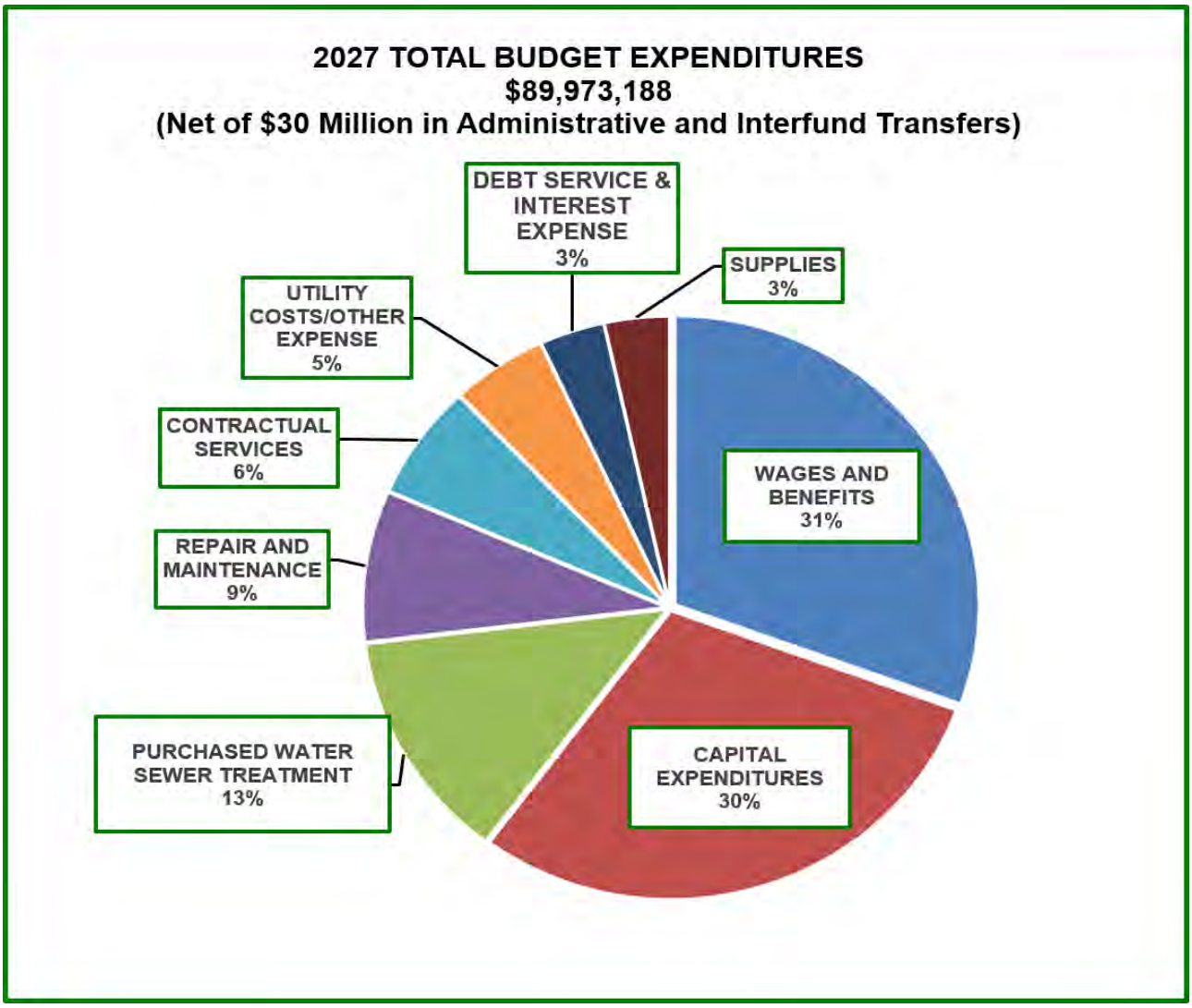
The charges for services collected by the fund will cover about 85.4% of the Water/Sewer funds expense with the largest expense being $11.6 million for the purchased water and sewer treatments. The City responsibly maintains a deliberate unrestricted Water/Sewer net position to respond to emergency events and to prepare for scheduled annual service and replacement of infrastructure to ensure its ability to provide the best uninterrupted service possible, regardless of the economy in any given year.

EXPENDITURES

The next chart identifies where funds are spent in the City net of administration, interfund, and other transfers to reflect total expenditures not associated with another department's revenue. That actual total expense is $90 million. When compared to net revenue, there is a $16.7 million cash need for 2027 across funds.

As is typical and expected with service organizations, wages and benefits are the largest cost to the City. The City has budgeted $27.5 million. Due to road and pathway improvements, a parking initiative and a large water project, capital follows as the 2nd largest cost for the 2027 budget at $26.6 million. Typically, the cost of purchased water and sewer falls 2nd, but this year it is the 3rd largest cost at $11.6 million. It is important to keep in mind, when looking at the totality of City operations, that water/sewer costs drive the utility billing rates for this service and are not funded with City tax dollars. Of the total $26.6 million in capital purchases planned, 39% is road projects, 13% is City directed water/sewer improvements, and 26% is due primarily to planned parking lot and pathway improvements in the General Fund.

It is worth recognizing that of the $7.6 million budgeted for repair and maintenance expenses, 63% of that budget is focused on preventative road maintenance throughout the City. The General Fund is intended to be responsible for most of the City's operational expenditures, including Police and Fire. Of the total of 2027 City wide appropriations including component units, 51% or $60.9 million is reflected in the General Fund. The Water/Sewer Fund budget reflects 17% of total City budget or $20.3 million.



Concluding Remarks

The 2027 budget reflects financial soundness with sufficient reserves to absorb the increased pricing across goods and services. Being prepared for unfunded mandates, assigned debt or increased costs in services from other agencies, and general inflationary cost increases requires the City to frequently assess its overall financial health against the priorities of its operations.

With the approval of the Fire/EMS millage and the 3.59% increase in taxable value from 2025-to 2026, overall property tax revenues for 2027 are anticipated to be near 13% more than 2026. Looking forward, however, with no further increases in millages, increases in tax revenues are in line with current CPI projections. The City will seek to creatively repurpose underutilized private properties to continue to create greater tax revenue opportunities for future years. Through 2031, the City will utilize every dollar from its road millage for road related projects. It will continue to utilize the TIFA districts and DDA to assist in financially

managing appropriate infrastructure and community expenditures. Though the support of these authorities is not in perpetuity, the City will recoup a portion of the tax revenue it now shares with them. The TIFA Districts property tax captures terminate on 12/31/2031, while the DDA property tax capture terminates 12/31/2029. Remaining funds after capture can still be utilized for appropriate initiatives within the districts, but the available funds will decline and will eventually become fully depleted. Again, the City will collect its appropriate share of each district's taxes after sunset providing some additional direct revenue to the General Fund.

Looking out through fiscal year 2031, road and related infrastructure plans continue to impact the General Fund, but not to extent seen in 2027. While the City prides itself on low debt commitments, opportunities for advantageous borrowing will be considered. Further, the City will continue strategically planning road improvements with water and sewer upgrades or to correspond with federal or state funding to extend resources. The City continues to make the employment of qualified and committed staff a priority. Governmental agencies still continue to experience staffing shortages as potential candidates measure open positions not just against other municipalities but the private sector as well. The 2027 budget seeks to be responsibly competitive with wages and benefits. The City remains creative with flexibility for staff with little to no impact on the budget. Appropriations include plans to keep healthcare cost sharing low, employer 401/457 contributions continued, and employer-paid training and leadership development funded.

Under the guidance of the 2027 financial plan, continued resident support and ongoing partnerships with local businesses and agencies, the City can commit to maintain its distinctive infrastructure and green space, offer residents varied services and community engagement opportunities, provide awarded public safety support, and retain dedicated employees who proudly serve the community. The City of Auburn Hills' reputation is defined through its core values of excellence, safety, diversity, humility, fiscal responsibility, and attentive service. The 2027 budget addresses these values in the initiatives is supports.

Thank you, Mayor Hawkins, and City Council, for your support of the City of Auburn Hills 2027 budget.

Sincerely,

Thomas A. Tanghe — City Manager

Michelle Schulz — Finance Director/Treasurer

AUBURN HILLS

2027 BUDGET

MISSION

To be stewards for the community through a connected, transparent and efficient government

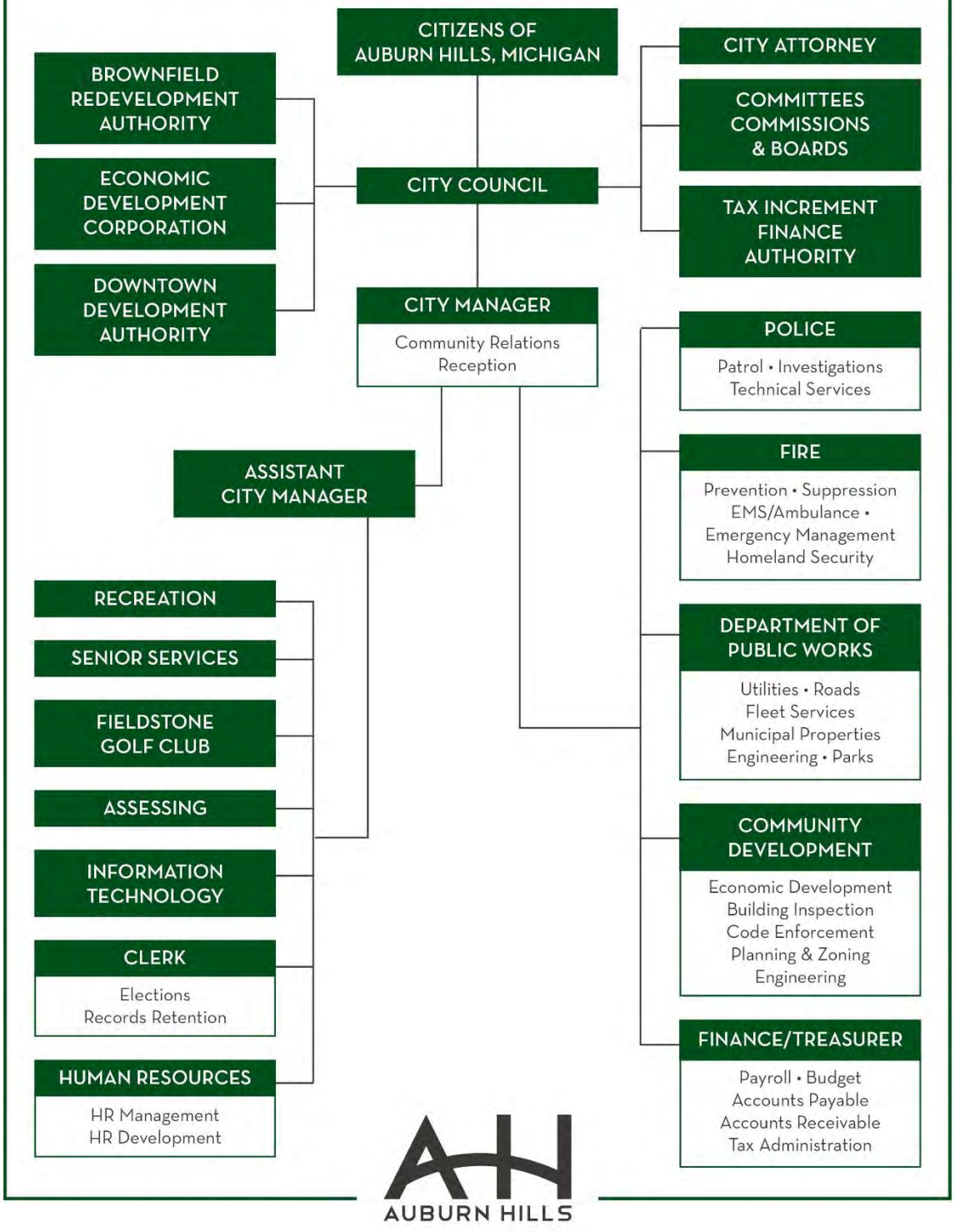
VISION

Auburn Hills will be a community with the heart of a small town that operates with the excellence of a world class city

VALUES

Excellence
Diversity
Safety
Humility
Fiscal Responsibility
Attentive Service

ORGANIZATIONAL CHART



CITY COUNCIL



EUGENE HAWKINS, III
MAYOR



BRIAN MARZOLF
MAYOR PRO-TEM



JACK D. FERGUSON



DR. SHAWANNA FLETCHER



HENRY V. KNIGHT



RON MONIZ



CHERYL VERBEKE

ADMINISTRATIVE STAFF

CITY MANAGER	Thomas A. Tanghe
ASSISTANT CITY MANAGER	Brandon Skopek
CITY ATTORNEY	Daniel J. Kelly
CITY CLERK	Laura Pierce
POLICE CHIEF	Ryan Gagnon
FIRE CHIEF	Trevin Robinson
CITY TREASURER/FINANCE DIRECTOR	Michelle Schulz
CITY ASSESSOR	Marie Collias
DIRECTOR OF COMMUNITY DEVELOPMENT	Steven J. Cohen
DIRECTOR OF FIELDSTONE GOLF CLUB	Chip Hierlihy
DIRECTOR OF PUBLIC WORKS	Stephen Baldante
DIRECTOR OF RECREATION	Christopher Stepp
DIRECTOR OF SENIOR SERVICES	Jacqueline Monroy Krieg

FUND AND DEPARTMENT NUMBERS

Fund	Dept.	Fund Description
		GENERAL FUND
101	000	General Revenues
101	101	City Council
101	172	City Manager
101	215	City Clerk
101	228	Information Services Dept.
101	253	Finance/Treasurer
101	257	Assessor
101	261	General Administration
101	265	Facilities
101	266	Grounds
101	270	Human Resources
101	272	Pension Board
101	301	Patrol
101	305	Police Administration
101	336	Fire Administration
101	339	Fire Suppression
101	341	Fire Prevention
101	371	Building
101	426	Emergency Management Homeland Security
101	441	DPW - Administration
101	446	Street Improvement
101	537	Storm Water
101	651	EMS/Ambulance
101	685	Senior Citizen
101	686	Smart Grant
101	703	Comm. Development
101	755	Recreation
101	770	Parks
101	901	Capital Improvements
		GOVERNMENTAL FUNDS
202	452	Major Streets
203	453	Local Streets
233	451	Metro Act
227	526	Wayne Disposal-Oakland
230	267	Tree Ordinance
257	631	Special Circumstances
262	313	Forfeitures – Federal
265	314	Forfeitures – State
273	694	Community Development Building Grant (CDBG) Fund
350	907	Capital Improvement Debt Service
852	908	Special Assessment Debt Service
		INTERNAL SERVICE FUNDS
661	594	Fleet Management
		COMPONENT UNIT FUNDS
248	738	Downtown Development Authority
251	735	TIFA A
252	736	TIFA B
253	737	TIFA D
243	740	Brownfield Authority
244	728	Economic Development
		ENTERPRISE FUNDS
584	753	Fieldstone Golf Club
592	535/536	Water/Sewer Fund
		OTHER FUNDS
703		Tax Collection
731		Pension Trust
737		Retiree Health Care Trust

Community Profile

The City of Auburn Hills is a proud, dynamic, 17.5 square mile community with a population of approximately 26,000 residents living in a broad array of housing that includes single-family neighborhoods in various price ranges, apartments, condominiums, townhomes, and manufactured housing communities. We are a relatively young city, incorporated in 1983 from the former Pontiac Township. Characterized by rolling terrain, beautiful natural resources including the Clinton River, and thousands of Michigan hardwoods and evergreens, the community is committed to maintaining part of its rural character among its high-tech businesses. In addition, the City is home to three growing higher education institutions, including Oakland University, Oakland Community College, and Oakland University-William Beaumont School of Medicine. The City also benefits from having the I-75 and M-59 transportation corridors running through the City, providing easy access to greater southeast Michigan. This, along with the availability of large tracts of open land and a desirable tax abatement policy, has facilitated unprecedented development over the past 40 years.

Auburn Hills has established a reputation as a financially healthy and innovative community home to numerous world-class businesses, a growing center for higher education, and diverse, vibrant neighborhoods. Today, the City is recognized, among other accolades, as an "Active Adult Community" and a "Community for a Lifetime" that embraces a high quality of life for all its residents and the workforce of its businesses, which is expected to support steady population growth, and non-residential development, for decades to come.

The Major Building Blocks of Our Community:

	Global Business		Entertainment Destination
	Center of Higher Education		Diverse Neighborhoods
	Fostering a Sense of Community		Active Community
	Environmentally Responsible		Strong Tax Base

Global Business

Auburn Hills is home to over 80 international corporations from over 30 countries, including many high-tech facilities. Our largest employer is Stellantis, with a property representing 7% of the City's tax base. Great Lakes Crossing Outlets, Michigan's second-largest regional shopping center and home to Bass Pro Shops Outdoor World is one of our many valued retail assets. Most recently, the city has established itself as having the largest robotics footprint of any city in the nation and has a rapidly expanding defense industry.

Entertainment Destination

The City is home to many entertainment venues, including Oakland University's Meadow Brook Theatre and Art Gallery, perfect for those looking to experience Broadway- and museum-quality art close to home. SEA LIFE Aquarium, LEGOLAND Discovery Center, Peppa Pig, and Round 1 Bowling & Amusement have found a home in Great Lakes Crossing Outlets. Along with Topgolf, The HUB Stadium and Greystone Pickleball Club, these major venues provide the community with a wide range of choices to find fun and entertainment.

Center of Higher Education

The City takes pride in hosting institutions of higher learning, including Oakland University, Oakland Community College, and the Oakland University-William Beaumont School of Medicine, which together attract over 20,000 students.

Diverse Neighborhoods

With the influx of growth and development, City leaders have worked hard to protect the community's residential neighborhoods from the encroachment of nonresidential development and the impact of increased traffic. We recognize that healthy, safe, attractive, and diverse neighborhoods are essential to encourage a stable residential base. The strong desire to protect and invest in these areas is a core value in Auburn Hills. The City's recognition as a "Community for a Lifetime" demonstrates its commitment to residents of all ages.

Fostering a Sense of Community

Providing a variety of social and community events is a priority for the City because they help give a sense of place and belonging – feelings that can translate into happy and healthy residents. Events like Bunny Bash, Spooktacular, and the Tree Lighting Ceremony bring families together during the holidays, while events like the Paddlepalooza, Fishing Derby, Summerfest, the Fall Festival in the Woods, and the Winter Solstice Lantern Walk provide opportunities to enjoy the outdoors throughout the year. Downtown activities and events like the Friday Night Music Series, Reels by the Riverside, and Downtown Sips & Sounds, along with amenities like the Splash Pad and Knight Amphitheater, help foster the City's continued growth and promote our downtown as a community gathering place.


Paddlepalooza


Summerfest


Spooktacular


Tree Lighting

Active Community

The City takes great pride in its nine parks and a wide range of award-winning recreation opportunities its residents and visitors can enjoy. Amenities include an Arthur Hills-designed championship golf course (Fieldstone Golf Club), a vibrant Community Center, a modern lodge and overnight campground (Hawk Woods Park), a Skate Park, two neighborhood tot-lots, and numerous parks and pavilions. Several miles of sidewalks and pathways throughout the city help make Auburn Hills "walkable" by connecting neighborhoods to parks, schools, businesses, and shopping with up-to-date pedestrian facilities.


E. Dale Fisk Hawk Woods Park Lodge

The City also offers a full line-up of year-round recreation programs that accommodate people of all ages and abilities. The facilities available to the community are designed to accommodate everyone and provide a wide variety of exceptional opportunities for recreation and leisure time enjoyment by residents and visitors alike. These programs and recreational facilities offer residents many options to stay active and healthy.

Environmentally Responsible

Throughout the years, environmental sustainability, water quality, land stewardship, and the aesthetic appearance of our community have been hallmarks of Auburn Hills' planning consciousness. Park-like roadways lined with trees and walking and bike paths linking the community and numerous parks are all evidence of the City's harmonious integration of planned development and natural resources. Knowing the vital role trees play in maintaining its community's high quality of life, Auburn Hills has one of Michigan's strongest tree preservation policies and has been recognized as a Tree City USA by the Arbor Day Foundation for the last twenty-seven years. The community has a long-term strategic plan for a "River Walk" along the Clinton River that will link two major parks and enhance its downtown area as a destination for outdoor recreation. The Civic Center Campus, which includes the City's Administrative Offices, Public Safety Building, Community Center, and Library, is architecturally consistent with its original historic buildings and illustrates the community's interest in aesthetic appearance.

Strong Tax Base

Tax records show that the Auburn Hills tax base is about 75% nonresidential and 25% residential taxpayers, uniquely the opposite of most municipalities. The generated revenue has allowed Auburn Hills to invest money into its roads, infrastructure, municipal facilities, and neighborhoods. The City's property tax structure has allowed the City Council to keep City property tax rates in the lowest one third of all Oakland County communities without compromising the quantity and quality of the services provided.

Auburn Hills continues to nurture and implement its vision as a vibrant, diverse, and innovative community that offers a wide range of residential, business, academic, and development opportunities while retaining its natural beauty and small-town charm.

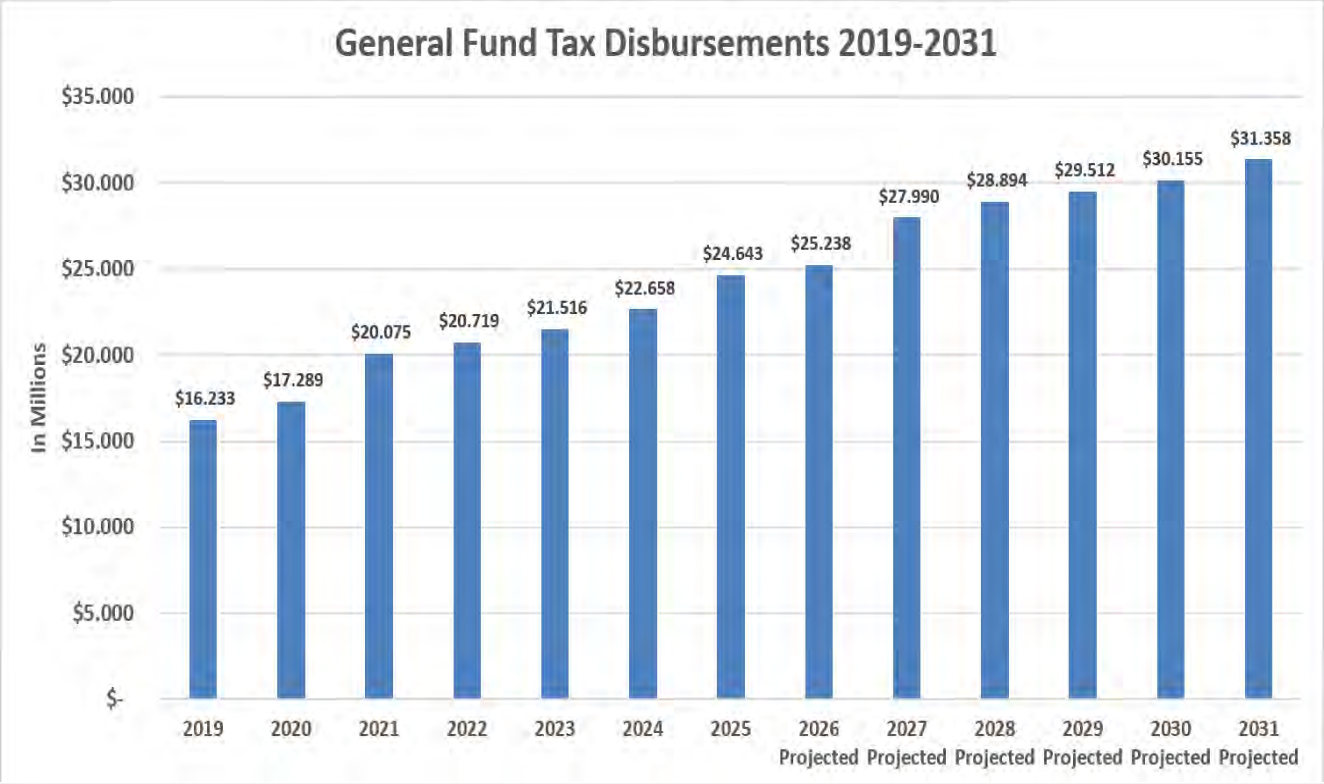
MILLAGE RATES

Millage Rates and Tax Disbursement Summary 2019 – 2027

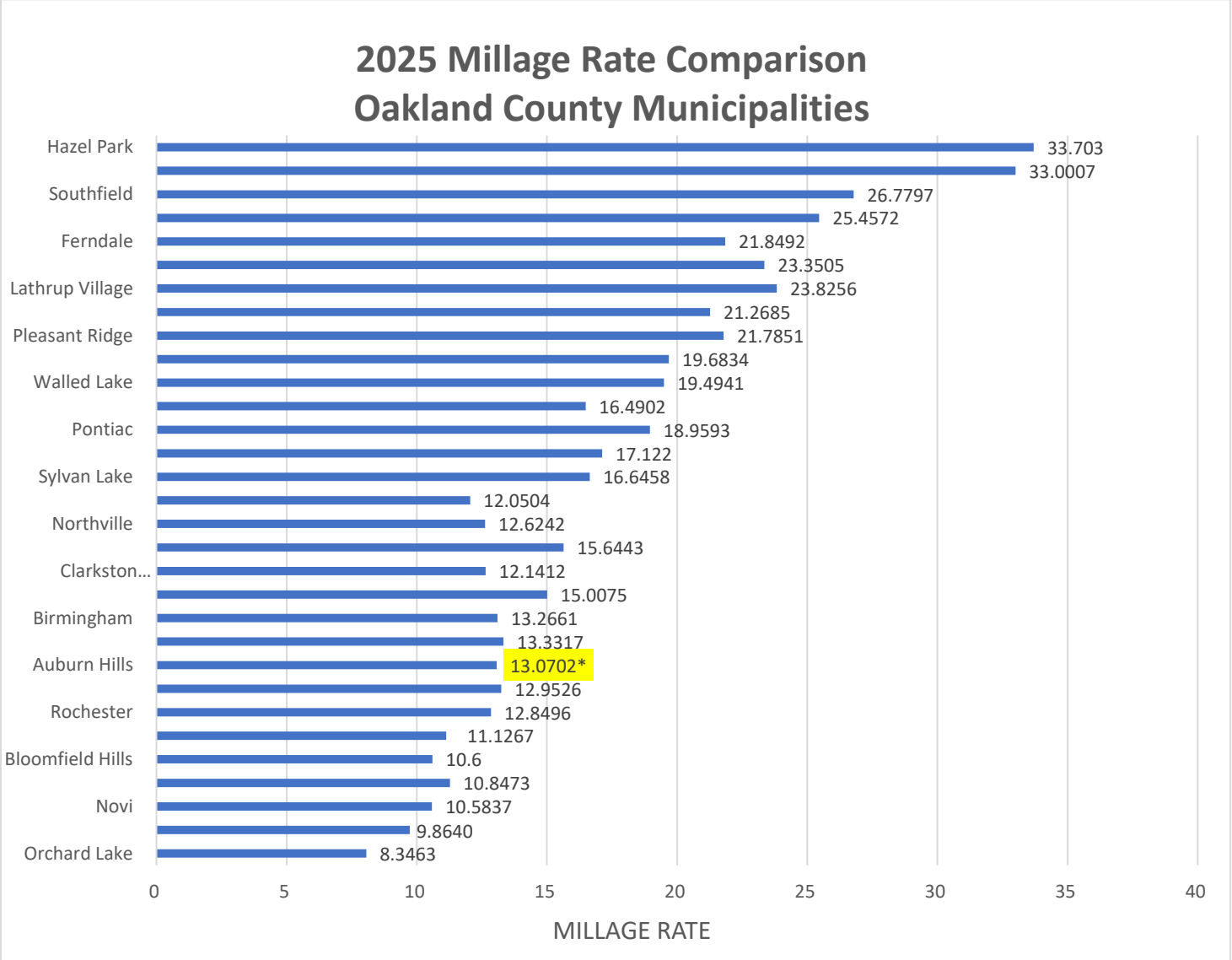
MILLAGE RATES AND TAX DISBURSEMENT SUMMARY
(LEVIED IN DECEMBER PRIOR TO BUDGET YEAR)

BUDGET YEAR	2019	2020	2021	2022	2023	2024	2025	2026	2027
OPERATING MILLAGE:									
General	2.1100	2.1049	2.1049	2.1049	2.1049	2.1049	2.1049	2.1049	2.1049
Fire	2.5000	2.4940	2.4940	2.4940	2.4940	2.4940	2.4940	2.4940	4.0000
Police	5.9857	5.9713	5.9713	5.9713	5.9713	5.9713	5.9713	5.9713	5.9713
Roads	0.0000	0.0000	1.5000	1.5000	1.5000	1.5000	1.5000	1.5000	1.5000
Library	0.7041	0.7024	0.7024	0.7024	0.7024	0.7024	0.7024	0.7024	0.7024
Library Voted	0.0000	0.0000	0.2976	0.2976	0.2976	0.2976	0.2976	0.2976	0.2976
Total Operating Millage	11.2998	11.2726	13.0702	13.0702	13.0702	13.0702	13.0702	13.0702	14.5762
Total City Millage (excludes Library)	**10.5957**	**10.5702**	**12.0702**	**12.0702**	**12.0702**	**12.0702**	**12.0702**	**12.0702**	**13.5762**
General Fund Tax Disbursements	16.233	17.289	20.075	20.719	21.516	22.658	24.643	25.238	27.989
($ in millions)									(projected)
Change Over Prior Year	3.90%	6.51%	16.11%	3.21%	3.85%	5.31%	8.76%	2.41%	10.90%

Graph – General Fund Tax Disbursements 2019 – 2031



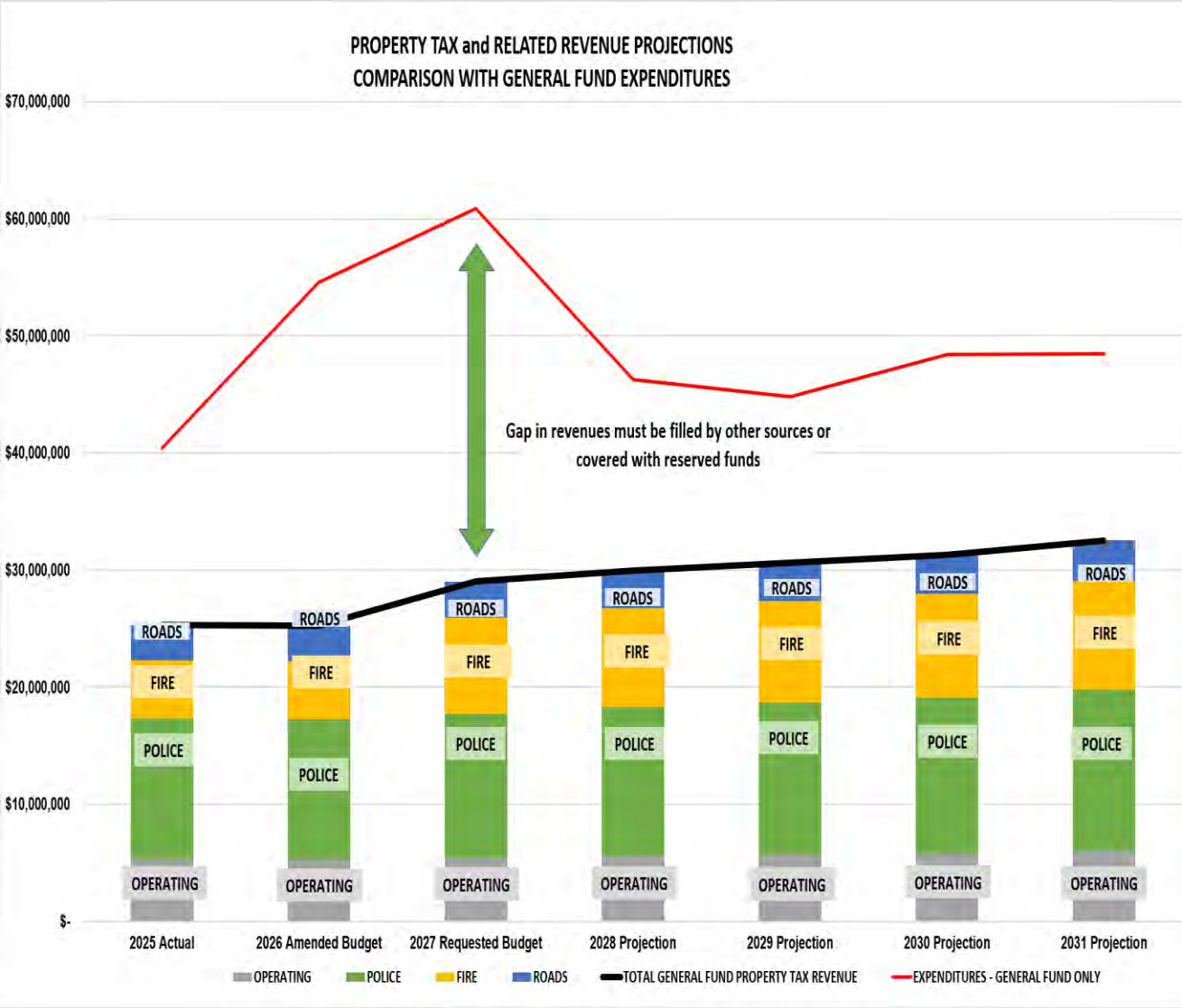
Graph – Millage Rate Comparison of Oakland County Municipalities 2025



**Library is not part of the City's millage, but is included in this total for the purpose of this comparison (Library total millage = 1.000)*

Source: municipal websites
(As of October 8, 2026)

Graph – Property Tax Revenue Projections



2026 Tax Rate Request – Form L-4029

Michigan Department of Treasury
614 (Rev. 07-25)

ORIGINAL TO: County Clerk(s)
COPY TO: Equalization Department(s)
COPY TO: Each township or city clerk

L-4029

2026 Tax Rate Request (This form must be completed and submitted on or before September 30, 2026)

MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS

Carefully read the instructions on page 2.

This form is issued under authority of MCL Sections 211.24e, 211.34 and 211.34d. Filing is mandatory; Penalty applies.

County(ies) Where the Local Government Unit Levies Taxes	2026 Taxable Value of ALL Properties in the Unit as of 05-26-2026
Oakland	**Ad-Valorem $2,302,261,881 211.7d $1,289,380**
Local Government Unit Requesting Millage Levy	For LOCAL School Districts: 2026 Taxable Value excluding Principal Residence, Qualified Agricultural, Qualified Forest, Industrial Personal and Commercial Personal Properties.
City of Auburn Hills	

This form must be completed for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL Sec 211.119. The following tax rates have been authorized for levy on the 2026 tax roll.

(1) Source	(2) Purpose of Millage	(3) Date of Election	(4) Original Millage Authorized by Election Charter, etc.	(5) ** 2025 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(6) 2026 Current Year "Headlee" Millage Reduction Fraction	(7) 2026 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(8) Sec. 211.34 Truth in Assessing or Equalization Millage Rollback Fraction	(9) Maximum Allowable Millage Levy *	(10) Millage Requested to be Levied July 1	(11) Millage Requested to be Levied Dec. 1	(12) Expiration Date of Millage Authorized
Charter	City	12/83	3.00	2.1074	1.000	2.1074	1.000	2.1074		2.1049	
Charter	Fire	08/16	4.00	4.00	1.000	4.000	1.000	4.000		4.000	
Charter	Police	12/83	8.5	5.9713	1.000	5.9713	1.000	5.9713		5.9713	
Charter	Library	11/84	1.00	0.7024	1.000	0.7024	1.000	0.7024		0.7024	
Charter	Roads	08/20	1.50	1.5000	1.000	1.5000	1.000	1.5000		1.5000	
Voted	Library	11/21	0.2976	0.2976	1.000	0.2976	1.000	0.2976		0.2976	12/31/30

Prepared by	Telephone Number	Title of Preparer	Date
Marie Collias	**(248) 364-6810**	**Assessor**	**09/01/2026**

CERTIFICATION: As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary to comply with the state constitution (Article 9, Section 31), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e, 211.34 and, for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, 380.1211(3).

	Signature	Print Name	Date
☒ Clerk (Deputy) ☐ Secretary	Kristie Klassen	**Kristine Klassen**	**09/01/2026**
☐ Chairperson ☐ President	Marie Collias	**Marie Collias**	**09/01/2026**

** Under Truth in Taxation, MCL Section 211.24e, the governing body may decide to levy a rate which will not exceed the maximum authorized rate allowed in column 9. The requirements of MCL 211.24e must be met prior to levying an operating levy which is larger than the base tax rate but not larger than the rate in column 9.*

**** IMPORTANT:** See instructions on page 2 regarding where to find the millage rate used in column (5).

Local School District Use Only. Complete if requesting millage to be levied. See STC Bulletin 2 of 2026 for instructions on completing this section.

Total School District Operating Rates to be Levied (HH/Supp and NH Oper ONLY)	Rate
For Principal Residence, Qualified Ag., Qualified Forest and Industrial Personal	
For Commercial Personal	
For all Other	

FUND BALANCES

2026 Amended 2027 Budget Revenue and Expense Summary and Fund Balance Changes

			REVENUES		EXPENDITURES		INC / (DEC) IN FUND BALANCE		Change
FUND			2026	2027	2026	2027	2026	2027	Inc/(Dec)
REVENUES	DESCRIPTION		AMENDED	BUDGET	AMENDED	BUDGET	AMENDED	BUDGET	
101	GENERAL FUND	G	$ 44,557,043	$ 48,919,283	$ 54,552,324	60,852,361	$ (9,995,281)	$ (11,933,078)	$ (1,937,797)
202	MAJOR ROADS	G	$ 5,243,764	14,708,674	$ 5,465,741	14,698,671	(221,977)	10,003	231,980
203	LOCAL ROADS	G	$ 10,877,409	3,604,023	$ 11,076,529	3,493,295	(199,120)	110,728	309,848
233	METRO ACT	G	$ 96,345	95,710	$ 65,000	65,000	31,345	30,710	(635)
227	WAYNE DISPOSAL	G	$ -	-	$ 510,000	575,000	(510,000)	(575,000)	(65,000)
230	TREE ORDINANCE	G	$ 39,999	21,116	$ 115,500	50,000	(75,501)	(28,884)	46,617
244	ECONOMIC DEVELOPMENT		$ -	-	$ -	-	-	-	-
248	DDA		$ 702,917	777,139	$ 1,181,319	1,854,114	(478,402)	(1,076,975)	(598,573)
251	TIFA A		$ 1,533,018	1,861,547	$ 2,532,367	4,179,250	(999,349)	(2,317,703)	(1,318,354)
252	TIFA B		$ 2,097,404	2,383,194	$ 6,069,655	3,551,637	(3,972,251)	(1,168,443)	2,803,808
253	TIFA D		$ 1,067,265	936,208	$ 3,968,278	1,093,676	(2,901,013)	(157,468)	2,743,545
243	BROWNFIELD AUTHORITY		$ 510,842	443,441	$ 505,364	690,011	5,478	(246,570)	(252,048)
257	SPECIAL CIRCUMSTANCE	G	$ 30,506	31,391	$ 30,500	44,383	6	(12,992)	(12,998)
265	DRUG FORFEITURE STATE	G	$ 2,467	42,391	$ 66,000	35,000	(63,533)	7,391	70,924
273	CDBG	G	$ 79,096	41,864	$ 79,096	41,864	-	-	-
350	CAPITAL IMPROVE DEBT	G	$ 1,865,375	1,857,400	$ 1,865,375	1,857,400	-	-	-
401	CAPITAL PROJECTS	G	$ -	-	$ -	-	-	-	-
584	FIELDSTONE GOLF		$ 2,060,593	3,313,485	$ 2,147,794	3,173,150	(87,201)	140,335	227,536
592	SEWER/WATER		$ 19,284,011	19,700,694	$ 23,574,711	20,337,886	(4,290,700)	(637,192)	3,653,508
661	FLEET		$ 3,948,809	4,305,246	$ 4,159,989	2,998,970	(211,180)	1,306,276	1,517,456
852	SPECIAL ASSESSMENT DEBT	G	$ 131,687	2,849	$ 170,568	166,856	(38,881)	(164,007)	(125,126)
	TOTALS		$ 94,128,550	$ 103,045,655	$118,136,112	$ 119,758,524	$(24,007,561)	$(16,712,869)	$ 7,294,692

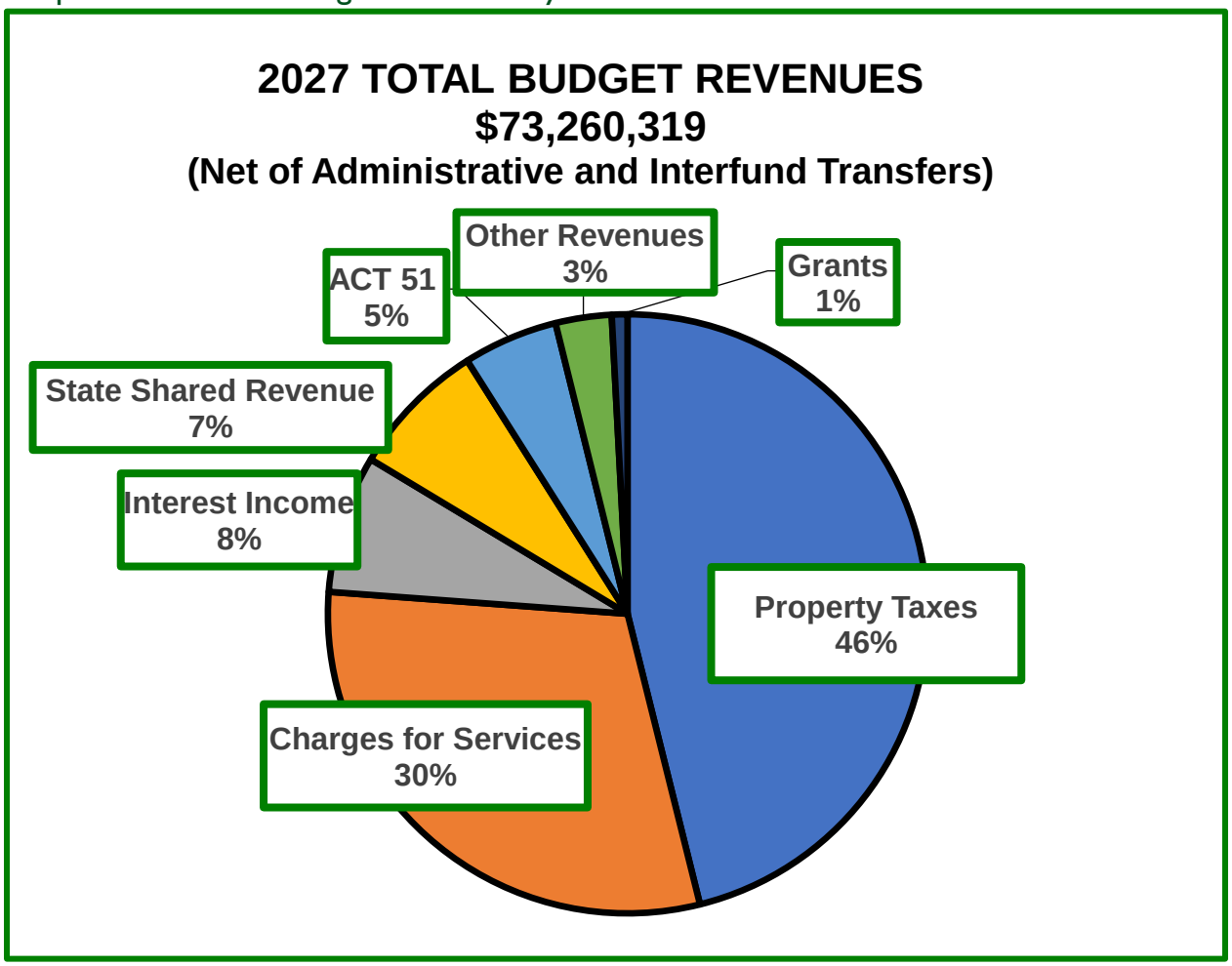
TOTAL REVENUES AND EXPENSES

2027 Total City Revenues by Fund & Revenue Classification

2027 TOTAL CITY REVENUES
BY FUND AND REVENUE CLASSIFICATION

FUND	DESCRIPTION	Property Taxes	Licenses & Permits	State & Fed Grants	State Shared & Highway	Special Assess.	Charges for Services	Other Revenue	Investment Income	Admin Interfund	Transfers from Funds	Total by Fund
101	GENERAL FUND	$ 29,016,532	$ 841,100	$ 358,933	$ 4,486,458	$ 399,656	$ 2,377,657	$ 756,028	$ 3,108,027	$ 3,022,215	$ 4,552,677	$ 48,919,283
202	MAJOR ROADS			179,782	2,860,118			53,274	15,000		11,600,500	$ 14,708,674
203	LOCAL ROADS				843,715				28,308		2,732,000	3,604,023
230	TREE ORDINANCE								21,116			21,116
233	METRO ACT				95,000				710			95,710
243	BROWNFIELD AUTHORITY	394,158							49,283			443,441
248	DDA	745,500						2,000	29,639			777,139
251	TIFA A	984,328			173,102		2,000	106,053	96,064		500,000	1,861,547
252	TIFA B	1,939,471			73,206				370,517			2,383,194
253	TIFA D	313,937			529,135		1,000		92,136			936,208
257	SPECIAL CIRCUMSTANCES FUND			30,000					1,391			31,391
262	DRUG FORFEITURE-FEDERAL											-
265	DRUG FORFEITURE -STATE							41,000	1,391			42,391
273	CDBG			41,864								41,864
350	CAPITAL IMPROVEMENT DEBT										1,857,400	1,857,400
584	FIELDSTONE GOLF						2,015,854	75,094	22,537		1,200,000	3,313,485
592	SEWER/WATER						17,371,235	755,000	1,451,924	122,535		19,700,694
661	FLEET								107,237	4,198,009		4,305,246
852	SPECIAL ASSESSMENT DEBT								2,849			2,849
	TOTALS	$ 33,393,926	$ 841,100	$ 610,579	$ 9,060,734	$ 399,656	$ 21,767,746	$ 1,788,449	$ 5,398,129	$ 7,342,759	$ 22,442,577	$ 103,045,655

Graph – 2027 Total Budget Revenues by Account Classification

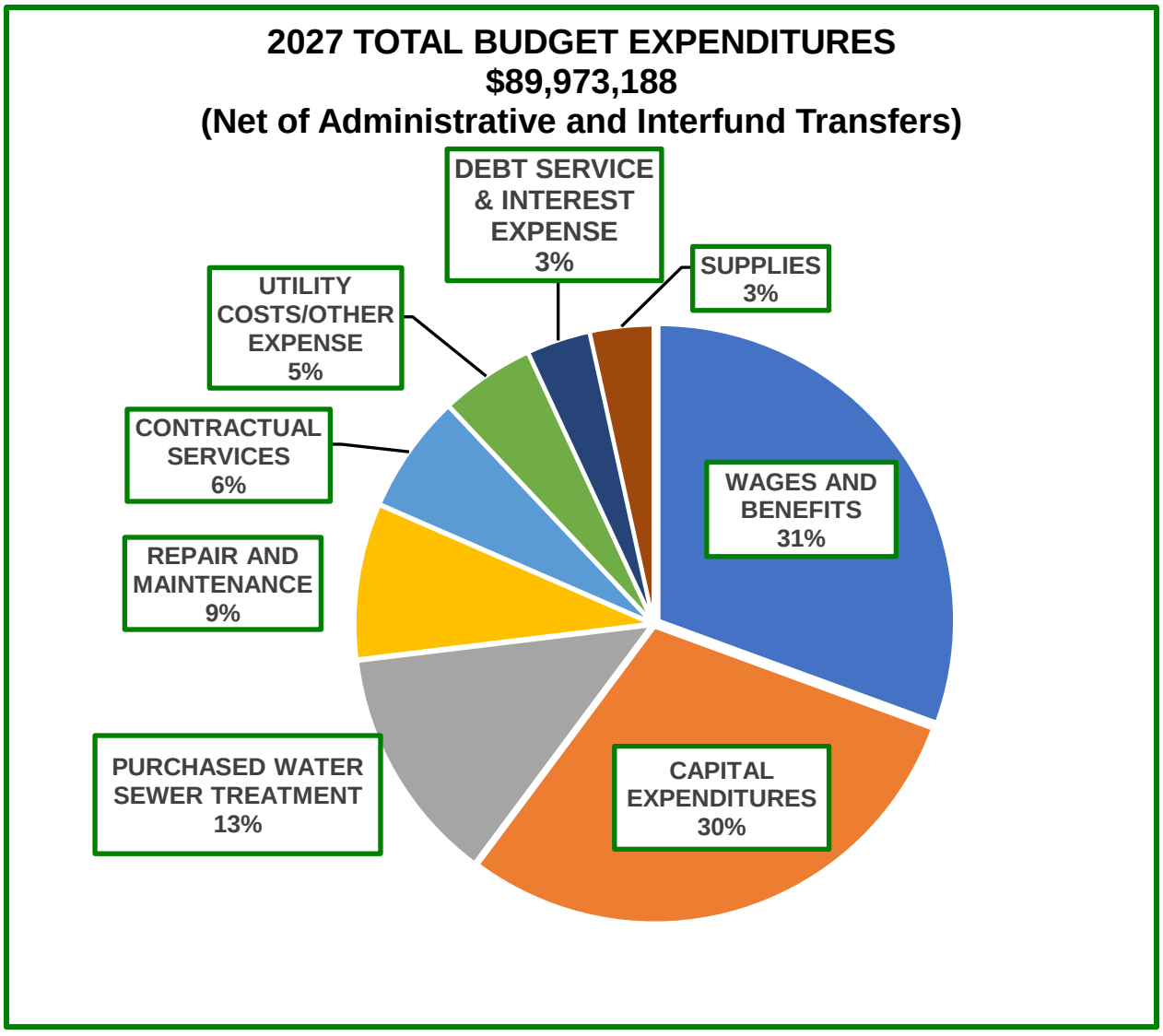


2027 Total City Expenditures by Fund & Expenditure Classification

2027 TOTAL CITY APPROPRIATIONS
BY FUND AND EXPENDITURE CLASSIFICATION

FUND	DESCRIPTION	Salaries & Wages	Fringe Benefits	Supplies	Contractual Services	Utilities	Repair & Maintenance	Other Expenses*	Interfund Chg. Expense*	Insurance	Capital Expenditures	DPW & Admin Charges	Cost of Goods Sold	Computer Services	Debt Service	Water & Sewage Costs	Transfers Out	Total by Fund
101	GENERAL FUND	$ 16,755,371	$ 7,621,796	$ 1,811,777	$ 3,371,738	$ 666,510	$ 1,683,285	$ 2,163,893	$ 2,263,448	$ 323,374	$ 6,928,343			$ 106,043	$ 341,883		$ 16,814,900	$ 60,852,361
202	MAJOR ROADS	343,142	129,633	180,050	30,000		4,536,965	7,650	720,187	11,479	8,642,875	96,690						14,698,671.00
203	LOCAL ROADS	266,028	138,936	54,800	255,000		229,500	7,435	718,101	11,805	1,715,000	96,690						3,493,295.00
227	WAYNE DISPOSAL																575,000	575,000.00
230	TREE ORDINANCE						50,000											50,000.00
233	METRO ACT				55,000	10,000												65,000.00
248	DDA	59,344	4,540	2,600	80,000		53,000	309,300	15,790	587	395,000	33,953					900,000	1,854,114.00
251	TIFA A	2,615	250	11,750	135,000	154,094	95,753	22,500	42,953	7,802	880,000	76,533					2,750,000	4,179,250.00
252	TIFA B			30,000	100,000	12,600	350,000	17,500	97,263		2,010,000	31,597					902,677	3,551,637.00
253	TIFA D	30,800	2,876			113,700	313,000	30,150	21,532	293		81,325					500,000	1,093,676.00
243	BROWNFIELD AUTHORITY				609,000			600	5,532			20,063			54,816			690,011.00
257	SPECIAL CIRCUMSTANCE				44,383													44,383.00
265	DRUG FORFEITURE -STATE			35,000														35,000.00
273	CDBG				41,864													41,864.00
350	CAPITAL IMPROVEMENT DEBT														1,857,400			1,857,400.00
584	FIELDSTONE GOLF	408,916	73,683	25,850	683,849	84,940	127,450	63,285	68,157	27,385	1,442,100	69,831	90,332		7,372			3,173,150.00
592	SEWER/WATER	820,173	467,422	341,875	67,000	44,250	95,600	71,670	1,653,055	31,844	3,380,000	987,532		87,900	681,288	11,608,277		20,337,886.00
661	FLEET	261,571	133,230	609,400	324,500		75,000	4,000	103,999	118,142	1,230,600	138,528						2,998,970.00
852	SPECIAL ASSESSMENT DEBT														166,856			166,856.00
	TOTALS	$ 18,947,960	$ 8,572,366	$ 3,103,102	$ 5,797,334	$ 1,086,094	$ 7,609,553	$ 2,697,983	$ 5,710,017	$ 532,711	$ 26,623,918	$ 1,632,742	$ 90,332	$ 193,943	$ 3,109,615	$ 11,608,277	$ 22,442,577	$ 119,758,524

Graph – 2027 Total Budget Expenditures by Account Classification



2027 Budget and Five-Year Projections – All Funds Summary

	FUND DESCRIPTION	2025 ACTUAL	2026 ORIGINAL	2026 AMENDED	2027 BUDGET	2028 PROJECTED	2029 PROJECTED	2030 PROJECTED	2031 PROJECTED
	REVENUES								
101	GENERAL FUND	$ 45,201,786	$ 44,542,533	$ 44,557,043	$ 48,919,283	$ 45,852,240	$ 46,552,515	$ 47,293,013	$ 49,215,932
202	MAJOR ROADS	$ 4,563,720	$ 3,203,874	$ 5,243,764	$ 14,708,674	$ 4,426,636	$ 6,103,820	$ 9,575,070	$ 7,929,006
203	LOCAL ROADS	$ 8,302,577	$ 8,402,324	$ 10,877,409	$ 3,604,023	$ 8,345,740	$ 6,858,508	$ 9,112,231	$ 4,821,018
227	WAYNE DISPOSAL	$ 282,758	$ -	$ -	$ -	$ -	$ -	$ -	$ -
230	TREE ORDINANCE	$ 381,585	$ 39,999	$ 39,999	$ 21,116	$ 20,061	$ 19,013	$ 18,065	$ 17,162
233	METRO ACT	$ 106,827	$ 96,345	$ 96,345	$ 95,710	$ 95,675	$ 95,642	$ 95,610	$ 95,580
244	ECONOMIC DEVELOPMENT	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
248	DDA	$ 672,564	$ 702,917	$ 702,917	$ 777,139	$ 799,737	$ 808,048	$ 813,184	$ -
251	TIFA A	$ 1,393,502	$ 1,423,252	$ 1,533,018	$ 1,861,547	$ 1,370,209	$ 1,377,129	$ 1,389,220	$ 1,387,211
252	TIFA B	$ 2,562,874	$ 2,097,404	$ 2,097,404	$ 2,383,194	$ 2,410,704	$ 2,441,727	$ 2,465,120	$ 2,500,896
253	TIFA D	$ 1,327,186	$ 1,024,265	$ 1,067,265	$ 936,208	$ 889,119	$ 844,255	$ 804,661	$ 787,593
243	BROWNFIELD AUTHORITY	$ 561,306	$ 510,842	$ 510,842	$ 443,441	$ 453,708	$ 460,074	$ 466,910	$ 474,098
262	DRUG FORFEITURE FEDERAL	$ 11,134	$ -	$ -	$ -	$ -	$ -	$ -	$ -
265	DRUG FORFEITURE STATE	$ 35,273	$ 2,467	$ 2,467	$ 42,391	$ 42,344	$ 42,277	$ 42,212	$ 42,152
257	SPECIAL CIRCUMSTANCES FUND	$ 28,277	$ 30,506	$ 30,506	$ 31,391	$ 31,321	$ 31,255	$ 31,193	$ 31,134
273	CDBG	$ 78,240	$ 79,096	$ 79,096	$ 41,864	$ 41,864	$ 71,000	$ 71,000	$ 71,000
350	CAPITAL IMPROVEMENT DEBT	$ 1,864,900	$ 1,865,375	$ 1,865,375	$ 1,857,400	$ 1,858,050	$ 1,859,600	$ 1,859,650	$ 1,858,200
401	CAPITAL PROJECTS FUND	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
584	FIELDSTONE GOLF	$ 2,343,549	$ 2,060,593	$ 2,060,593	$ 3,313,485	$ 2,139,001	$ 2,165,104	$ 2,191,876	$ 2,220,287
592	WATER/SEWER	$ 19,657,771	$ 19,284,011	$ 19,284,011	$ 19,700,694	$ 20,251,960	$ 21,371,122	$ 23,329,072	$ 22,766,310
661	FLEET	$ 4,284,961	$ 3,948,809	$ 3,948,809	$ 4,305,246	$ 4,411,808	$ 4,523,931	$ 4,638,427	$ 4,757,452
852	SPECIAL ASSESSMENT DEBT	$ 133,812	$ 131,687	$ 131,687	$ 2,849	$ -	$ -	$ -	$ -
	TOTAL REVENUES	**$ 93,794,600**	**$ 89,446,299**	**$ 94,128,550**	**$ 103,045,655**	**$ 93,440,177**	**$ 95,625,020**	**$ 104,196,514**	**$ 98,975,031**
	EXPENDITURES								
101	GENERAL FUND	$ 40,421,992	$ 49,740,900	$ 54,552,324	$ 60,852,361	$ 46,251,759	$ 44,824,477	$ 48,427,206	$ 48,474,033
202	MAJOR ROADS	$ 6,031,681	$ 3,164,795	$ 5,465,741	$ 14,698,671	$ 2,411,365	$ 6,198,113	$ 9,572,620	$ 8,669,006
203	LOCAL ROADS	$ 8,570,441	$ 8,401,228	$ 11,076,529	$ 3,493,295	$ 8,335,740	$ 6,846,282	$ 9,087,315	$ 4,803,398
227	WAYNE DISPOSAL	$ 601,463	$ 510,000	$ 510,000	$ 575,000	$ -	$ -	$ -	$ -
230	TREE ORDINANCE	$ 4,474	$ 115,500	$ 115,500	$ 50,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000
233	METRO ACT	$ 127,750	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000
244	ECONOMIC DEVELOPMENT	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
248	DDA	$ 278,864	$ 949,230	$ 1,181,319	$ 1,854,114	$ 400,757	$ 406,850	$ 126,074	$ -
251	TIFA A	$ 2,140,723	$ 3,992,411	$ 2,532,367	$ 4,179,250	$ 563,981	$ 576,346	$ 851,553	$ 598,061
252	TIFA B	$ 3,343,371	$ 4,541,578	$ 6,069,655	$ 3,551,637	$ 1,392,826	$ 2,139,900	$ 5,658,277	$ 873,667
253	TIFA D	$ 1,589,966	$ 3,261,424	$ 3,968,278	$ 1,093,676	$ 325,678	$ 725,748	$ 3,382,681	$ 1,367,771
257	SPECIAL CIRCUMSTANCES FUND	$ 101,355	$ 30,500	$ 30,500	$ 44,383	$ 45,714	$ 45,970	$ 31,193	$ 31,134
243	BROWNFIELD AUTHORITY	$ 469,922	$ 505,364	$ 505,364	$ 690,011	$ 666,492	$ 668,519	$ 470,693	$ 418,219
265	DRUG FORFEITURE STATE	$ 30,755	$ 66,000	$ 66,000	$ 35,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000
273	CDBG	$ 77,858	$ 79,096	$ 79,096	$ 41,864	$ 41,864	$ 71,000	$ 71,000	$ 71,000
350	CAPITAL IMPROVEMENT DEBT	$ 1,864,900	$ 1,865,375	$ 1,865,375	$ 1,857,400	$ 1,858,050	$ 1,859,600	$ 1,859,650	$ 1,858,200
401	CAPITAL PROJECTS FUND	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
584	FIELDSTONE GOLF (a)	$ 2,132,246	$ 2,008,617	$ 2,147,794	$ 3,173,150	$ 2,276,910	$ 3,102,879	$ 2,027,725	$ 1,838,668
592	WATER/SEWER	$ 16,965,112	$ 20,665,302	$ 23,574,711	$ 20,337,886	$ 20,236,188	$ 23,882,708	$ 21,521,256	$ 21,563,321
661	FLEET	$ 3,538,016	$ 3,203,850	$ 4,159,989	$ 2,998,970	$ 3,403,621	$ 5,160,138	$ 3,209,204	$ 3,946,950
852	SPECIAL ASSESSMENT DEBT	$ 179,125	$ 170,568	$ 170,568	$ 166,856	$ -	$ -	$ -	$ -
	TOTAL EXPENSES	**$ 88,470,014**	**$ 103,336,738**	**$ 118,136,112**	**$ 119,758,524**	**$ 88,318,945**	**$ 96,616,530**	**$ 106,404,447**	**$ 94,621,428**
	NET REVENUES/EXPENDITURES	**$ 5,324,586**	**$ (13,890,439)**	**$ (24,007,561)**	**$ (16,712,869)**	**$ 5,121,232**	**$ (991,510)**	**$ (2,207,933)**	**$ 4,353,603**

Budget Assumptions

	2024	2025	2026	2027	2028	2029
Assessment Year						
Estimated CPI	2.95%	2.73%	3.23% e	2.14% e	2.18% e	2.19% e
No Growth factor for periods shown						
Taxable Value Levied	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Taxable Value (000)	2,223,665 a	2,303,552 a	2,377,957 e	2,428,845 e	2,481,794 e	2,536,145 e
% Change in Real and Personal Taxable Values	0.89%	3.59%	3.23%	2.14%	2.18%	2.19%
Budget Year	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**
General Fund Tax Disbursements	$ 24,779	$ 27,990 e	$ 28,894 e	$ 29,512 e	$ 30,155	$ 31,358 e
		13%	3%	2%	2%	4%
City Tax Mills for Government Funds	12.0702	13.5762	13.5702 e	13.5702 e	13.5702 e	13.5702 e

Actual Taxable Values and % Change is based on ad valorem real and personal property reported in the annual Oakland County Equalization Report. 2027-2031 values are increased by CPI (and growth if applicable) when assessed, taxes are then levied the following year and recognized as tax revenue the next year.

Ad Valorem taxable values include properties eligible for Industrial Facility Tax Act (IFT) and 211 7d rates. General Fund revenues consider the sharing with all units including the City's component units TIFA's, Brownfield, and DDA.

2026 General Fund Tax Disbursements represent actual collections unadjusted for settlement. 2027 General Fund tax disbursements are estimated using a June 30, 2026 tax roll. Tax Disbursements do not reflect other revenue associated with City tax collections (penalties, delinquencies, administrative fees, chargebacks, appeals). Refer to the City's Annual Budget for total tax collection revenues.

Personnel - Full-Time Budget Summary		**2025**	**2026**	**2027**		**2028**		**2029**		**2030**		**2031**	
		182	180	**178**	**e**	181	e	184	e	187	e	190	e
Payroll Compensation-COLA		**2025**	**2026**	**2027**		**2028**		**2029**		**2030**		**2031**	
Non Bargaining	% reflects reserve of current wages not individual increases	4.00%	3.50%	**3.50%**	**e**	3.50%	e	3.50%	e	3.50%	e	3.50%	e
AFSCME	Agreement Exp 12/31/2027	2.25%	2.00%	**2.00%**		2.00%	e	2.00%	e	2.00%	e	2.00%	e
Detective	Agreement Exp 12/31/2027	5.00%	3.00%	**2.50%**		2.50%	e	2.50%	e	2.50%	e	2.50%	e
Command	Agreement Exp 12/31/2028	3.00%	5.00%	**2.50%**		3.00%		3.00%	e	3.00%	e	3.00%	e
Patrol	Agreement Exp 12/31/2027	3.00%	3.00%	**2.50%**		2.50%	e	2.50%	e	2.50%	e	2.50%	e
IAFF	Agreement Exp 12/31/2026	4.50%	3.25%	**3.00%**	**e**	3.00%	e	3.00%	e	3.00%	e	3.00%	e
Applicable step increases and additional performance increases are not reflected above, but are reserved in the overall budget expenditures.													
Medical Benefits (Actives)		**2025**	**2026**	**2027**		**2028**		**2029**		**2030**		**2031**	
Medical - Alliance Health - PPO		7.00%	17.72%	**10.00%**	**e**	8.00%	e	8.00%	e	8.00%	e	8.00%	e
Medical - Alliance Health - EPO		7.00%	17.72%	**10.00%**	**e**	8.00%	e	8.00%	e	8.00%	e	8.00%	e
Rx Pharmacy		-7.21%	21.88%	**7.00%**	**e**	7.00%	e	7.00%	e	7.00%	e	7.00%	e
Dental - Delta		0.00%	2.54%	**0.00%**	**e**	4.00%	e	0.00%	e	4.00%	e	0.00%	e
Vision		0.00%	0.00%	**1.00%**	**e**	1.00%	e	1.00%	e	1.00%	e	1.00%	e
Employment Taxes		**2025**	**2026**	**2027**		**2028**		**2029**		**2030**		**2031**	
Social Security		6.20%	6.20%	**6.20%**	**e**	6.20%	e	6.20%	e	6.20%	e	6.20%	e
Medicare		1.45%	1.45%	**1.45%**	**e**	1.45%	e	1.45%	e	1.45%	e	1.45%	e
Retirement Plans		**2025**	**2026**	**2027**		**2028**		**2029**		**2030**		**2031**	
DB Pension	Employer Contribution	$ 965,670	$ 1,020,984	**$ 1,061,000**	**e**	$ 827,000	e	$ 689,000	e	$ 605,000	e	$ 598,000	e
Retiree Health	Planned additional Trust Funding	$ -	$ 500,000										
	City's funded ratio for its actuarial pension liability decreased from 88.2% to 87.8% per the actuary valuation for the year ending 12/31/2025.												
	City's funded ratio for its actuarial retiree health liability decreased from 102.9% to 92.1% per the actuary valuation for the year ending 12/31/2025.												
Retiree Health Care													
	Employer Contribution	$ 279,766	$ 622,898	**$ 609,000**	e	$ 533,000	e	$ 449,000	e	$ 393,000	e	$ 362,000	e
	Additional Trust Funding		$ 500,000	**$ 500,000**									
	Employer contribution based upon the prior year's ending actuary valuation.												

GENERAL FUND

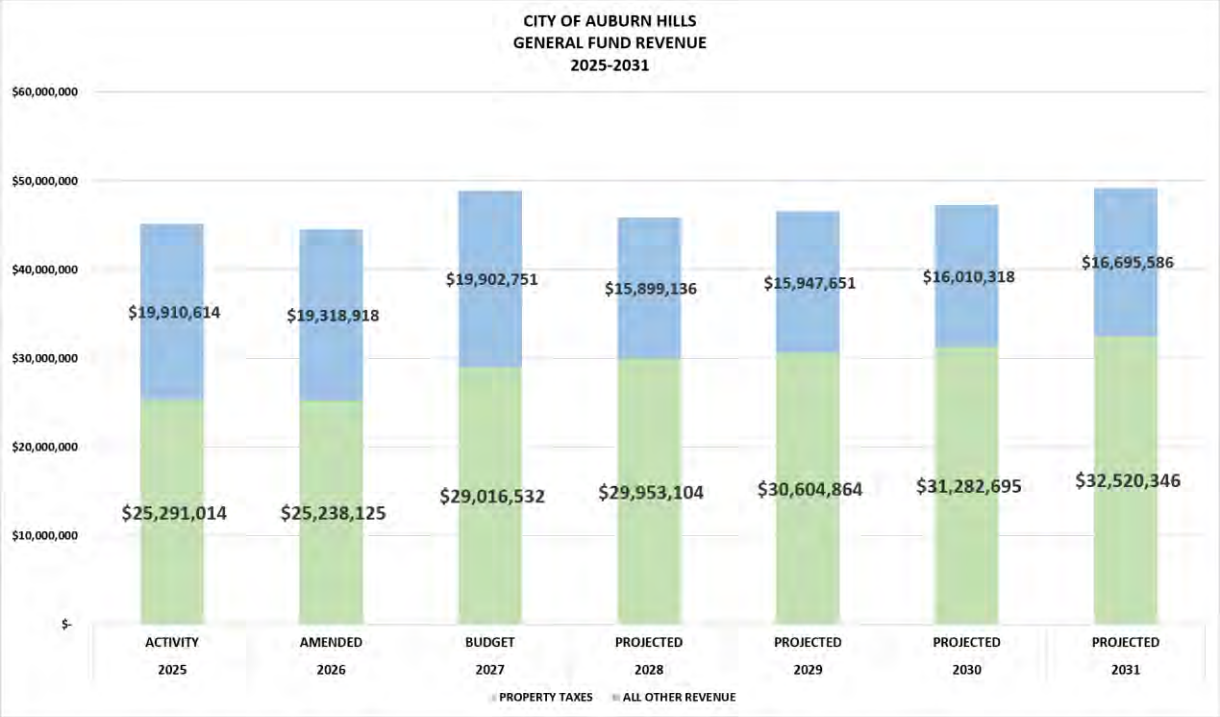
9.30.2026 Description	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED	2027 BUDGET	2028 PROJECTED	2029 PROJECTED	2030 PROJECTED	2031 PROJECTED
Total General Fund Revenues	$45,201,629	$44,542,533	$ 44,557,043	$ 48,919,283	$45,852,240	$46,552,515	$47,293,013	$49,215,932
Total General Fund Expenditures	40,421,838	49,740,900	54,552,324	60,852,361	46,251,759	44,824,477	48,427,206	48,474,033
Revenue Over (Under) Expenditures	$ 4,779,790	$ (5,198,367)	$ (9,995,281)	$(11,933,078)	$ (399,519)	$ 1,728,038	$ (1,134,193)	$ 741,899
Fund Balance [1]	$ 63,262,151	$ 58,063,784	$ 53,266,870	$ 41,333,792	$ 40,934,273	$ 42,662,311	$ 41,528,118	$ 42,270,017
as % of Expense	156.5%	116.7%	97.6%	67.9%	88.5%	95.2%	85.8%	87.2%

[1] Fund Balance includes *Nonspendable, Restricted, Committed, Assigned, and Unassigned* balances.

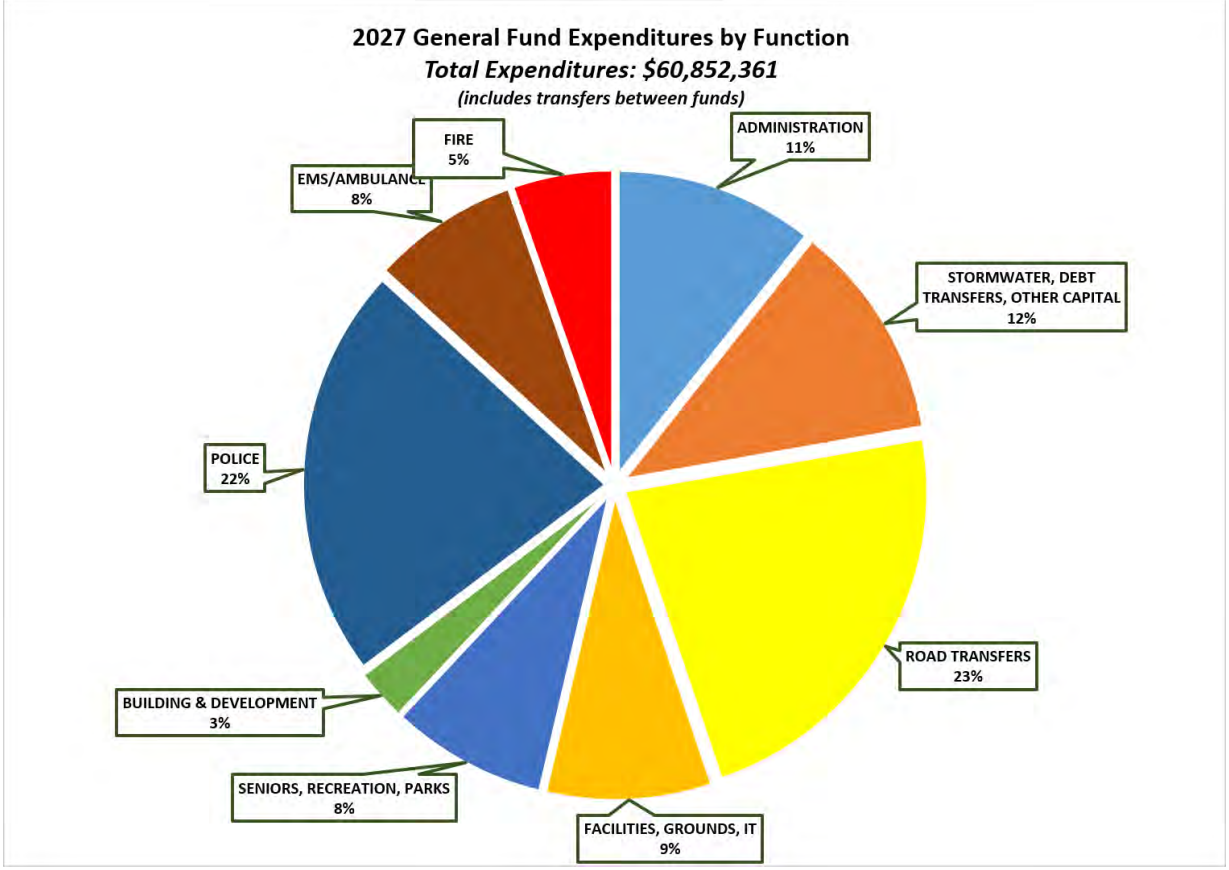
101 General Fund – Fund Balance 2025 - 2031

	2025 ACTIVITY	2026 BUDGET	2026 AMENDED	2027 REQUESTED	2028 PROJECTED	2029 PROJECTED	2030 PROJECTED	2031 PROJECTED
REVENUES								
PROPERTY TAXES	25,291,014.16	25,238,125.00	25,238,125.00	29,016,532.00	29,953,104.00	30,604,864.00	31,282,695.00	32,520,346.00
SPECIAL ASSESSMENTS	1,202,506.03	468,930.00	468,930.00	399,656.00	492,584.00	517,214.00	660,931.00	973,232.00
LICENSES AND PERMITS	1,333,471.39	849,200.00	849,200.00	841,100.00	841,100.00	841,100.00	841,100.00	841,100.00
CHARGES FOR SERVICES	2,644,260.18	2,217,740.00	2,217,740.00	2,377,657.00	2,377,020.00	2,381,220.00	2,383,220.00	2,384,420.00
GRANTS	115,432.17	40,075.00	54,585.00	24,060.00	22,030.00	28,120.00	24,567.00	24,567.00
STATE GRANTS/OTHER	1,187,493.65	603,323.00	603,323.00	334,873.00	306,623.00	306,623.00	306,623.00	306,623.00
STATE SHARED REVENUE & REFUNDS	5,438,477.64	4,716,198.00	4,716,198.00	4,486,458.00	4,047,093.00	3,922,093.00	3,797,093.00	3,722,093.00
RENTALS, FRANCHISE FEES, OTHER REVENUE	985,689.46	724,908.00	724,908.00	741,278.00	740,203.00	762,500.00	784,710.00	804,681.00
INTEREST INCOME	3,619,604.08	3,309,606.00	3,309,606.00	3,108,027.00	2,867,223.00	3,108,168.00	2,789,581.00	3,447,739.00
NON-OPERATING REVENUE	596,995.67	10,400.00	10,400.00	14,750.00	14,750.00	14,750.00	16,750.00	14,750.00
INTERFUND CHG REVENUE	994,890.00	1,069,766.00	1,069,766.00	1,389,473.00	1,450,631.00	1,517,012.00	1,589,238.00	1,648,956.00
ADMIN CHARGE REVENUE	1,434,132.00	1,497,765.00	1,497,765.00	1,632,742.00	1,723,112.00	1,817,523.00	1,919,752.00	1,983,703.00
TRANSFERS FROM FUNDS	357,662.21	3,796,497.00	3,796,497.00	4,552,677.00	1,016,767.00	731,328.00	896,753.00	543,722.00
TOTAL REVENUES	**$ 45,201,629**	**$ 44,542,533**	**$ 44,557,043**	**$ 48,919,283**	**$ 45,852,240**	**$ 46,552,515**	**$ 47,293,013**	**$ 49,215,932**
	45,201,629							
% Change from Prior Year		-1.46%	-1.43%	9.790%	-6.27%	1.53%	1.59%	4.07%
EXPENDITURES								
SALARIES & WAGES	14,501,621.30	16,364,926.00	16,050,399.00	16,755,371.00	17,563,652.00	18,023,890.00	18,653,130.00	19,101,814.00
FRINGE BENEFITS	5,422,936.00	6,244,363.00	7,385,639.00	7,621,796.00	7,098,979.00	7,153,165.00	7,310,262.00	7,569,822.00
SUPPLIES	1,268,743.94	1,870,150.00	1,878,350.00	1,811,777.00	1,586,866.00	1,727,994.00	1,659,400.00	1,862,371.00
OTHER EXPENSES	1,801,046.05	1,866,524.00	1,874,284.00	2,163,893.00	2,194,928.00	2,184,793.00	2,241,038.00	2,418,148.00
REPAIR & MAINT.	966,594.50	1,783,935.00	1,269,652.38	1,683,285.00	1,003,285.00	908,385.00	907,885.00	1,012,085.00
CONTRACTUAL SERVICES	2,495,417.73	2,927,521.00	2,927,271.00	3,371,738.00	3,086,514.00	3,074,615.00	3,093,069.00	3,141,462.00
COMPUTER SERVICES	108,797.77	123,366.00	123,366.00	106,043.00	103,322.00	104,645.00	105,983.00	107,617.00
UTILITIES	530,009.91	724,443.00	714,443.00	666,510.00	670,273.00	675,115.00	678,462.00	683,013.00
INSURANCE	262,070.67	387,659.00	387,659.00	323,374.00	335,367.00	347,908.00	361,030.00	375,431.00
CAPITAL EXPENDITURES	3,531,456.46	6,878,000.00	10,359,979.78	6,928,343.00	698,343.00	481,343.00	591,344.00	(60,413.00)
DEBT SERVICE	314,563.73	96,854.00	96,854.00	341,883.00	340,259.00	314,219.00	317,529.00	219,913.00
INTERFUND CHG EXPENSE	2,253,680.32	2,032,784.00	2,032,784.00	2,263,448.00	2,315,490.00	2,368,805.00	2,423,424.00	2,479,384.00
TRANS TO OTHER FUNDS	6,964,900.00	8,440,375.00	9,451,643.00	16,814,900.00	9,254,481.00	7,459,600.00	10,084,650.00	9,563,386.00
TOTAL EXPENDITURES	**$ 40,421,838**	**$ 49,740,900**	**$ 54,552,324**	**$ 60,852,361**	**$ 46,251,759**	**$ 44,824,477**	**$ 48,427,206**	**$ 48,474,033**
	40,421,838							
% Change from Prior Year		23.05%	34.96%	11.55%	-15.22%	-17.83%	-11.23%	-11.14%
NET OF REVENUES/EXPENDITURES	**$ 4,779,791**	**$ (5,198,367)**	**$ (9,995,281)**	**$ (11,933,078)**	**$ (399,519)**	**$ 1,728,038**	**$ (1,134,193)**	**$ 741,899**

General Fund Summary – Revenues & Expenses by Classification 2025 - 2031



Graph – General Fund 2027 General Fund Expenditures by Function



General Fund – General Operating Revenue & Expenses 2025 – 2031

Fund 101 - General Operating Fund

(Supported by 2.1049 Operating Millage)

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
PROPERTY TAXES	5,376,065	5,289,305	5,289,305	5,403,087	5,575,953	5,705,437	5,839,847	6,060,049
STATE SHARED REVENUE & REFUNDS	3,841,020	3,320,163	3,320,163	3,023,875	2,712,071	2,662,071	2,662,071	2,662,071
LICENSES AND PERMITS	1,135,435	644,350	644,350	634,400	634,400	634,400	634,400	634,400
GRANTS	12,150	0	14,510	0	0	0	0	0
STATE GRANTS/OTHER	540,695	57,500	57,500	59,537	59,537	59,537	59,537	59,537
OTHER REVENUE	953,287	715,408	715,408	730,778	729,703	752,000	774,210	794,181
CHARGES FOR SERVICES	705,328	591,400	591,400	594,680	594,680	598,880	600,880	602,080
INTEREST INCOME	3,522,529	3,077,019	3,077,019	2,932,697	2,666,003	2,931,577	2,506,349	3,021,930
SPECIAL ASSESSMENTS	13,736	0	0	0	0	0	0	0
NONOPERATING REVENUE	589,453	1,400	1,400	5,750	5,750	5,750	7,750	5,750
INTERFUND CHG REVENUE	994,890	1,069,766	1,069,766	1,389,473	1,450,631	1,517,012	1,589,238	1,648,956
ADMIN CHARGE REVENUES	1,434,132	1,497,765	1,497,765	1,632,742	1,723,112	1,817,523	1,919,752	1,983,703
TRANSFERS FROM FUNDS	285,597	3,409,875	3,409,875	4,263,026	717,488	422,106	577,020	213,115
TOTAL REVENUES	**$ 19,404,317**	**$ 19,673,951**	**$ 19,688,461**	**$ 20,670,045**	**$ 16,869,328**	**$ 17,106,293**	**$ 17,171,054**	**$ 17,685,772**
	$ 0.28	$ 0.27	$ 0.27	$ 0.26	$ 0.33	$ 0.33	$ 0.34	$ 0.34
	0.29	0.23	0.23	0.21	0.23	0.23	0.23	0.22
SALARIES & WAGES	4,920,651	5,646,702	5,476,675	5,676,781	5,975,252	6,026,004	6,292,126	6,407,248
FRINGE BENEFITS	2,038,551	2,366,365	3,542,891	3,205,281	3,587,293	3,485,551	3,478,438	3,569,952
SUPPLIES	614,401	904,680	912,880	835,279	794,536	934,734	798,815	1,001,041
OTHER EXPENSES	295,117	622,553	630,313	580,005	527,891	478,291	560,000	546,129
REPAIR & MAINT.	599,276	1,434,450	920,167	1,286,750	646,750	551,350	549,350	651,550
CONTRACTUAL SERVICES	1,710,474	2,120,840	2,120,590	2,485,566	2,222,775	2,153,452	2,163,258	2,157,129
COMPUTER SERVICES	69,088	83,042	83,042	65,630	61,826	62,037	62,226	62,410
UTILITIES	487,296	677,143	667,143	617,110	620,873	625,615	628,962	633,513
INSURANCE	113,793	239,195	239,195	158,350	165,400	172,852	180,731	189,732
CAPITAL EXPENDITURES	1,496,164	6,707,000	8,434,812	6,547,500	470,000	590,000	450,000	0
DEBT SERVICE	91,045	96,854	96,854	95,227	93,603	67,563	70,875	0
INTERFUND CHG EXPENSES	913,781	907,906	907,906	1,034,969	1,063,991	1,093,844	1,124,551	1,156,138
TRANS TO OTHER FUNDS	1,864,900	2,865,375	1,865,375	3,057,400	1,858,050	1,859,600	1,859,650	1,858,200
TOTAL EXPENSES	**$ 15,214,536**	**$ 24,672,105**	**$ 25,897,843**	**$ 25,645,848**	**$ 18,088,240**	**$ 18,100,893**	**$ 18,218,982**	**$ 18,233,042**
NET REVENUES/EXPENSES	**$ 4,189,781**	**$ (4,998,154)**	**$ (6,209,382)**	**$ (4,975,803)**	**$ (1,218,912)**	**$ (994,600)**	**$ (1,047,928)**	**$ (547,270)**

GENERAL FUND – ADMINISTRATION

101 City Council

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SALARIES & WAGES	60,150	63,330	63,330	63,330	63,330	63,330	63,330	63,330
FRINGE BENEFITS	16,086	25,620	27,854	26,755	27,423	28,104	29,084	30,301
SUPPLIES	97	350	350	350	350	350	350	350
CONTRACTUAL SERVICES	800	8,000	8,000	39,000	9,000	9,000	9,000	9,000
OTHER EXPENSES	32,701	30,400	30,400	34,500	34,500	34,500	34,500	34,500
TOTAL EXPENSES	**$ 109,835**	**$ 127,700**	**$ 129,934**	**$ 163,935**	**$ 134,603**	**$ 135,284**	**$ 136,264**	**$ 137,481**

172 City Manager

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SALARIES & WAGES	527,594	539,235	557,735	567,154	569,097	571,059	573,041	574,341
FRINGE BENEFITS	171,932	184,187	190,836	196,484	200,599	204,777	209,686	214,869
SUPPLIES	1,460	15,950	15,950	4,750	4,750	4,750	4,750	4,750
CONTRACTUAL SERVICES	601	600	600	1,000	1,000	1,000	1,000	1,000
OTHER EXPENSES	9,518	19,035	19,035	29,635	19,635	19,635	19,635	19,635
UTILITES	2,453	2,123	2,123	2,165	2,208	2,252	2,297	2,343
REPAIR & MAINTENANCE	0	0	0	0	0	0	0	0
FLEET VEHICLE CHARGES	14,241	14,201	14,201	13,011	13,271	13,536	13,807	14,083
TOTAL EXPENSES	**$ 727,798**	**$ 775,331**	**$ 800,480**	**$ 814,199**	**$ 810,560**	**$ 817,009**	**$ 824,216**	**$ 831,021**

215 City Clerk

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SALARIES & WAGES	194,977	293,317	293,317	230,520	361,944	231,768	306,504	233,060
FRINGE BENEFITS	51,994	55,856	55,856	54,746	60,062	55,119	58,281	55,506
SUPPLIES	15,695	28,100	28,100	18,500	27,500	14,500	20,500	14,500
CONTRACTUAL SERVICES	6,803	13,150	13,150	7,275	8,825	12,275	8,150	7,275
OTHER EXPENSES	19,407	24,050	24,050	21,050	27,450	21,050	24,450	21,050
UTILITIES	554	635	635	635	635	635	635	635
REPAIR & MAINTENANCE	24,456	25,100	25,100	25,100	25,100	27,500	27,500	27,500
CAPITAL EXPENDITURES	0	0	0	154,000	0	0	0	0
TOTAL EXPENSES	**$ 313,887**	**$ 440,208**	**$ 440,208**	**$ 511,826**	**$ 511,516**	**$ 362,847**	**$ 446,020**	**$ 359,526**

253 Treasurer/Finance

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SALARIES & WAGES	475,319	516,423	501,423	516,714	523,035	529,613	535,193	540,940
FRINGE BENEFITS	173,760	220,315	207,549	213,832	221,017	228,471	236,566	245,198
SUPPLIES	21,759	31,025	31,025	37,375	34,075	37,575	34,325	37,025
COMPUTER SERVICES	1,596	1,740	1,740	1,900	1,900	1,900	1,900	1,900
CONTRACTUAL SERVICES	1,314	21,950	21,950	38,500	38,500	38,500	38,500	38,500
REPAIR AND MAINT.	8,636	18,200	18,200	32,000	20,000	20,000	20,000	20,000
OTHER EXPENSES	12,942	24,035	24,035	24,525	26,450	26,525	20,450	20,525
UTILITIES	500	720	720	400	450	450	500	500
TOTAL EXPENSES	**$ 695,824**	**$ 834,408**	**$ 806,642**	**$ 865,246**	**$ 865,427**	**$ 883,034**	**$ 887,434**	**$ 904,588**

257 Assessing

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SALARIES & WAGES	4,445	4,000	4,000	4,000	4,000	4,000	4,000	4,000
FRINGE BENEFITS	340	306	306	306	306	306	306	306
SUPPLIES	7,151	9,660	10,860	9,860	10,470	10,630	10,790	10,900
UTILITIES	0	0	0	0	0	0	0	0
COMPUTER SERVICES	2,141	2,531	2,531	2,520	2,646	2,777	2,916	3,000
CONTRACTUAL SERVICES	373,391	362,966	362,966	373,241	383,822	394,727	405,958	418,604
OTHER EXPENSES	2,216	2,600	2,600	2,600	2,600	2,600	2,600	2,600
FLEET VEHICLE CHARGES	0	0	0	0	0	0	0	0
TOTAL EXPENSES	**$ 389,683**	**$ 382,063**	**$ 383,263**	**$ 392,527**	**$ 403,844**	**$ 415,040**	**$ 426,570**	**$ 439,410**

261 General Administration

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SALARIES & WAGES	0	157,027	0	152,708	254,186	369,565	488,983	612,581
FRINGE BENEFITS	207,147	258,570	1,443,893	987,719	1,287,996	1,112,638	1,013,229	1,012,848
SUPPLIES	95,951	113,000	113,000	113,150	113,150	113,150	113,150	113,150
OTHER EXPENSES	215,428	307,442	307,442	377,965	378,365	389,565	389,915	457,765
CONTRACTUAL SERVICES	465,968	558,800	558,800	730,000	696,000	696,000	698,000	698,000
COMPUTER SERVICES	5,100	8,000	8,000	8,000	8,000	8,000	8,000	8,000
UTILITIES	45,789	142,960	142,960	64,870	64,980	65,090	65,200	65,310
REPAIR & MAINTENANCE	0	0	0	0	0	0	0	0
INSURANCE	95,464	212,693	212,693	147,930	154,667	161,795	169,343	178,002
CAPTIAL OUTLAY	36,654	0	0	0	0	0	0	0
TRANSFER TO PENSION	0	1,000,000	0	0	0	0	0	0
FLEET VEHICLE CHARGES	0	0	0	0	0	0	0	0
TOTAL EXPENSES	**$ 1,167,502**	**$ 2,758,492**	**$ 2,786,788**	**$ 2,582,342**	**$ 2,957,344**	**$ 2,915,803**	**$ 2,945,820**	**$ 3,145,656**

270 Human Resources

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SALARIES & WAGES	165,419	172,544	166,544	175,244	175,868	176,492	176,492	176,492
FRINGE BENEFITS	78,041	85,959	88,193	92,099	95,445	98,877	102,887	107,238
SUPPLIES	4,950	8,950	8,950	11,350	11,350	11,350	11,350	11,350
CONTRACTUAL SERVICES	36,932	48,500	48,500	48,500	58,500	43,500	43,500	43,500
OTHER EXPENSES	63,789	91,900	91,900	82,150	82,400	82,650	82,900	83,150
TOTAL EXPENSES	**$ 349,131**	**$ 407,853**	**$ 404,087**	**$ 409,343**	**$ 423,563**	**$ 412,869**	**$ 417,129**	**$ 421,730**

441 DPW Administration

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
DPW ADMIN CHARGES	596,485	626,613	626,613	642,911	654,094	662,985	672,852	683,244
TOTAL REVENUES	**$ 596,485**	**$ 626,613**	**$ 626,613**	**$ 642,911**	**$ 654,094**	**$ 662,985**	**$ 672,852**	**$ 683,244**

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SALARIES & WAGES	580,252	576,460	606,460	599,175	602,777	606,486	610,307	614,243
FRINGE BENEFITS	235,438	252,283	254,983	254,144	261,766	269,543	278,628	288,390
SUPPLIES	11,084	9,700	9,700	12,300	12,800	13,300	13,800	14,300
CONTRACTUAL SERVICES	0	1,300	1,300	1,000	1,300	1,300	1,300	1,000
OTHER EXPENSES	(191,906)	(194,080)	(194,080)	(188,146)	(198,449)	(201,047)	(204,083)	(207,391)
FLEET VEHICLE CHARGES	47,700	52,064	52,064	45,316	46,222	47,146	48,089	49,051
TOTAL EXPENSES	**$ 682,568**	**$ 697,727**	**$ 730,427**	**$ 723,789**	**$ 726,416**	**$ 736,728**	**$ 748,041**	**$ 759,593**

272 Pension RHC Board

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
CONTRACTUAL SERVICES	0	5,000	5,000	0	0	0	0	0
INSURANCE	10,506	16,056	16,056	0	0	0	0	0
SUPPLIES	0	0	0	0	0	0	0	0
OTHER EXPENSES	0	2,250	2,250	0	0	0	0	0
TOTAL EXPENSES	**$ 10,507**	**$ 23,306**	**$ 23,306**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

This department has been closed as its expenses are now recorded in their respective trusts.

General Fund Administrative Personnel

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
City Council								
Mayor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
City Council	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Total City Council	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
City Manager								
City Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Assistant City Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Assistant to the City Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Community Engagement Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Part-time Downtown Engagement Specialist (DDA allocated)	1.00	1.00	1.00	2.00	2.00	2.00	2.00	0.00
Part-time Receptionist	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Interns	1.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00
Total City Manager	8.00	9.00	9.00	9.00	9.00	9.00	9.00	7.00
City Clerk & Elections								
City Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Part-time Voter Registration Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total City Clerk & Elections	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Finance/Treasurer								
Finance Director - Treasurer	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Treasurer	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Accountant	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Accounting Clerk	2.00	2.00	2.00	3.00	3.00	3.00	3.00	3.00
Total Finance	6.00	6.00	6.00	7.00	7.00	7.00	7.00	7.00
Assessor								
Assessor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deputy Assessor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Appraiser I	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Appraiser II	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Clerk III	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Assessor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Human Resources								
Human Resources Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Human Resources Generalist	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PT Human Resources Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Human Resources	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Public Works Adminstration								
Director of Public Services	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GIS Technician	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Manager of Municipal Properties	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Manager of Public Utilities	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Manager of Roads and Fleet	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
DPW Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Utility Billing Technician	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PT Utility Technician	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PT Assistant to the DPW Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Public Works	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00
Total Administration	**36.00**	**37.00**	**37.00**	**38.00**	**38.00**	**38.00**	**38.00**	**36.00**

GENERAL FUND – INFRASTRUCTURE – CAPITAL EXPENDITURES

537 Storm Water Management

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REIMBURSED EXPENSES	3,614	3,600	3,600	3,600	3,600	3,600	3,600	3,600
TOTAL REVENUES	**$ 3,614**	**$ 3,600**	**$ 3,600**	**$ 3,600**	**$ 3,600**	**$ 3,600**	**$ 3,600**	**$ 3,600**
SALARIES & WAGES	25,491	28,600	28,600	28,600	28,600	28,600	28,600	28,600
FRINGE BENEFITS	2,488	2,718	2,718	2,579	2,584	2,586	2,586	2,586
SUPPLIES	0	850	850	850	850	850	850	850
OTHER EXPENSES	14,244	22,878	22,878	23,505	23,955	24,155	24,455	24,755
CONTRACTUAL SERVICES	53,330	177,168	177,168	356,500	145,078	126,000	126,500	108,500
CAPITAL EXPENDITURES	0	7,700	7,700	0	0	0	0	0
DEBT SERVICE	66,629	72,438	72,438	70,813	69,188	67,563	70,875	0
INTERFUND CHG EXPENS	11,060	8,635	8,635	18,912	19,479	20,063	20,665	21,285
TOTAL EXPENSES	**$ 173,242**	**$ 320,987**	**$ 320,987**	**$ 501,759**	**$ 289,734**	**$ 269,817**	**$ 274,531**	**$ 186,576**

446 Street Improvement

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
PROPERTY TAXES	2,997,364	3,001,885	3,001,885	3,093,340	3,193,419	3,261,868	3,333,087	3,463,648
ASSESSMENTS	1,188,770	468,930	468,930	399,656	492,584	517,214	660,931	973,232
STATE SHARED REVENUE	172,363	392,758	392,758	400,000	350,000	350,000	300,000	300,000
INTEREST	97,075	232,587	232,587	175,330	201,220	176,591	283,232	425,809
STATE GRANTS/OTHER	7,443	0	0	0	0	0	0	0
FEDERAL GRANTS	0	0	0	0	0	0	0	0
TOTAL REVENUE	**$ 4,463,015**	**$ 4,096,160**	**$ 4,096,160**	4,068,326	**$ 4,237,223**	**$ 4,305,673**	**$ 4,577,250**	**$ 5,162,689**
TRANS TO OTHER FUNDS	5,100,000	5,575,000	7,586,268	13,757,500	7,396,431	5,600,000	8,225,000	7,705,186
TOTAL EXPENSES	**$ 5,100,000**	**$ 5,575,000**	**$ 7,586,268**	**$ 13,757,500**	**$ 7,396,431**	**$ 5,600,000**	**$ 8,225,000**	**$ 7,705,186**

901 Capital Improvements

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
TRANS IN/CAPITAL CONTRIB OTHER FUNDS	1,111,213	3,000,000	3,000,000	3,300,000	0	0	0	0
TOTAL REVENUES	**$ 1,111,213**	**$ 3,000,000**	**$ 3,000,000**	**$ 3,300,000**	**$ -**	**$ -**	**$ -**	**$ -**
OTHER EXPENSES	0	0	0	0	0	0	0	0
CAPITAL EXPENDITURES	1,291,393	5,000,000	5,044,392	3,500,000	0	0	0	0
TRANS TO OTHER FUNDS	1,864,900	1,865,375	1,865,375	3,057,400	1,858,050	1,859,600	1,859,650	1,858,200
TOTAL EXPENSES	**$ 3,156,293**	**$ 6,865,375**	**$ 6,909,767**	**$ 6,557,400**	**$ 1,858,050**	**$ 1,859,600**	**$ 1,859,650**	**$ 1,858,200**

Infrastructure Personnel

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
Storm Water Management								
Seasonal Laborer	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Storm Water Management	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Infrastructure	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**

GENERAL FUND – GENERAL SUPPORT DEPARTMENT EXPENDITURES

265 Facilities

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
TRANSFERS IN	-	-	-	100,000	-	-	-	-
TOTAL REVENUES	-	-	-	100,000	-	-	-	-

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SALARIES & WAGES	543,471	572,805	570,805	574,862	591,030	607,669	624,797	642,425
FRINGE BENEFITS	251,896	270,005	275,438	284,642	295,586	306,725	319,700	333,893
SUPPLIES	64,003	63,000	63,000	68,900	68,900	68,900	68,900	68,900
CONTRACTUAL SERVICES	47,083	68,000	68,000	64,550	64,550	64,550	64,550	64,550
COMPUTER SERVICES	389	0	0	0	0	0	0	0
OTHER EXPENSES	(217,573)	(96,786)	(96,786)	(227,965)	(278,994)	(337,795)	(405,406)	(483,228)
UTILITIES	426,641	516,255	506,255	534,790	538,150	542,538	545,480	549,675
REPAIR & MAINTENANCE	496,694	573,150	631,159	1,037,350	417,350	427,350	417,350	427,350
INSURANCE	377	592	592	792	816	841	866	892
CAPITAL EXPENDITURES	27,181	275,000	275,000	220,000	270,000	340,000	200,000	0
FLEET VEHICLE CHARGES	77,960	78,384	78,384	94,043	96,864	99,770	102,763	105,846
TRANSFERS	0	0	0	0	0	0	0	0
TOTAL EXPENSES	**$ 1,718,123**	**$ 2,320,405**	**$ 2,371,847**	**$ 2,651,964**	**$ 2,064,252**	**$ 2,120,548**	**$ 1,939,000**	**$ 1,710,303**

266 Grounds

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
TRANSFERS IN	2,587	300,000	300,000	0	0	0	0	0
TOTAL REVENUES	**$ 2,587**	**$ 300,000**	**$ 300,000**	$ -	$ -	$ -	$ -	$ -

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SALARIES & WAGES	519,000	535,624	555,624	541,754	556,441	570,900	585,730	599,646
FRINGE BENEFITS	245,099	257,439	273,969	286,906	302,268	317,957	335,059	352,794
SUPPLIES	107,621	122,000	122,000	166,500	116,500	116,500	116,500	116,500
REPAIR & MAINTENANCE	6,787	705,500	105,500	74,500	124,500	24,500	24,500	124,500
CONTRACTUAL SERVICES	207,014	215,000	215,000	215,000	215,000	215,000	215,000	215,000
OTHER EXPENSES	92,222	95,241	95,241	98,355	99,275	100,214	101,304	102,488
INSURANCE	2,487	3,901	3,901	4,486	4,621	4,760	4,903	5,050
CAPITAL EXPENDITURES	0	0	600,000	0	0	0	0	0
EQUIPMENT RENTAL EXPENSES	424,519	437,044	437,044	505,754	520,927	536,555	552,652	569,232
TOTAL EXPENSES	**$ 1,604,749**	**$ 2,371,749**	**$ 2,408,279**	**$ 1,893,255**	**$ 1,939,532**	**$ 1,886,386**	**$ 1,935,648**	**$ 2,085,210**

228 MIS

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SUPPLIES	178,323	389,055	389,055	282,344	297,431	450,259	298,070	508,176
COMPUTER SERVICES	57,107	65,710	65,710	48,010	43,910	43,910	43,910	43,910
CONTRACTUAL SERVICES	253,932	342,000	342,000	342,000	292,000	292,000	292,000	292,000
REPAIR & MAINTENANCE	24,998	36,000	63,708	71,000	5,000	5,000	5,000	5,000
CAPITAL EXPENDITURES	0	499,300	499,300	70,000	0	0	0	0
DEBT SERVICE	20,326	21,300	21,300	22,320	23,390	0	0	0
SBITA	4,090	3,116	3,116	2,094	1,025	0	0	0
TOTAL EXPENSES	**$ 538,775**	**$ 1,356,481**	**$ 1,384,189**	**$ 837,768**	**$ 662,756**	**$ 791,169**	**$ 638,980**	**$ 849,086**

General Support Personnel

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
Facilities								
Crew Leader	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Master Electrician	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Maintenance Technician	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Custodian	0.00	3.00	3.00	4.00	4.00	4.00	4.00	4.00
Part-time	0.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00
Seasonal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Facilities	5.00	13.00	8.00	9.00	9.00	9.00	9.00	9.00
Parks and Grounds								
Parks Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Crew Leader	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Maintenance Technician	6.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
PT Park Monitors	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
PT Custodian	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
PT DPW Laborer	3.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Seasonal	3.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Total Parks and Grounds	19.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00
Total General Support	**24.00**	**37.00**	**32.00**	**33.00**	**33.00**	**33.00**	**33.00**	**33.00**

GENERAL FUND – COMMUNITY PROGRAM EXPENDITURES

685 Senior Citizens

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SALARIES & WAGES	443,541	422,982	427,982	392,312	392,312	392,312	392,312	392,312
FRINGE BENEFITS	102,061	129,325	119,325	129,332	132,551	135,916	139,613	143,508
SUPPLIES	41,080	19,500	19,500	19,800	16,450	17,850	20,300	18,600
OTHER EXPENSES	130,770	137,500	152,010	124,650	124,250	128,250	130,300	132,500
CONTRACTUAL SERVICES	16,967	24,178	24,178	6,200	6,400	6,800	7,000	7,400
UTLITIES	1,493	2,550	2,550	2,650	2,650	2,650	2,650	2,650
REPAIR & MAINTENANCE	5,230	0	0	1,800	1,800	2,000	2,000	2,200
CAPITAL EXPENDITURES	0	0	0	3,500	0	0	0	0
FLEET VEHICLE CHARGES	13,569	13,288	13,288	12,489	12,739	12,994	13,254	13,519
TOTAL EXPENSES	**$ 754,712**	**$ 749,323**	**$ 758,833**	**$ 692,733**	**$ 689,152**	**$ 698,772**	**$ 707,429**	**$ 712,689**

686 SMART Grant

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SALARIES & WAGES	76,701	77,350	77,350	93,600	93,600	93,600	93,600	93,600
FRINGE BENEFITS	7,384	7,067	8,617	9,556	9,573	9,579	9,579	9,579
OTHER EXPENSES	728	650	650	650	650	650	650	650
UTILITES	1,471	1,800	1,800	1,800	1,800	1,800	1,800	1,800
INSURANCE	1,495	1,238	1,238	1,129	1,162	1,198	1,233	1,271
FLEET VEHICLE CHARGES	36,990	35,894	35,894	39,315	40,101	40,904	41,722	42,556
TOTAL EXPENSES	**$ 124,768**	**$ 123,999**	**$ 125,549**	**$ 146,050**	**$ 146,886**	**$ 147,731**	**$ 148,584**	**$ 149,456**

755 Recreation

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SALARIES & WAGES	268,919	451,410	444,410	472,841	472,841	472,841	480,067	480,067
FRINGE BENEFITS	75,336	113,748	123,748	136,189	139,920	143,662	148,350	152,620
SUPPLIES	11,578	54,250	61,250	51,600	42,200	36,800	47,200	43,600
OTHER EXPENSES	29,303	58,033	51,283	84,475	85,030	85,585	235,440	235,995
CONTRACTUAL SERVICES	2,765	17,328	17,078	22,200	22,200	22,200	22,200	22,200
UTILITIES	564	1,500	1,500	1,000	1,000	1,000	1,000	1,000
REPAIR & MAINTENANCE	0	2,000	2,000	2,000	2,000	2,000	2,000	2,000
CAPITAL EXPENDITURES	0	0	0	10,000	0	0	0	0
FLEET VEHICLE CHARGES	0	0	0	0	0	0	0	0
TOTAL EXPENSES	**$ 388,465**	**$ 698,269**	**$ 701,269**	**$ 780,305**	**$ 765,191**	**$ 764,088**	**$ 936,257**	**$ 937,482**

770 Parks

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SALARIES & WAGES	286,555	405,900	374,400	409,368	418,239	423,850	428,774	432,261
FRINGE BENEFITS	76,987	90,530	85,530	92,723	96,101	99,324	102,719	106,161
SUPPLIES	43,821	24,800	24,800	23,050	23,050	23,050	23,050	23,050
OTHER EXPENSES	55,647	61,950	61,950	55,736	64,199	64,919	65,775	66,715
CONTRACTUAL SERVICES	0	26,300	26,300	0	50,000	0	0	0
INSURANCE	1,617	1,920	1,920	2,660	2,740	2,822	2,907	2,994
REPAIR & MAINTENANCE	21,790	61,500	61,500	30,000	38,000	30,000	38,000	30,000
CAPITAL EXPENDITURES	135,490	925,000	2,008,420	2,590,000	200,000	250,000	250,000	0
INTERFUND CHARGES	208,944	199,553	199,553	243,154	250,153	257,356	264,769	272,399
TOTAL EXPENSES	**$ 830,850**	**$ 1,797,453**	**$ 2,844,373**	**$ 3,446,691**	**$ 1,142,482**	**$ 1,151,321**	**$ 1,175,994**	**$ 933,580**

Community Program Personnel

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
Recreation and Senior Services								
Recreation Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Senior Services Director	0.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00
Assistant Director Rec and Senior Services	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Recreation Program Coordinator	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Senior Services Program Coordinator	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Program Coordinator-Support Services	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Program Coordinator-Programs, Leagues & Teens	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Smart Bus Drivers	4.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Part-Time Employees	28.00	41.00	41.00	46.00	42.00	42.00	42.00	42.00
Seasonal Employees	14.00	14.00	14.00	6.00	6.00	6.00	6.00	6.00
Total Recreation and Senior Services	52.00	66.00	66.00	63.00	60.00	60.00	60.00	60.00
Facilities								
Crew Leader	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Master Electrician	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Maintenance Technician	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Custodian	3.00	3.00	3.00	4.00	4.00	4.00	4.00	4.00
Part-time	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Seasonal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Facilities	8.00	8.00	8.00	9.00	9.00	9.00	9.00	9.00
Parks and Grounds								
Parks Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Crew Leader	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Maintenance Technician	8.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
PT Park Monitors	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
PT Custodian	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
PT DPW Laborer	3.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
PT Building Supervisor	0.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00
Seasonal	3.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Total Parks and Grounds	21.00	24.00	24.00	25.00	25.00	25.00	25.00	25.00

GENERAL FUND – BUILDING/DEVELOPMENT EXPENDITURES

371 Building Services

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SALARIES & WAGES	548,630	629,663	599,663	648,275	661,628	677,595	694,072	713,026
FRINGE BENEFITS	254,299	317,154	287,326	333,778	347,752	362,738	379,246	397,045
SUPPLIES	9,543	14,290	14,290	14,400	14,510	14,720	14,730	14,840
CONTRACTUAL SERVICES	238,190	220,000	220,000	220,000	220,000	220,000	220,000	220,000
COMPUTER SERVICES	2,756	5,061	5,061	5,200	5,370	5,450	5,500	5,600
OTHER EXPENSES	21,340	24,950	24,950	22,950	22,950	22,950	22,950	19,950
UTILITIES	5,586	5,300	5,300	5,400	5,500	5,600	5,700	5,800
REPAIR & MAINTENANCE	10,684	13,000	13,000	13,000	13,000	13,000	13,000	13,000
PHYSICAL DAMAGE INSURANCE	1,846	2,795	2,795	1,353	1,394	1,436	1,479	1,523
CAPITAL EXPENDITURES	5,445	0	0	0	0	0	0	0
FLEET VEHICLE CHARGES	78,799	68,843	68,843	62,975	64,235	65,520	66,830	68,167
TOTAL EXPENSES	**$ 1,177,119**	**$ 1,301,056**	**$ 1,241,228**	**$ 1,327,331**	**$ 1,356,339**	**$ 1,389,009**	**$ 1,423,507**	**$ 1,458,951**

703 Community Development

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SALARIES & WAGES	200,187	200,032	205,032	206,324	206,324	206,324	206,324	206,324
FRINGE BENEFITS	88,263	95,283	96,750	103,491	106,344	109,229	112,919	117,110
SUPPLIES	284	200	200	200	200	200	200	200
CONTRACTUAL SERVICES	5,384	10,600	10,600	20,600	10,600	10,600	10,600	10,600
OTHER EXPENSES	4,060	10,505	10,505	13,370	13,625	13,885	14,165	14,470
UTILITIES	2,245	3,300	3,300	3,400	3,500	3,600	3,700	3,800
TOTAL EXPENSES	**$ 300,423**	**$ 319,920**	**$ 326,387**	**$ 347,385**	**$ 340,593**	**$ 343,838**	**$ 347,908**	**$ 352,504**

Building/Development Personnel

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
Building Services								
Building Official	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Building Inspector	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Code Enforcement Officer	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Clerk III	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Part-time	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Building	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Comm. Development-Administration								
Comm. Dev. Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Asst to the Dir of Comm Dev/Constructi	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Economic Dev. Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Comm. Dev.-Admin.	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Total Building/Development	**11.00**	**11.00**	**11.00**	**11.00**	**11.00**	**11.00**	**11.00**	**11.00**

GENERAL FUND – POLICE DEPARTMENT

Police Department Summary

Supported by 5.9713 Mills

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
GRANTS	$ 39,243	$ 40,075	$ 40,075	$ 24,060	$ 22,030	$ 28,120	$ 24,567	$ 24,567
STATE GRANTS/OTHER	135,325	21,803	21,803	22,086	22,086	22,086	22,086	22,086
CHARGES FOR SERVICES	419,528	366,340	366,340	372,977	372,340	372,340	372,340	372,340
OTHER REVENUE	36,252	18,500	18,500	19,500	19,500	19,500	19,500	19,500
PROPERTY TAXES	11,934,050	11,955,229	11,955,229	12,319,302	12,717,706	12,990,191	13,273,708	13,728,889
STATE SHARED REVENUE & REFUNDS	1,015,485	717,131	717,131	785,022	735,022	685,022	635,022	585,022
LICENSES AND PERMITS	9,323	9,850	9,850	11,700	11,700	11,700	11,700	11,700
REIMBURSED EXPENSES	-	-	-	-	-	-	-	-
NONOPERATING REVENUE	-	-	-	-	-	-	-	-
TRANSFERS IN	72,065	386,622	386,622	289,651	299,279	309,222	319,733	330,607
TOTAL POLICE REVENUES	**$ 13,661,272**	**$ 13,515,550**	**$ 13,515,550**	**$ 13,844,298**	**$ 14,199,663**	**$ 14,438,181**	**$ 14,678,656**	**$ 15,094,711**

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SALARIES & WAGES	$ 5,945,538	$ 6,555,159	$ 6,667,159	$ 7,018,206	$ 7,310,340	$ 7,585,540	$ 7,817,698	$ 8,049,233
FRINGE BENEFITS	2,276,448	2,645,133	2,625,115	3,210,188	2,241,029	2,336,706	2,435,355	2,538,692
SUPPLIES	377,773	594,975	594,975	685,665	519,755	535,735	593,360	587,400
CONTRACTUAL SERVICES	464,157	509,799	509,799	535,194	532,208	549,300	566,990	585,299
OTHER EXPENSES	386,979	412,761	412,761	603,303	662,281	673,140	618,708	767,906
COMPUTER SERVICES	-	-	-	-	-	-	-	-
UTILITIES	22,059	24,500	24,500	24,500	24,500	24,500	24,500	24,500
REPAIR & MAINTENANCE	313,169	295,485	295,485	338,535	295,535	295,535	295,535	295,535
INSURANCE	110,406	113,395	113,395	128,628	132,478	136,443	140,527	144,734
CAPITAL EXPENDITURES	188,041	97,000	107,649	100,843	(200,157)	(237,157)	(232,156)	(180,413)
DEBT SERVICE	223,519	-	-	246,656	246,656	246,656	246,654	219,913
EQUIPMENT RENTAL	-	-	-	-	-	-	-	-
FLEET VEHICLE CHARGES	540,023	444,402	444,402	528,316	538,883	549,661	560,654	571,867
TOTAL POLICE EXPENSES	**$ 10,848,112**	**$ 11,692,609**	**$ 11,795,240**	**$ 13,420,034**	**$ 12,303,508**	**$ 12,696,059**	**$ 13,067,825**	**$ 13,604,666**
NET REVENUES/EXPENSES	**$ 2,813,160**	**$ 1,822,941**	**$ 1,720,310**	**$ 424,264**	**$ 1,896,155**	**$ 1,742,122**	**$ 1,610,831**	**$ 1,490,045**

301 Patrol

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
GRANTS	$ 39,243	$ 40,075	$ 40,075	$ 24,060	$ 22,030	$ 28,120	$ 24,567	$ 24,567
STATE GRANTS/OTHER	105,695	21,803	21,803	22,086	22,086	22,086	22,086	22,086
CHARGES FOR SERVICES	178,178	137,340	137,340	137,977	137,340	137,340	137,340	137,340
TRANSFERS FROM FUNDS	72,065	386,622	386,622	289,651	299,279	309,222	319,733	330,607
OTHER REVENUE	13,847	500	500	500	500	500	500	500
TOTAL REVENUES	**$ 409,027**	**$ 586,340**	**$ 586,340**	**$ 474,274**	**$ 481,235**	**$ 497,268**	**$ 504,226**	**$ 515,100**
SALARIES & WAGES	$ 5,128,271	$ 5,747,494	$ 5,757,494	$ 6,080,091	$ 6,377,629	$ 6,630,116	$ 6,846,069	$ 7,068,824
FRINGE BENEFITS	1,436,186	1,761,189	1,668,289	1,834,492	1,918,571	2,003,936	2,091,171	2,182,766
SUPPLIES	318,684	439,250	439,250	466,290	364,830	372,235	417,060	403,150
OTHER EXPENSES	357,175	368,561	368,561	472,603	536,581	552,440	498,008	647,206
CONTRACTUAL SERVICES	2,500	5,145	5,145	5,145	5,145	5,145	5,145	5,145
UTILITIES	4,522	4,500	4,500	4,500	4,500	4,500	4,500	4,500
REPAIR & MAINTENANCE	230,543	273,850	273,850	279,400	278,900	278,900	278,900	278,900
CAPITAL EXPENDITURES	(128,734)	9,500	9,500	(237,157)	(212,157)	(237,157)	(232,156)	(210,413)
DEBT SERVICE	223,519	-	-	246,656	246,656	246,656	246,654	219,913
INSURANCE	11,998	8,386	8,386	10,285	10,594	10,912	11,239	11,576
FLEET VEHICLE CHARGES	495,532	422,928	422,928	489,731	499,526	509,517	519,707	530,101
TOTAL EXPENSES	**$ 8,080,197**	**$ 9,040,803**	**$ 8,957,903**	**$ 9,652,036**	**$ 10,030,775**	**$ 10,377,200**	**$ 10,686,297**	**$ 11,141,668**

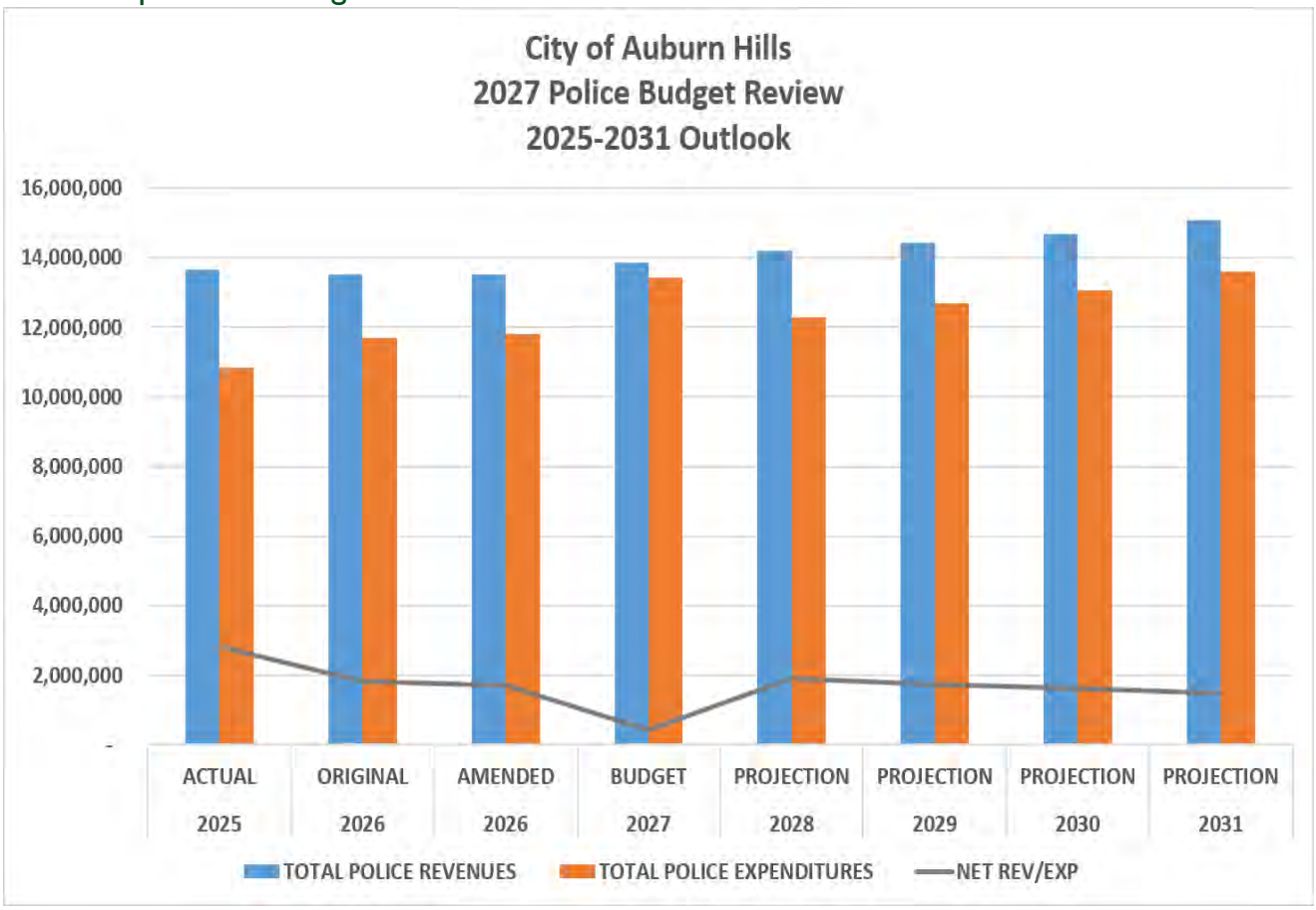
305 Police Administration

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
PROPERTY TAXES	$ 11,934,050	$ 11,955,229	$ 11,955,229	$ 12,319,302	$ 12,717,706	$ 12,990,191	$ 13,273,708	$ 13,728,889
GRANTS	-	-	-	-	-	-	-	-
STATE GRANTS/OTHER	29,630	-	-	-	-	-	-	-
STATE SHARED REVENUE & REFUNDS	1,015,485	717,131	717,131	785,022	735,022	685,022	635,022	585,022
LICENSES AND PERMITS	9,323	9,850	9,850	11,700	11,700	11,700	11,700	11,700
CHARGES FOR SERVICES	241,350	229,000	229,000	235,000	235,000	235,000	235,000	235,000
OTHER REVENUE	22,405	18,000	18,000	19,000	19,000	19,000	19,000	19,000
NONOPERATING REVENUE	-	-	-	-	-	-	-	-
TOTAL REVENUES	**$ 13,252,244**	**$ 12,929,210**	**$ 12,929,210**	**$ 13,370,024**	**$ 13,718,428**	**$ 13,940,913**	**$ 14,174,430**	**$ 14,579,611**
SALARIES & WAGES	$ 817,268	$ 807,665	$ 909,665	$ 938,115	$ 932,711	$ 955,424	$ 971,629	$ 980,409
FRINGE BENEFITS	840,262	883,944	956,826	1,375,696	322,458	332,770	344,184	355,926
SUPPLIES	59,089	155,725	155,725	219,375	154,925	163,500	176,300	184,250
CONTRACTUAL SERVICES	461,657	504,654	504,654	530,049	527,063	544,155	561,845	580,154
OTHER EXPENSES	29,804	44,200	44,200	130,700	125,700	120,700	120,700	120,700
UTILITIES	17,537	20,000	20,000	20,000	20,000	20,000	20,000	20,000
REPAIR & MAINTENANCE	82,626	21,635	21,635	59,135	16,635	16,635	16,635	16,635
INSURANCE	98,408	105,009	105,009	118,343	121,884	125,531	129,288	133,158
CAPITAL EXPENDITURES	316,775	87,500	98,149	338,000	12,000	-	-	30,000
FLEET VEHICLE CHARGES	44,491	21,474	21,474	38,585	39,357	40,144	40,947	41,766
TOTAL EXPENSES	**$ 2,767,917**	**$ 2,651,806**	**$ 2,837,337**	**$ 3,767,998**	**$ 2,272,733**	**$ 2,318,859**	**$ 2,381,528**	**$ 2,462,998**

Police Department Personnel

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
Patrol								
Lieutenant	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Sergeant	4.00	4.00	6.00	6.00	6.00	6.00	6.00	6.00
Detective	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Police Officer	37.00	39.00	39.00	39.00	39.00	39.00	39.00	39.00
Part-time	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
Total Police - Patrol	56.00	58.00	60.00	60.00	60.00	60.00	60.00	60.00
Police-Administration								
Police Chief	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Police Chief	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Technical Services Coordinator	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Evidence/Property Technician	1.00	1.00	1.00	2.00	2.00	2.00	2.00	2.00
Clerk	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Part-time/Intern	9.00	11.00	11.00	12.00	12.00	12.00	12.00	12.00
Total Police - Administration	16.00	18.00	18.00	20.00	20.00	20.00	20.00	20.00
Total Police Personnel	**72.00**	**76.00**	**78.00**	**80.00**	**80.00**	**80.00**	**80.00**	**80.00**

Police Department Budget Review



GENERAL FUND – FIRE & EMS DEPARTMENT

Fire & EMS Department Summary

Supported by 4.000 Mills

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
PROPERTY TAXES	4,983,535	4,991,706	4,991,706	8,200,803	8,466,026	8,647,368	8,836,053	9,267,760
STATE SHARED REVENUE & REFUNDS	623,102	511,146	511,146	502,561	475,000	450,000	425,000	400,000
LICENSES AND PERMITS	188,714	195,000	195,000	195,000	195,000	195,000	195,000	195,000
CHARGES FOR SERVICES	1,519,404	1,250,000	1,250,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000
STATE GRANTS/OTHER	12,375	-	-	-	-	-	-	-
GRANTS	342,202	299,020	299,020	28,250	-	-	-	-
REIMBURSED EXPENSES	-	-	-	-	-	-	-	-
EMS PROGRAM REVENUE	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000
OTHER REVENUE	3,850	-	-	-	-	-	-	-
TOTAL FIRE REVENUES	**$ 7,673,182**	**$ 7,256,872**	**$ 7,256,872**	**$ 10,336,614**	**$ 10,546,026**	**$ 10,702,368**	**$10,866,053**	**$ 11,272,760**
CAPITAL EXPENDITURES	1,847,252	64,000	1,807,519	60,000	400,000	70,000	360,000	45,000
COMPUTER SERVICES	23,630	21,074	21,074	21,163	21,668	22,186	22,722	23,541
CONTRACTUAL SERVICES	336,866	316,132	316,132	370,228	351,359	392,285	383,856	420,700
FLEET VEHICLE CHARGES	766,784	646,006	646,006	671,766	683,651	695,756	708,084	720,641
FRINGE BENEFITS	1,107,937	1,232,865	1,217,633	1,206,327	1,270,657	1,330,908	1,396,469	1,461,178
INSURANCE	37,872	35,069	35,069	36,396	37,489	38,613	39,772	40,965
INTERFUND CHG EXPENS	33,092	34,470	34,470	28,397	28,965	29,544	30,135	30,738
OTHER EXPENSES	1,072,696	799,102	799,102	1,136,397	959,440	1,006,973	978,208	1,066,848
REPAIR & MAINTENANCE	112,136	111,108	111,108	137,188	149,816	161,389	175,622	192,265
SALARIES & WAGES	3,635,432	4,163,065	3,906,565	4,060,384	4,278,060	4,412,346	4,543,306	4,645,333
SUPPLIES	264,991	355,495	355,495	275,833	257,575	242,525	252,225	258,930
UTILITIES	20,655	22,800	22,800	24,900	24,900	25,000	25,000	25,000
TOTAL FIRE EXPENSES	**$ 9,259,347**	**$ 7,801,186**	**$ 9,272,973**	**$ 8,028,979**	**$ 8,463,580**	**$ 8,427,525**	**$ 8,915,399**	**$ 8,931,139**
NET REVENUE/EXPENSES	**$ (1,586,165)**	**$ (544,314)**	**$ (2,016,101)**	**$ 2,307,635**	**$ 2,082,446**	**$ 2,274,843**	**$ 1,950,654**	**$ 2,341,621**

336 Fire Administration

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
PROPERTY TAXES	4,983,535	4,991,706	4,991,706	8,200,803	8,466,026	8,647,368	8,836,053	9,267,760
STATE SHARED REVENUE & REFUNDS	623,102	511,146	511,146	502,561	475,000	450,000	425,000	400,000
LICENSES AND PERMITS	188,714	195,000	195,000	195,000	195,000	195,000	195,000	195,000
CHARGES FOR SERVICES	0	0	0	0	0	0	0	0
STATE GRANTS/OTHER	12,375	0	0	0	0	0	0	0
OTHER REVENUE	3,850	0	0	0	0	0	0	0
GRANTS	0	0	0	-	0	0	0	0
TOTAL REVENUES	**$ 5,811,576**	**$ 5,697,852**	**$ 5,697,852**	**$ 8,898,364**	**$ 9,136,026**	**$ 9,292,368**	**$ 9,456,053**	**$ 9,862,760**
SALARIES & WAGES	312,136	394,826	349,826	306,804	308,777	310,809	312,904	315,060
FRINGE BENEFITS	147,285	202,370	181,338	139,730	145,189	150,523	156,625	163,449
SUPPLIES	4,667	14,850	14,850	10,850	10,850	10,850	10,850	10,850
CONTRACTUAL SERVICES	200,131	172,624	172,624	222,000	199,614	237,436	225,722	259,183
OTHER EXPENSES	16,568	13,750	13,750	13,750	14,050	14,050	14,050	14,050
UTILITIES	10,559	11,500	11,500	12,500	12,500	12,500	12,500	12,500
INSURANCE	32,335	30,875	30,875	31,253	32,191	33,156	34,151	35,176
CAPITAL EXPENDITURES	1,766,598	0	1,743,519	0	0	0	0	0
FLEET VEHICLE CHARGES	27,832	26,901	26,901	39,929	40,728	41,543	42,374	43,221
TOTAL EXPENSES	**$ 2,518,110**	**$ 867,696**	**$ 2,545,183**	**$ 776,816**	**$ 763,899**	**$ 810,867**	**$ 809,176**	**$ 853,489**

339 Fire Suppression

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
GRANTS	64,039	43,500	43,500	28,250	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0	0	0	0	0
OTHER REVENUE	0	0	0	0	0	0	0	0
TOTAL REVENUES	**$ 64,039**	**$ 43,500**	**$ 43,500**	**$ 28,250**	**$ -**	**$ -**	**$ -**	**$ -**
SALARIES & WAGES	740,686	780,060	700,060	817,773	868,032	897,461	926,132	947,452
FRINGE BENEFITS	244,893	213,665	220,399	229,443	242,818	255,178	268,412	281,046
SUPPLIES	212,910	244,662	244,662	178,233	159,825	144,925	154,325	146,380
CONTRACTUAL SERVICES	17,208	19,570	19,570	21,601	22,633	23,133	23,633	24,200
COMPUTER SERVICES	21,869	20,574	20,574	20,663	21,168	21,686	22,222	23,041
UTILITIES	10,096	11,300	11,300	12,400	12,400	12,500	12,500	12,500
OTHER EXPENSES	104,485	94,487	94,487	128,832	143,275	160,308	179,408	203,573
REPAIR & MAINTENANCE	27,468	28,500	28,500	32,500	34,500	35,000	35,500	37,000
INSURANCE	5,537	2,097	2,097	3,519	3,625	3,734	3,846	3,961
CAPITAL EXPENDITURES	80,654	64,000	64,000	60,000	400,000	70,000	360,000	45,000
FLEET VEHICLE CHARGES	452,046	353,332	353,332	464,203	471,936	479,806	487,815	495,967
TOTAL EXPENSES	**$ 1,917,850**	**$ 1,832,247**	**$ 1,758,981**	**$ 1,969,167**	**$ 2,380,212**	**$ 2,103,731**	**$ 2,473,793**	**$ 2,220,120**

341 Fire Prevention

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
GRANTS	0	0	0	0	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0	0	0	0	0
OTHER REVENUE	0	0	0	0	0	0	0	0
TOTAL REVENUES	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
SALARIES & WAGES	304,136	298,788	336,288	308,784	318,367	328,245	338,430	348,932
FRINGE BENEFITS	116,312	126,150	115,850	99,510	102,937	106,435	110,636	115,391
SUPPLIES	2,408	21,133	21,133	7,200	7,350	6,700	7,000	19,950
COMPUTER SERVICES	1,762	500	500	500	500	500	500	500
CONTRACTUAL SERVICES	43,581	41,500	41,500	41,500	41,600	41,600	41,700	41,700
OTHER EXPENSES	3,549	5,215	5,215	4,965	7,465	4,965	5,100	5,075
INTERFUND CHG EXPENS	33,092	34,470	34,470	28,397	28,965	29,544	30,135	30,738
TOTAL EXPENSES	**$ 504,840**	**$ 527,756**	**$ 554,956**	**$ 490,856**	**$ 507,184**	**$ 517,989**	**$ 533,501**	**$ 562,286**

426 – Emergency Management Homeland Security

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
SALARIES & WAGES	-	-	26,000.00	-	-	-	-	-
FRINGE BENEFITS	-	-	1,400.00	-	-	-	-	-
SUPPLIES	-	3,400	3,400	2,600	2,600	2,600	2,600	2,600
OTHER EXPENSES	-	3,500	3,500	3,500	3,500	3,500	3,500	3,500
TOTAL EXPENSES	**$ -**	**$ 6,900**	**$ 34,300**	**$ 6,100**	**$ 6,100**	**$ 6,100**	**$ 6,100**	**$ 6,100**

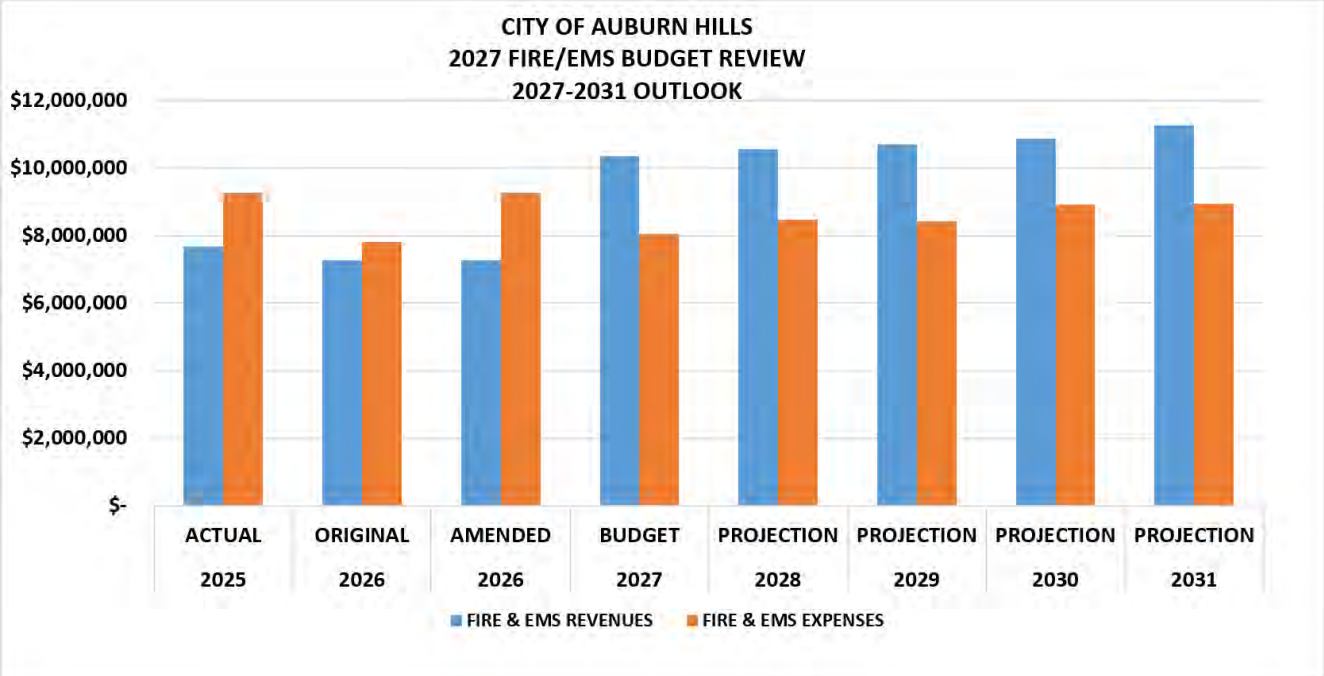
651 – EMS/Ambulance

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
GRANTS	278,162	255,520	255,520	0	0	0	0	0
CHARGES FOR SERVICES	1,519,404	1,250,000	1,250,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000
REIMBURSED EXPENSES	0	0	0	0	0	0	0	0
EMS PROGRAM REVENUE	0	10,000	10,000	10,000	10,000	10,000	10,000	10,000
OTHER REVENUE	0	0	0	0	0	0	0	0
TOTAL EMS/AMBULANCE REVENUES	**$ 1,797,566**	**$ 1,515,520**	**$ 1,515,520**	**$ 1,410,000**	**$ 1,410,000**	**$ 1,410,000**	**$ 1,410,000**	**$ 1,410,000**
SALARIES & WAGES	2,278,474	2,689,391	2,494,391	2,627,023	2,782,884	2,875,831	2,965,840	3,033,889
FRINGE BENEFITS	599,447	690,680	698,646	737,644	779,713	818,772	860,796	901,292
SUPPLIES	45,007	71,450	71,450	76,950	76,950	77,450	77,450	79,150
CONTRACTUAL SERVICES	75,945	82,438	82,438	85,127	87,512	90,116	92,801	95,617
REPAIR & MAINTENANCE	84,668	82,608	82,608	104,688	115,316	126,389	140,122	155,265
OTHER EXPENSES	948,094	682,150	682,150	985,350	791,150	824,150	776,150	840,650
INSURANCE	0	2,097	2,097	1,624	1,673	1,723	1,775	1,828
FLEET VEHICLE CHARGES	286,906	265,773	265,773	167,634	170,987	174,407	177,895	181,453
TOTAL EMS/AMBULANCE EXPENSES	**$ 4,318,542**	**$ 4,566,587**	**$ 4,379,553**	**$ 4,786,040**	**$ 4,806,185**	**$ 4,988,838**	**$ 5,092,829**	**$ 5,289,144**
NET REVENUE/EXPENSES	**$ (2,520,976)**	**$ (3,051,067)**	**$ (2,864,033)**	**$ (3,376,040)**	**$ (3,396,185)**	**$ (3,578,838)**	**$(3,682,829)**	**$ (3,879,144)**

Fire & EMS Department Personnel

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
Fire-Administration								
Fire Chief	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Fire Chief	0.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00
Assistant Fire Chief	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Administrative Officer	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Intern	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Fire-Administration	5.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Fire-Prevention								
Fire Marshal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fire Inspector	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
PT Admin Asst/Data Anaylyst	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Total Fire-Prevention	4.00	4.00	4.00	3.00	3.00	3.00	3.00	3.00
Fire-Suppression								
Captain	3.00	3.00	1.00	1.00	1.00	1.00	1.00	1.00
Lieutenants	3.00	3.00	1.00	1.00	1.00	1.00	1.00	1.00
Firefighter	25.00	6.00	4.00	4.00	4.00	4.00	4.00	4.00
Part-time/Paid on Call Firefighters	8.00	6.00	6.00	3.00	3.00	3.00	3.00	3.00
Total Fire-Suppression	39.00	18.00	12.00	9.00	9.00	9.00	9.00	9.00
EMS Ambulance								
Administrative Officer	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Firefighters	0.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00
PT QA/QI AND	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
PT Community Outreach	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
PT EMS	0.00	0.00	0.00	3.00	3.00	3.00	3.00	3.00
Total EMS/Ambulance	0.00	21.00	21.00	22.00	22.00	22.00	22.00	22.00
Total Fire Personnel	**48.00**	**46.00**	**40.00**	**37.00**	**37.00**	**37.00**	**37.00**	**37.00**

Fire & EMS Department Budget Review

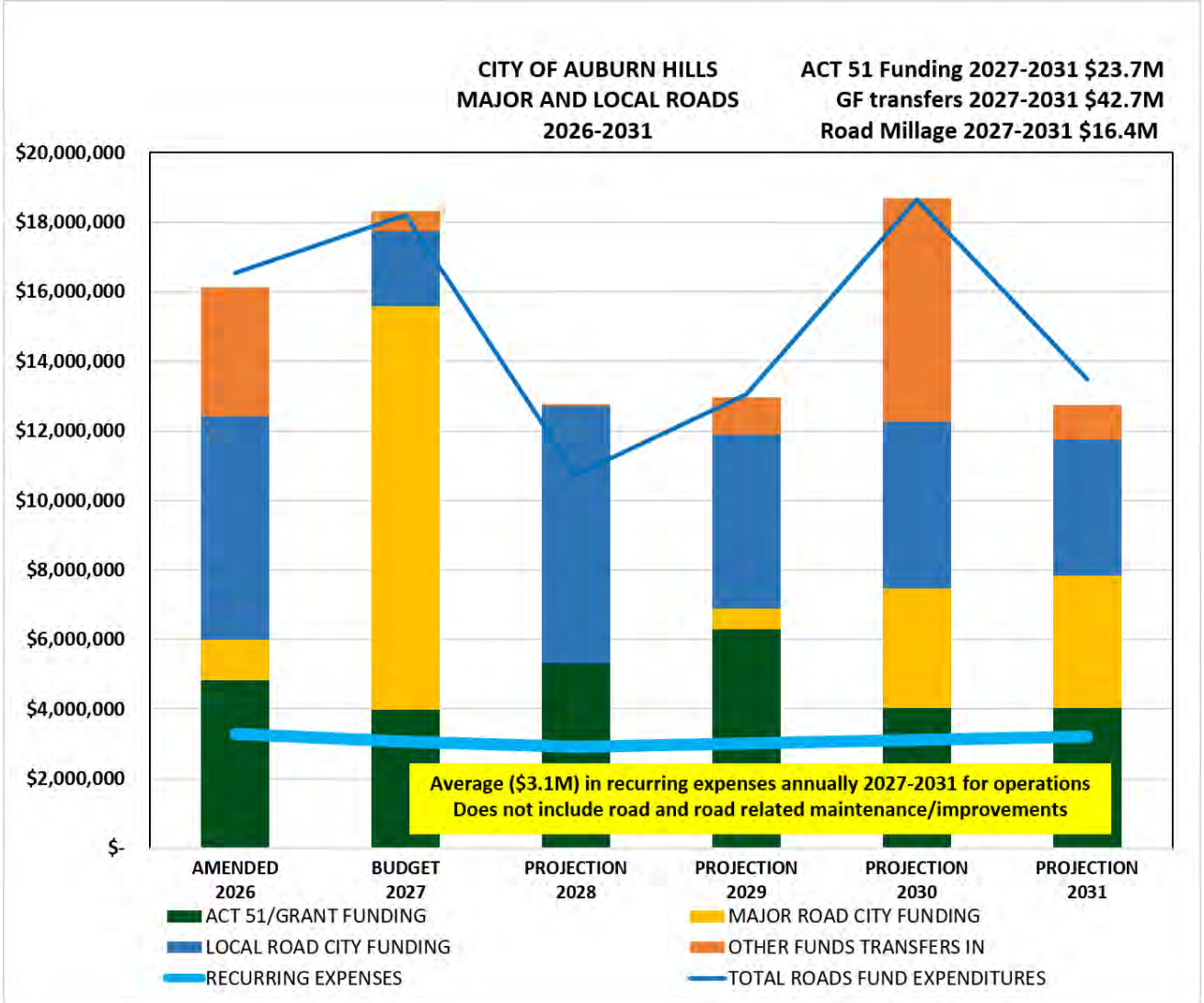


GOVERNMENTAL FUNDS

202 & 203 – Major and Local Roads

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
STATE HIGHWAY FUNDS	$ 3,191,049	$ 3,270,337	$ 3,270,337	$ 3,703,833	$ 3,808,265	$ 3,943,505	$ 3,943,505	$ 3,943,505
STATE GRANTS/OTHER	1,875,606	-	-	179,782	1,417,513	2,250,000	-	-
INTEREST INCOME	109,791	32,587	32,587	43,308	41,893	40,549	39,272	38,059
OTHER REVENUE	110,521	53,274	1,518,164	53,274	53,274	53,274	53,274	53,274
CAP CHGS/CONTRIBUTED	-	-	-	-	-	-	-	-
ACT 51/GRANT FUNDING	**$ 5,286,967**	**$ 3,356,198**	**$ 4,821,088**	**$ 3,980,197**	**$ 5,320,945**	**$ 6,287,328**	**$ 4,036,051**	**$ 4,034,838**
MAJOR ROAD CITY/MILLAGE FUNDING	-	600,000	1,175,000	11,600,500	-	600,000	3,425,000	3,805,186
LOCAL ROAD CITY/MILLAGE FUNDING	5,100,000	4,975,000	6,411,268	2,157,000	7,396,431	5,000,000	4,800,000	3,900,000
MAJOR ROAD TIFA FUNDING	-	-	-	-	-	140,000	3,036,250	1,010,000
LOCAL ROAD TIFA FUNDING	1,919,330	2,175,000	3,213,817	-	55,000	935,000	3,390,000	-
WAYNE DISPOSAL FUNDING TO LOCAL	560,000	500,000	500,000	575,000	-	-	-	-
TOTAL REVENUES	**$ 12,866,297**	**$ 11,606,198**	**$ 16,121,173**	**$ 18,312,697**	**$ 12,772,376**	**$ 12,962,328**	**$ 18,687,301**	**$ 12,750,024**
TOTAL REVENUE CHANGE (%)		**-9.8%**	**25.3%**	**13.6%**	**-30.3%**	**1.5%**	**44.2%**	**-31.8%**
EXPENDITURES								
SALARIES & WAGES	$ 524,877	$ 581,773	$ 632,273	$ 609,170	$ 638,882	$ 667,656	$ 697,358	$ 727,494
FRINGE BENEFITS	579,553	620,772	651,507	268,569	279,362	290,845	303,764	317,766
SUPPLIES	373,482	234,850	456,940	234,850	236,850	236,850	236,850	236,850
CONTRACTUAL SERVICES	18,766	40,000	40,000	285,000	40,000	35,000	40,000	35,000
OTHER EXPENSES	13,415	16,335	16,335	15,085	15,085	15,085	15,085	15,085
REPAIR & MAINT.	910,968	1,399,798	2,062,306	4,766,465	1,067,000	1,067,000	2,367,000	1,067,000
INSURANCE	12,738	17,917	17,917	23,284	23,983	24,703	25,445	26,209
ROAD & TRAFFIC IMPROVEMENTS	10,732,931	7,175,000	11,185,415	10,357,875	6,765,000	8,975,000	13,188,500	9,205,000
EQUIPMENT FLEET RENTAL	1,205,522	1,249,824	1,249,824	1,406,248	1,448,435	1,491,888	1,536,645	1,582,744
INTERFUND & DPW ADMIN CHARGES	229,872	229,754	229,754	225,420	232,508	240,368	249,288	259,256
TOTAL EXPENDITURES	**$ 14,602,122**	**$ 11,566,023**	**$ 16,542,270**	**$ 18,191,966**	**$ 10,747,105**	**$ 13,044,395**	**$ 18,659,935**	**$ 13,472,404**
TOTAL EXPENDITURES CHANGE (%)		**-20.8%**	**13.3%**	**10.0%**	**-40.9%**	**21.4%**	**43.0%**	**-27.8%**
NET OF REVENUES/EXPENDITURES	(1,735,825)	40,175	(421,097)	120,731	2,025,271	(82,067)	27,366	(722,380)
BEGINNING FUND BALANCE	2,306,569	570,744	570,744	149,646	270,377	2,295,648	2,213,581	2,240,947
ENDING FUND BALANCE	**$ 570,744**	**$ 610,918**	**$ 149,646**	**$ 270,377**	**$ 2,295,648**	**$ 2,213,581**	**$ 2,240,947**	**$ 1,518,567**
TOTAL STREETS FUND BALANCE	**$ 570,744**	**$ 610,918**	**$ 149,646**	**$ 270,377**	**$ 2,295,648**	**$ 2,213,581**	**$ 2,240,947**	**$ 1,518,567**

Graph – Major and Local Roads 2026 - 2031



202 Major Roads

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
GRANTS	$ -	-	-	179,782	1,417,513	-	-	-
STATE HIGHWAY FUNDS	2,479,777	2,525,403	2,525,403	2,860,118	2,940,849	3,045,546	3,045,546	3,045,546
STATE GRANTS/OTHER	1,875,606	-	-	-	-	2,250,000	-	-
INTEREST INCOME	97,866	25,197	25,197	15,000	15,000	15,000	15,000	15,000
OTHER REVENUE	110,471	53,274	1,518,164	53,274	53,274	53,274	53,274	53,274
CAP CHGS/CONTRIBUTED								
	$ 4,563,720	$ 2,603,874	$ 4,068,764	$ 3,108,174	$ 4,426,636	$ 5,363,820	$ 3,113,820	$ 3,113,820
TRANSFERS FROM FUNDS	-	600,000	1,175,000	11,600,500	-	740,000	6,461,250	4,815,186
TOTAL REVENUES	**$ 4,563,720**	**$ 3,203,874**	**$ 5,243,764**	**$ 14,708,674**	**$ 4,426,636**	**$ 6,103,820**	**$ 9,575,070**	**$ 7,929,006**
TOTAL REVENUE CHANGE (%)		**-29.8%**	**14.9%**	**180.5%**	**-69.9%**	**37.9%**	**56.9%**	**-17.2%**
EXPENDITURES								
SALARIES & WAGES	$ 267,149	$ 301,053	$ 296,053	$ 343,142	$ 362,876	$ 383,285	$ 404,373	$ 425,640
FRINGE BENEFITS	100,599	119,927	110,427	129,633	134,920	140,215	146,396	153,070
SUPPLIES	272,876	180,050	402,140	180,050	180,050	180,050	180,050	180,050
CONTRACTUAL SERVICES	18,766	35,000	35,000	30,000	35,000	30,000	35,000	30,000
OTHER EXPENSES	8,399	8,900	8,900	7,650	7,650	7,650	7,650	7,650
REPAIR & MAINT.	763,695	1,170,298	1,170,298	4,536,965	837,500	837,500	2,137,500	837,500
INSURANCE	6,444	8,835	8,835	11,479	11,823	12,178	12,544	12,921
ROAD & TRAFFIC IMPROVEMENTS	3,875,149	600,000	2,693,356	8,642,875	-	3,740,000	5,755,000	6,100,000
EQUIPMENT FLEET RENTAL	603,668	625,855	625,855	704,167	725,292	747,051	769,463	792,547
INTERFUND FACILITY CHARGES	20,110	18,798	18,798	16,020	18,423	21,186	24,364	28,019
DPW ADMIN CHARGES	94,826	96,079	96,079	96,690	97,831	98,998	100,280	101,609
TOTAL EXPENDITURES	**$ 6,031,681**	**$ 3,164,795**	**$ 5,465,741**	**$ 14,698,671**	**$ 2,411,365**	**$ 6,198,113**	**$ 9,572,620**	**$ 8,669,006**
TOTAL EXPENDITURES CHANGE (%)		**-47.5%**	**-9.4%**	**168.9%**	**-83.6%**	**157.0%**	**54.4%**	**-9.4%**
NET OF REVENUES/EXPENDITURES	(1,467,961)	39,079	(221,977)	10,003	2,015,271	(94,293)	2,450	(740,000)
BEGINNING FUND BALANCE	1,806,374	338,413	338,413	116,436	126,439	2,141,710	2,047,417	2,049,867
ENDING FUND BALANCE	$ 338,413	$ 377,492	$ 116,436	$ 126,439	$ 2,141,710	$ 2,047,417	$ 2,049,867	$ 1,309,867

Major Roads Personnel

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
Major Streets								
Crew Leader	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Maintenance Technician	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Seasonal	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00
Total Major Streets-DPS	5.00	5.00	5.00	4.00	4.00	4.00	4.00	4.00

203 Local Roads

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
STATE GRANTS/OTHER	-	-	-	-	-	-	-	-
GRANTS	-	-	-	-	-	-	-	-
STATE HIGHWAY FUNDS	711,272	744,934	744,934	843,715	867,416	897,959	897,959	897,959
INTEREST INCOME	11,925	7,390	7,390	28,308	26,893	25,549	24,272	23,059
OTHER REVENUE	50	-	-	-	-	-	-	-
	$ 723,247	$ 752,324	$ 752,324	$ 872,023	$ 894,309	$ 923,508	$ 922,231	$ 921,018
TRANSFERS FROM FUNDS	7,579,330	7,650,000	10,125,085	2,732,000	7,451,431	5,935,000	8,190,000	3,900,000
TOTAL REVENUES	**$ 8,302,577**	**$ 8,402,324**	**$ 10,877,409**	**$ 3,604,023**	**$ 8,345,740**	**$ 6,858,508**	**$ 9,112,231**	**$ 4,821,018**
TOTAL REVENUE CHANGE (%)		**1.2%**	**-23.7%**	**-66.9%**	**131.6%**	**-17.8%**	**32.9%**	**-47.1%**
EXPENDITURES								
SALARIES & WAGES	$ 257,728	$ 280,720	$ 336,220	$ 266,028	$ 276,006	$ 284,371	$ 292,985	$ 301,854
FRINGE BENEFITS	478,954	500,845	541,080	138,936	144,442	150,630	157,368	164,696
SUPPLIES	100,606	54,800	54,800	54,800	56,800	56,800	56,800	56,800
OTHER EXPENSES	5,015	7,435	7,435	7,435	7,435	7,435	7,435	7,435
CONTRACTUAL SERVICES	-	5,000	5,000	255,000	5,000	5,000	5,000	5,000
REPAIR & MAINTENANCE	147,273	229,500	892,008	229,500	229,500	229,500	229,500	229,500
INSURANCE	6,294	9,082	9,082	11,805	12,160	12,525	12,901	13,288
ROAD & TRAFFIC IMPROVEMENTS	6,857,782	6,575,000	8,492,059	1,715,000	6,765,000	5,235,000	7,433,500	3,105,000
EQUIPMENT FLEET RENTAL	601,854	623,969	623,969	702,081	723,143	744,837	767,182	790,197
INTERFUND FACILITIES CHARGES	20,110	18,798	18,798	16,020	18,423	21,186	24,364	28,019
DPW ADMIN CHARGES	94,826	96,079	96,079	96,690	97,831	98,998	100,280	101,609
TOTAL EXPENDITURES	**$ 8,570,441**	**$ 8,401,228**	**$ 11,076,529**	**$ 3,493,295**	**$ 8,335,740**	**$ 6,846,282**	**$ 9,087,315**	**$ 4,803,398**
TOTAL EXPENDITURES CHANGE (%)		**-2.0%**	**29.2%**	**-68.5%**	**138.6%**	**-17.9%**	**32.7%**	**-47.1%**
NET OF REVENUES/EXPENDITURES	(267,864)	1,096	(199,120)	110,728	10,000	12,226	24,916	17,620
BEGINNING FUND BALANCE	500,195	232,331	232,331	33,210	143,938	153,938	166,164	191,080
ENDING FUND BALANCE	$ 232,331	$ 233,427	$ 33,210	$ 143,938	$ 153,938	$ 166,164	$ 191,080	$ 208,700

Local Roads Personnel

	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
Local Streets								
Crew Leader	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Maintenance	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Seasonal	1.00	1.00	1.00	2.00	2.00	2.00	2.00	2.00
Total Minor Streets-DPS	5.00	5.00	5.00	6.00	6.00	6.00	6.00	6.00

233 Metro Act

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
LICENSES AND PERMITS	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
STATE SHARED REVENUE & REFUNDS	104,481	95,000	95,000	95,000	95,000	95,000	95,000	95,000
INTEREST INCOME	1,346	1,345	1,345	710	675	642	610	580
TOTAL REVENUES	**$ 106,827**	**$ 96,345**	**$ 96,345**	**$ 95,710**	**$ 95,675**	**$ 95,642**	**$ 95,610**	**$ 95,580**
TOTAL REVENUE CHANGE PERCENT		**-9.8%**	**10.9%**	**-0.7%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
EXPENDITURES								
CONTRACTUAL SERVICES	$ 49,078	$ 55,000	$ 55,000	$ 55,000	$ 55,000	$ 55,000	$ 55,000	$ 55,000
OTHER EXPENSES	-	-	-	-	-	-	-	-
UTILITIES	78,673	10,000	10,000	10,000	10,000	10,000	10,000	10,000
REPAIR & MAINT.	-	-	-	-	-	-	-	-
CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	**$ 127,751**	**$ 65,000**	**$ 65,000**	**$ 65,000**	**$ 65,000**	**$ 65,000**	**$ 65,000**	**$ 65,000**
TOTAL EXPENSES CHANGE PERCENT		**-49.1%**	**96.5%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
NET OF REVENUES/EXPENSES	(20,924)	31,345	31,345	30,710	30,675	30,642	30,610	30,580
BEGINNING FUND BALANCE	41,600	20,676	20,676	52,021	82,731	113,406	144,048	174,658
ENDING FUND BALANCE	**$ 20,676**	**$ 52,021**	**$ 52,021**	**$ 82,731**	**$ 113,406**	**$ 144,048**	**$ 174,658**	**$ 205,238**

227 Wayne Disposal – Oak. Host

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
CHARGES FOR SERVICES	$ 241,792	$ -	$ 40,000	$ -	$ -	-	-	-
INTEREST INCOME	40,966	-	-	-	-	-	-	-
TOTAL REVENUES	**$ 282,758**	**$ -**	**$ 40,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL REVENUE CHANGE PERCENT		**-100.0%**	**0.0%**	**0.0%**				
EXPENDITURES								
OTHER EXPENSES	$ 32,157	$ -	$ -	$ -	$ -	-	-	-
CONTRACTUAL SERVICES	9,306	10,000	10,000	-	-	-	-	-
TRANS TO OTHER FUNDS	560,000	500,000	500,000	575,000	-	-	-	-
TOTAL EXPENDITURES	**$ 601,463**	**$ 510,000**	**$ 510,000**	**$ 575,000**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENSES CHANGE PERCENT		**-15.2%**	**17.9%**	**12.7%**				
NET OF REVENUES/EXPENSES	(318,705)	(510,000)	(470,000)	(575,000)	-	-	-	-
BEGINNING FUND BALANCE	1,380,535	1,061,830	1,061,830	591,830	16,830	16,830	16,830	16,830
ENDING FUND BALANCE	**$ 1,061,830**	**$ 551,830**	**$ 591,830**	**$ 16,830**	**$ 16,830**	**$ 16,830**	**$ 16,830**	**$ 16,830**
	Wayne Disposal Fund will be closed out 12/31/2027 remaining revenues will go to Local Roads as committed by City Council							

230 Tree Ordinance Fund

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
ESTIMATED REVENUES								
CHARGES FOR SERVICES	$ 323,930	-	-	-	-	-	-	-
INTEREST INCOME	46,255	39,999	39,999	21,116	20,061	19,013	18,065	17,162
OTHER REVENUE	11,400	-	-	-	-	-	-	-
TOTAL REVENUES	**$ 381,585**	**$ 39,999**	**$ 39,999**	**$ 21,116**	**$ 20,061**	**$ 19,013**	**$ 18,065**	**$ 17,162**
TOTAL REVENUE CHANGE PERCENT		**-89.5%**	**-89.5%**	**-47.2%**	**-5.0%**	**-5.2%**	**-5.0%**	**-5.0%**
EXPENDITURES								
OTHER EXPENSES	$ 409	$ 500	$ 500	$ -	$ -	$ -	$ -	$ -
REPAIR & MAINT.	4,065	115,000	115,000	50,000	35,000	35,000	35,000	35,000
CAPITAL EXPENDITURES	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	**$ 4,474**	**$ 115,500**	**$ 115,500**	**$ 50,000**	**$ 35,000**	**$ 35,000**	**$ 35,000**	**$ 35,000**
TOTAL EXPENSES CHANGE PERCENT		**2481.4%**	**-96.1%**	**-56.7%**	**-30.0%**	**0.0%**	**0.0%**	**0.0%**
NET OF REVENUES/EXPENSES	377,111	(75,501)	(75,501)	(28,884)	(14,939)	(15,987)	(16,935)	(17,838)
BEGINNING FUND BALANCE	847,434	1,224,545	1,224,545	1,149,044	1,149,044	1,120,160	1,134,105	1,104,173
ENDING FUND BALANCE	**$ 1,224,545**	**$ 1,149,044**	**$ 1,149,044**	**$ 1,120,160**	**$ 1,134,105**	**$ 1,104,173**	**$ 1,117,170**	**$ 1,086,335**

257 Special Circumstances Fund

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET*	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
GRANTS	25,908	28,076	28,076	30,000	30,000	30,000	30,000	30,000
INTEREST REVENUE	2,369	2,430	2,430	1,391	1,321	1,255	1,193	1,134
TOTAL REVENUES	**$ 28,277**	**$ 30,506**	**$ 30,506**	**$ 31,391**	**$ 31,321**	**$ 31,255**	**$ 31,193**	**$ 31,134**
TOTAL REVENUE CHANGE PERCENT		**7.9%**	**8%**	**2.9%**	**-0.2%**	**-0.2%**	**-0.2%**	**-0.2%**
EXPENDITURES								
CAPITAL EXPENDITURES	41,800	-	-	-	-	-	-	-
OTHER EXPENSES	59,555	30,500	30,500	44,383	45,714	45,970	31,193	31,134
TOTAL EXPENDITURES	**$ 101,355**	**$ 30,500**	**$ 30,500**	**$ 44,383**	**$ 45,714**	**$ 45,970**	**$ 31,193**	**$ 31,134**
TOTAL EXPENSES CHANGE PERCENT								
NET OF REVENUES/EXPENSES	(73,078)	6	6	(12,992)	(14,393)	(14,715)	-	-
BEGINNING FUND BALANCE	115,172	42,094	42,094	42,100	29,108	14,715	0	0
ENDING FUND BALANCE	**$ 42,094**	**$ 42,100**	**$ 42,100**	**$ 29,108**	**$ 14,715**	**$ 0**	**$ 0**	**$ 0**

273 Community Development Building Block (CDBG) Grant

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET*	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
GRANTS	77,858	79,096	79,096	41,864	41,864	71,000	71,000	71,000
INTEREST REVENUE	382	-	-	-	-	-	-	-
TOTAL REVENUES	**$ 78,240**	**$ 79,096**	**$ 79,096**	**$ 41,864**	**$ 41,864**	**$ 71,000**	**$ 71,000**	**$ 71,000**
TOTAL REVENUE CHANGE PERCENT		**1.1%**	**-1.1%**	**-47.1%**	**0.0%**	**69.6%**	**0.0%**	**0.0%**
EXPENDITURES								
OTHER EXPENSES	77,858	79,096	79,096	41,864	41,864	71,000	71,000	71,000
TOTAL EXPENDITURES	**$ 77,858**	**$ 79,096**	**$ 79,096**	**$ 41,864**	**$ 41,864**	**$ 71,000**	**$ 71,000**	**$ 71,000**
TOTAL EXPENSES CHANGE PERCENT		**1.6%**	**-1.6%**	**-47.1%**	**0.0%**	**69.6%**	**0.0%**	**0.0%**
NET OF REVENUES/EXPENSES	382	-	-	-	-	-	-	-
BEGINNING FUND BALANCE	22,329	22,711	22,711	22,711	22,711	22,711	22,711	22,711
ENDING FUND BALANCE	**$ 22,711**	**$ 22,711**	**$ 22,711**	**$ 22,711**	**$ 22,711**	**$ 22,711**	**$ 22,711**	**$ 22,711**

262 Drug Forfeitures Federal

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
INTEREST REVENUE	422	-	-	-	-	-	-	-
DRUG ENFORCEMENT REVENUE	10,712	-	-	-	-	-	-	-
TOTAL REVENUES	**$ 11,134**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL REVENUE CHANGE PERCENT		**0.0%**	**0.0%**	**0.0%**				
EXPENDITURES								
TRANS TO OTHER FUNDS	-	-	-	-	-	-	-	-
MISC	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
TOTAL EXPENSES CHANGE PERCENT		**0.0%**	**0.0%**	**0.0%**				
NET OF REVENUES/EXPENSES	11,134	-	-	-	-	-	-	-
BEGINNING FUND BALANCE	9,960	21,094	21,094	21,094	21,094	21,094	21,094	21,094
ENDING FUND BALANCE	**$ 21,094**	**$ 21,094**	**$ 21,094**	**$ 21,094**	**$ 21,094**	**$ 21,094**	**$ 21,094**	**$ 21,094**

265 Drug Forfeitures State

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
OTHER REVENUE	15,089	-	-	-	-	-	-	-
INTEREST REVENUE	1,927	1,467	1,467	1,391	1,344	1,277	1,212	1,152
DRUG ENFORCEMENT REV	18,257	1,000	1,000	41,000	41,000	41,000	41,000	41,000
TOTAL REVENUES	**$ 35,273**	**$ 2,467**	**$ 2,467**	**$ 42,391**	**$ 42,344**	**$ 42,277**	**$ 42,212**	**$ 42,152**
TOTAL REVENUE CHANGE PERCENT		**-93.0%**	**1329.8%**	**1618.3%**	**-0.1%**	**-0.2%**	**-0.2%**	**-0.1%**
EXPENDITURES								
SUPPLIES/EQUIPMENT	30,755	1,000	1,000	35,000	8,000	8,000	8,000	8,000
OTHER EXPENSES	-	-	-	-	-	-	-	-
DRUG ENFORCEMENT/DAR	-	-	-	-	-	-	-	-
TRANS TO OTHER FUNDS	-	-	-	-	-	-	-	-
CAPITAL EXPENDITURES	-	65,000	65,000	-	-	-	-	-
TOTAL EXPENDITURES	**$ 30,755**	**$ 66,000**	**$ 66,000**	**$ 35,000**	**$ 8,000**	**$ 8,000**	**$ 8,000**	**$ 8,000**
TOTAL EXPENSES CHANGE PERCENT		**114.6%**	**114.6%**	**-47.0%**	**-77.1%**	**0.0%**	**0.0%**	**0.0%**
NET OF REVENUES/EXPENSES	4,519	(63,533)	(63,533)	7,391	34,344	34,277	34,212	34,152
BEGINNING FUND BALANCE	84,718	89,236	89,236	25,703	33,094	67,438	101,715	135,927
ENDING FUND BALANCE	**$ 89,236**	**$ 25,703**	**$ 25,703**	**$ 33,094**	**$ 67,438**	**$ 101,715**	**$ 135,927**	**$ 170,079**

350 Capital Improvement Debt Service Fund

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
INTEREST INCOME	-	-	-	-	-	-	-	-
TRANSFERS FROM FUNDS	1,864,900	1,865,375	1,865,375	1,857,400	1,858,050	1,859,600	1,859,650	1,858,200
TOTAL REVENUES	**$ 1,864,900**	**$ 1,865,375**	**$ 1,865,375**	**$ 1,857,400**	**$ 1,858,050**	**$ 1,859,600**	**$ 1,859,650**	**$ 1,858,200**
TOTAL REVENUE CHANGE PERCENT		**0.0%**	**0.0%**	**-0.4%**	**0.0%**	**0.1%**	**0.0%**	**-0.1%**
EXPENDITURES								
DEBT SERVICE	1,864,900	1,865,375	1,865,375	1,857,400	1,858,050	1,859,600	1,859,650	1,858,200
TOTAL EXPENDITURES	**$ 1,864,900**	**$ 1,865,375**	**$ 1,865,375**	**$ 1,857,400**	**$ 1,858,050**	**$ 1,859,600**	**$ 1,859,650**	**$ 1,858,200**
TOTAL EXPENSES CHANGE PERCENT		**0.0%**	**0.0%**	**-0.4%**	**0.0%**	**0.1%**	**0.0%**	**-0.1%**
NET OF REVENUES/EXPENSES	-	-	-	-	-	-	-	-
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-
ENDING FUND BALANCE	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

852 Special Assessment Debt Fund

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
INTEREST INCOME	22,227	11,913	11,913	2,849	-	-	-	-
TRANSFERS FROM OTHER FUNDS	-	-	-	-	-	-	-	-
SPECIAL ASSESSMENTS	111,585	119,774	119,774	-	-	-	-	-
TOTAL REVENUES	**$ 133,812**	**$ 131,687**	**$ 131,687**	**$ 2,849**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL REVENUE CHANGE PERCENT		**-1.6%**	**1.6%**	**-97.8%**				
EXPENDITURES								
OTHER EXPENSES	-	-	-	-	-	-	-	-
DEBT SERVICE	179,125	170,568	170,568	166,856	-	-	-	-
TOTAL EXPENDITURES	**$ 179,125**	**$ 170,568**	**$ 170,568**	**$ 166,856**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENSES CHANGE PERCENT		**-4.8%**	**5.0%**	**-2.2%**				
NET OF REVENUES/EXPENSES	(45,313)	(38,881)	(38,881)	(164,007)	-	-	-	-
BEGINNING FUND BALANCE	359,220	313,907	313,907	275,026	111,019	111,019	111,019	111,019
ENDING FUND BALANCE	**$ 313,907**	**$ 275,026**	**$ 275,026**	**$ 111,019**	**$ 111,019**	**$ 111,019**	**$ 111,019**	**$ 111,019**

INTERNAL SERVICE FUNDS

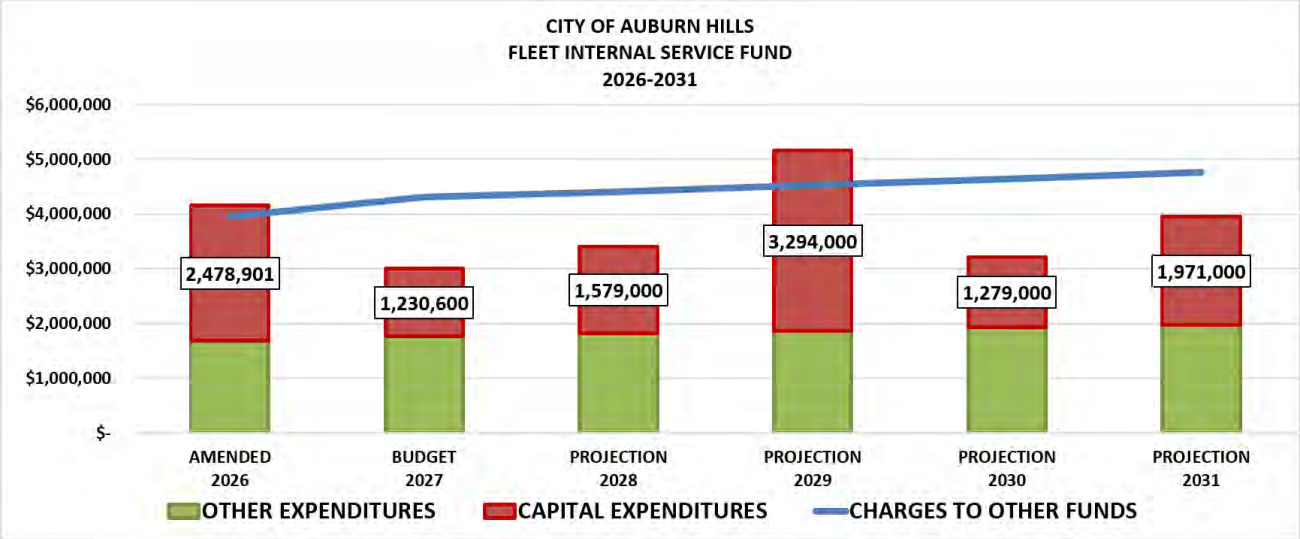
661 Fleet Management

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
INTERFUND REVENUE - VEHICLE	$ 1,441,328	$ 1,208,515	$ 1,208,515	$ 1,308,619	$ 1,334,792	$ 1,361,489	$ 1,388,718	$ 1,416,493
INTERFUND REVENUE - EQUIPMENT	2,458,899	2,523,564	2,523,564	2,889,390	2,976,071	3,065,354	3,157,315	3,252,035
GRANTS	-	-	-	-	-	-	-	-
OTHER REVENUE	135,228	-	-	-	-	-	-	-
INTEREST INCOME	238,031	216,730	216,730	107,237	100,945	97,088	92,394	88,924
TOTAL REVENUES	**$ 4,273,486**	**$ 3,948,809**	**$ 3,948,809**	**$ 4,305,246**	**$ 4,411,808**	**$ 4,523,931**	**$ 4,638,427**	**$ 4,757,452**
TOTAL REVENUES CHANGE PERCENT		**-7.6%**	**0.0%**	**9.0%**	**2.5%**	**2.5%**	**2.5%**	**2.6%**
EXPENDITURES								
SALARIES & WAGES	$ 230,231	$ 225,078	$ 225,078	$ 261,571	$ 269,757	$ 277,257	$ 284,961	$ 292,252
FRINGE BENEFITS	101,474	123,946	126,180	133,230	139,690	146,292	153,700	161,568
SUPPLIES	473,833	609,400	611,427	609,400	619,400	619,400	629,400	629,400
OTHER EXPENSES	2,845	6,800	6,800	4,000	4,000	4,000	4,000	4,000
CONTRACTUAL SERVICES	355,017	304,500	304,500	324,500	334,500	344,500	364,500	374,500
REPAIRS AND MAINTENANCE	46,937	75,000	76,477	75,000	78,000	78,000	78,000	78,000
INSURANCE	100,427	113,827	113,827	118,142	122,125	126,297	130,660	135,227
DEPRECIATION	1,778,885	-	-	-	-	-	-	-
CAPITAL EXPENDITURES	236,834	1,528,500	2,478,901	1,230,600	1,579,000	3,294,000	1,279,000	1,971,000
ADMIN/INTERFUND CHARGE EXPENSE	200,053	216,799	216,799	242,527	257,149	270,392	284,983	301,003
TOTAL EXPENSES	**$ 3,526,537**	**$ 3,203,850**	**$ 4,159,989**	**$ 2,998,970**	**$ 3,403,621**	**$ 5,160,138**	**$ 3,209,204**	**$ 3,946,950**
TOTAL EXPENSES CHANGE PERCENT		**-9.2%**	**29.8%**	**-27.9%**	**13.5%**	**51.6%**	**-37.8%**	**23.0%**
NET OF REVENUES/EXPENSES	**$ 746,949**	**$ 744,959**	**$ (211,180)**	**$ 1,306,276**	**$ 1,008,187**	**$ (636,207)**	**$ 1,429,223**	**$ 810,502**
BEGINNING NET POSITION	11,880,929	12,627,878	12,627,878	12,416,697	13,722,973	14,731,160	14,094,953	15,524,176
ENDING NET POSITION	**$ 12,627,878**	**$ 13,372,837**	**$ 12,416,697**	**$ 13,722,973**	**$ 14,731,160**	**$ 14,094,953**	**$ 15,524,176**	**$ 16,334,678**

Fleet Department Personnel

FLEET MANAGEMENT	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
Manager	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Master Mechanics	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Maintenance Technician	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Seasonal	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Fleet Management	**3.00**	**4.00**	**4.00**	**4.00**	**4.00**	**4.00**	**4.00**	**4.00**

Fleet Internal Service Fund 2026 - 2031



COMPONENT UNIT FUNDS

251 TIFA A

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
PROPERTY TAXES	$ 916,773	$ 945,566	$ 945,566	$ 984,328	$ 1,016,720	$ 1,038,873	$ 1,061,924	$ 1,085,585
STATE SHARED REVENUE & REFUNDS	288,568	192,335	192,335	173,102	155,792	140,213	126,192	100,000
INTEREST REVENUE	129,325	104,514	104,514	96,064	88,306	87,666	83,792	83,248
CHARGES FOR SERVICES	4,305	300	300	2,000	2,000	2,000	2,000	2,000
OTHER REVENUE	54,530	80,537	190,303	106,053	107,391	108,377	115,312	116,378
TRANSFERS FROM FUNDS	-	100,000	100,000	500,000	-	-	-	-
TOTAL REVENUES	**$ 1,393,501**	**$ 1,423,252**	**$ 1,533,018**	**$ 1,861,547**	**$ 1,370,209**	**$ 1,377,129**	**$ 1,389,220**	**$ 1,387,211**
TOTAL REVENUE CHANGE PERCENT		**2.1%**	**10.0%**	**21.4%**	**-26.4%**	**0.5%**	**0.9%**	**-0.1%**
EXPENDITURES								
SALARIES & WAGES	2,447	2,600	2,600	2,615	2,667	2,721	2,775	2,830
FRINGE BENEFITS	239	222	222	250	253	257	261	266
SUPPLIES	20,962	14,550	14,550	11,750	11,750	15,750	24,950	11,750
UTILITIES	136,489	149,586	149,586	154,094	156,924	159,794	162,670	165,560
REPAIR & MAINT.	423,213	99,253	170,253	95,753	99,253	95,753	99,253	95,753
INSURANCE	7,953	7,642	7,642	7,802	8,036	8,277	8,525	8,781
CAPITAL EXPENDITURES	-	475,000	1,343,956	880,000	-	-	-	-
DEPRECIATION & AMORT	882,409	-	-	-	-	-	-	-
ADMIN & DPW ADMIN CHARGES	62,383	64,878	64,878	76,533	82,656	89,268	96,409	104,122
CONTRACTUAL SERVICES	70,528	115,000	215,000	135,000	135,000	135,000	135,000	135,000
OTHER EXPENSES	15,533	21,425	21,425	22,500	22,500	22,500	22,500	22,500
INTERFUND CHG EXPENS	40,243	42,255	42,255	42,953	44,942	47,026	49,210	51,499
TRANS TO OTHER FUNDS	478,322	3,000,000	500,000	2,750,000	-	-	250,000	-
TOTAL EXPENSES	**$ 2,140,721**	**$ 3,992,411**	**$ 2,532,367**	**$ 4,179,250**	**$ 563,981**	**$ 576,346**	**$ 851,553**	**$ 598,061**
TOTAL EXPENSES CHANGE PERCENT		**86.5%**	**18.3%**	**65.0%**	**-86.5%**	**2.2%**	**47.8%**	**-29.8%**
NET OF REVENUES/EXPENSES	**$ (747,220)**	**$ (2,569,159)**	**$ (999,349)**	**$ (2,317,703)**	**$ 806,228**	**$ 800,783**	**$ 537,667**	**$ 789,150**

252 TIFA B

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
PROPERTY TAXES	$ 1,680,119	$ 1,754,202	$ 1,754,202	$ 1,939,471	$ 2,002,132	$ 2,044,988	$ 2,089,580	$ 2,135,352
STATE SHARED REVENUE & REFUNDS	165,434	81,340	81,340	73,206	65,886	59,297	53,367	48,000
INTEREST INCOME	717,321	261,862	261,862	370,517	342,686	337,442	322,173	317,544
OTHER REVENUE	-	-	-	-	-	-	-	-
TOTAL REVENUES	**$ 2,562,874**	**$ 2,097,404**	**$ 2,097,404**	**$ 2,383,194**	**$ 2,410,704**	**$ 2,441,727**	**$ 2,465,120**	**$ 2,500,896**
TOTAL REVENUE CHANGE PERCENT		**-18.2%**	**-18.2%**	**14%**	**1.2%**	**1.3%**	**1.0%**	**1.5%**
EXPENDITURES								
SALARIES & WAGES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FRINGE BENEFITS	-	-	-	-	-	-	-	-
REPAIR & MAINT.	141,247	50,000	50,000	350,000	100,000	100,000	100,000	100,000
OTHER EXPENSES	11,316	24,200	24,200	17,500	17,500	17,500	17,500	17,500
CONTRACTUAL SERVICES	714,913	100,000	435,241	100,000	100,000	100,000	100,000	100,000
SUPPLIES	-	30,000	30,000	30,000	30,000	30,000	30,000	30,000
UTILITIES	11,017	12,500	12,500	12,600	12,700	12,800	12,900	13,000
DEPRECIATION & AMORT	358,970	-	-	-	-	-	-	-
CAPITAL EXPENDITURES	-	2,010,000	2,164,019	2,010,000	510,000	10,000	10,000	10,000
ADMIN & DPW ADMIN CHARGES	28,929	30,086	30,086	31,597	34,125	36,855	39,803	42,987
INTERFUND CHARGE EXPENSE	36,471	38,295	38,295	97,263	101,734	106,417	111,321	116,458
TRANSFER TO OTHER FUNDS	2,040,506	2,246,497	3,285,314	902,677	486,767	1,726,328	5,236,753	443,722
TOTAL EXPENSES	**$ 3,343,370**	**$ 4,541,578**	**$ 6,069,655**	**$ 3,551,637**	**$ 1,392,826**	**$ 2,139,900**	**$ 5,658,277**	**$ 873,667**
TOTAL EXPENSES CHANGE PERCENT		**35.8%**	**81.5%**	**-41.5%**	**-60.8%**	**53.6%**	**164.4%**	**-84.6%**
NET OF REVENUES/EXPENSES	**$ (780,496)**	**$ (2,444,174)**	**$ (3,972,251)**	**$ (1,168,443)**	**$ 1,017,878**	**$ 301,827**	**$ (3,193,157)**	**$ 1,627,229**

253 TIFA D

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
PROPERTY TAXES	$ 210,043	$ 358,906	$ 358,906	$ 313,937	$ 324,368	$ 331,502	$ 338,925	$ 346,545
STATE SHARED REVENUE & REFUNDS	944,133	587,927	587,927	529,135	476,221	428,599	385,739	365,000
GRANTS	-	-	-	-	-	-	-	-
CHARGES FOR SERVICES	2,008	500	500	1,000	1,000	1,000	1,000	1,000
INTEREST INCOME	171,002	76,932	76,932	92,136	87,530	83,154	78,997	75,048
OTHER REVENUE	-	-	-	-	-	-	-	-
NONOPERATING REVENUE	-	-	43,000	-	-	-	-	-
TOTAL REVENUES	**$ 1,327,186**	**$ 1,024,265**	**$ 1,067,265**	**$ 936,208**	**$ 889,119**	**$ 844,255**	**$ 804,661**	**$ 787,593**
TOTAL REVENUE CHANGE PERCENT		**-22.8%**	**-19.6%**	**-12.3%**	**-5.0%**	**-5.0%**	**-4.7%**	**-2.1%**
EXPENDITURES								
SALARIES & WAGES	27,754	24,000	24,000	30,800	30,800	30,800	30,800	30,800
FRINGE BENEFITS	2,058	1,836	1,836	2,876	2,876	2,876	2,876	2,876
SUPPLIES	15,935	45,000	49,240	-	-	-	-	-
UTILITIES	119,261	101,650	101,650	113,700	115,700	117,700	119,700	121,700
REPAIR & MAINTENANCE	436,825	1,561,000	1,103,197	313,000	63,000	63,000	63,000	63,000
CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-
CAPITAL EXPENDITURES	-	1,062,000	2,182,152	-	-	-	-	-
DEPRECIATION & AMORTIZATION	914,391	-	-	-	-	-	-	-
ADMIN & DPW ADMIN CHARGES	25,077	26,080	26,080	81,325	87,831	94,857	102,446	110,642
OTHER EXPENSES	1,099	3,650	71,650	30,150	2,650	2,650	2,650	2,650
TRANSFER TO OTHER FUNDS	37,153	425,000	397,265	500,000	-	390,000	3,036,250	1,010,000
INTERFUND CHARGE EXPENSE	10,416	10,938	10,938	21,532	22,520	23,555	24,639	25,774
LIABILITY INSURANCE	-	270	270	293	301	310	320	329
TOTAL EXPENSES	**$ 1,589,969**	**$ 3,261,424**	**$ 3,968,278**	**$ 1,093,676**	**$ 325,678**	**$ 725,748**	**$ 3,382,681**	**$ 1,367,771**
TOTAL EXPENSES CHANGE PERCENT		**105.1%**	**149.6%**	**-72.4%**	**-70.2%**	**122.8%**	**366.1%**	**-59.6%**
NET OF REVENUES/EXPENSES	**$ (262,783)**	**$ (2,237,159)**	**$ (2,901,013)**	**$ (157,468)**	**$ 563,441**	**$ 118,507**	**$ (2,578,020)**	**$ (580,178)**

248 Downtown Development Authority

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
PROPERTY TAXES	$ 601,693	$ 665,978	$ 665,978	$ 745,500	$ 769,579	$ 786,048	$ 803,184	$ -
GRANTS	5,000	-	-	-	-	-	-	-
CHARGES FOR SERVICES	2,753	3,000	3,000	-	-	-	-	-
OTHER REVENUES	63,117	33,939	33,939	31,639	30,158	22,000	10,000	-
TOTAL REVENUES	**$ 672,564**	**$ 702,917**	**$ 702,917**	**$ 777,139**	**$ 799,737**	**$ 808,048**	**$ 813,184**	**$ -**
TOTAL REVENUE CHANGE PERCENT		**4.5%**	**4.5%**	**10.6%**	**2.9%**	**1.0%**	**0.6%**	**-100.0%**
EXPENDITURES								
SALARIES & WAGES	$ 24,344	$ 31,754	$ 31,754	59,344	$ 62,737	$ 64,916	$ 59,904	$ -
FRINGE BENEFITS	1,850	2,932	2,932	4,540	4,800	4,966	4,582	-
SUPPLIES	3,985	1,600	1,600	2,600	2,600	2,600	-	-
OTHER EXPENSES	155,841	207,570	322,570	309,887	220,904	220,923	641	-
REPAIR & MAINTENANCE	24,625	8,000	8,000	53,000	8,000	8,000	-	-
CONTRACTUAL SERVICES	23,196	7,500	54,589	80,000	3,500	3,500	-	-
CAPITAL EXPENDITURES	-	245,000	295,000	395,000	45,000	45,000	-	-
DEPRECIATION & AMORT	2,000	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-	-
ADMIN & DPW ADMIN CHARGES	30,176	31,383	31,383	33,953	36,669	39,603	42,771	-
INTERFUND CHG EXPENSE	12,849	13,491	13,491	15,790	16,547	17,342	18,176	-
TRANSFERS TO OTHER FUNDS	-	400,000	420,000	900,000	-	-	-	-
TOTAL EXPENSES	**$ 278,866**	**$ 949,230**	**$ 1,181,319**	**$ 1,854,114**	**$ 400,757**	**$ 406,850**	**$ 126,074**	**$ -**
TOTAL EXPENSES CHANGE PERCENT		**240.4%**	**323.6%**	**57.0%**	**-78.4%**	**1.5%**	**-69.0%**	**-100.0%**
NET OF REVENUES/EXPENSES	**$ 393,698**	**$ (246,313)**	**$ (478,402)**	**$ (1,076,975)**	**$ 398,980**	**$ 401,198**	**$ 687,110**	**$ -**

243 Brownfield Authority

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
ESTIMATED REVENUES								
PROPERTY TAXES	$ 415,881	$ 370,825	$ 370,825	$ 394,158	$ 406,889	$ 415,596	$ 424,656	$ 433,956
STATE GRANTS/OTHER	-	-	-	-	-	-	-	-
STATE SHARED REVENUE	-	11,257	11,257	-	-	-	-	-
INTEREST REVENUE	145,424	128,760	128,760	49,283	46,819	44,478	42,254	40,142
OTHER REVENUE	-	-	-	-	-	-	-	-
TOTAL REVENUES	**$ 561,305**	**$ 510,842**	**$ 510,842**	**$ 443,441**	**$ 453,708**	**$ 460,074**	**$ 466,910**	**$ 474,098**
TOTAL REVENUE CHANGE PERCENT		**-9.0%**	**-9.0%**	**-13.2%**	**2.3%**	**1.4%**	**1.5%**	**1.5%**
EXPENDITURES								
CONTRACTUAL SERVICES	$ 448,503	$ 430,000	$ 430,000	$ 609,000	$ 584,000	$ 584,000	$ 384,000	$ 384,000
DEBT SERVICE	4,152	54,815	54,815	54,816	54,815	54,819	54,816	-
ADMIN. INTERFUND CHG	9,746	10,136	10,136	20,063	21,668	23,401	25,273	27,295
OTHER EXPENSES	2,078	4,700	4,700	600	200	200	200	200
INTERFUND CHG EXPENS	5,441	5,713	5,713	5,532	5,809	6,099	6,404	6,724
TOTAL EXPENSES	**$ 469,919**	**$ 505,364**	**$ 505,364**	**$ 690,011**	**$ 666,492**	**$ 668,519**	**$ 470,693**	**$ 418,219**
TOTAL EXPENSES CHANGE PERCENT		**7.5%**	**7.5%**	**36.5%**	**-3.4%**	**0.3%**	**-29.6%**	**-11.1%**
NET OF REVENUES/EXPENSES	**$ 91,386**	**$ 5,478**	**$ 5,478**	**$ (246,570)**	**$ (212,784)**	**$ (208,445)**	**$ (3,783)**	**$ 55,879**

244 Economic Development Corporation

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
INTEREST REVENUE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUES	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
EXPENDITURES								
OTHER EXPENSES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENSES	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENSES CHANGE PERCENT								
NET OF REVENUES/EXPENSES	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

ENTERPRISE FUNDS

584 Fieldstone Golf

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
CHARGES FOR SERVICES	$ 2,255,975	$ 1,969,799	$ 1,969,799	$ 2,015,854	$ 2,042,496	$ 2,069,669	$ 2,097,458	$ 2,126,835
INTEREST INCOME	-	-	-	-	-	-	-	-
OTHER REVENUE	87,573	90,794	90,794	97,631	96,505	95,435	94,418	93,452
CAP CHGS/CONTRIBUTED	-	-	-	-	-	-	-	-
TRANSFERS FROM FUNDS	-	-	-	1,200,000	-	-	-	-
TOTAL REVENUES	**$ 2,343,549**	**$ 2,060,593**	**$ 2,060,593**	**$ 3,313,485**	**$ 2,139,001**	**$ 2,165,104**	**$ 2,191,876**	**$ 2,220,287**
TOTAL REVENUE CHANGE PERCENT		**-12.1%**	**-12.1%**	**60.8%**	**-35.4%**	**1.2%**	**1.2%**	**1.3%**
EXPENDITURES								
SALARIES & WAGES	$ 359,612	$ 310,452	$ 404,452	$ 408,916	$ 418,152	$ 427,389	$ 495,785	$ 435,349
FRINGE BENEFITS	54,361	76,763	83,955	73,683	76,281	78,927	127,954	83,911
SUPPLIES	35,477	26,330	26,330	25,850	30,850	28,850	25,850	25,850
COST OF GOODS SOLD	110,827	88,179	88,179	90,332	91,741	93,576	95,447	97,356
OTHER EXPENSES	106,004	65,288	65,288	63,285	46,675	46,675	46,675	46,675
REPAIR & MAINTENANCE	66,303	88,450	116,600	127,450	37,450	41,450	41,450	43,450
CONTRACTUAL SERVICES	616,800	761,071	761,071	586,092	588,587	679,067	679,067	679,067
UTILITIES	79,844	72,574	72,574	84,940	84,940	84,940	84,940	84,940
ADMIN & DPW ADMIN CHARGES	69,970	72,768	72,768	69,831	75,417	81,450	87,966	95,003
INTERFUND CHG EXPENSE	72,691	50,355	50,355	68,157	71,051	74,105	77,332	80,744
INSURANCE	21,055	21,527	21,527	27,385	28,292	29,250	30,259	31,323
CAPITAL EXPENDITURES	-	374,860	384,695	1,442,100	35,000	1,137,200	35,000	35,000
DEBT SERVICE	14,911	-	-	7,372	2,863	-	-	-
DEPRECIATION & AMORT	522,733	-	-	97,757	89,611	-	-	-
TRANS TO OTHER FUNDS	1,656	-	-	-	600,000	300,000	200,000	100,000
TOTAL EXPENSES	**$ 2,132,244**	**$ 2,008,617**	**$ 2,147,794**	**$ 3,173,150**	**$ 2,276,910**	**$ 3,102,879**	**$ 2,027,725**	**$ 1,838,668**
TOTAL EXPENSES CHANGE PERCENT		**-5.8%**	**0.7%**	**47.7%**	**-28.2%**	**36.3%**	**-34.7%**	**-9.3%**
NET OF REVENUES/EXPENSES	**$ 211,305**	**$ 51,976**	**$ (87,201)**	**$ 140,335**	**$ (137,909)**	**$ (937,775)**	**$ 164,151**	**$ 381,619**
ESTIMATED CASH POSITION								
Beginning Cash and Investments	**$ 1,474,796**	**$ 1,276,239**	**$ 1,276,239**	**$ 1,189,038**	**$ 1,329,373**	**$ 1,191,464**	**$ 253,689**	**$ 417,840**
Projected Change in Cash	**(198,557)**	**51,976**	**(87,201)**	**140,335**	**(137,909)**	**(937,775)**	**164,151**	**381,619**
ENDING CASH AND INVESTMENTS	**$ 1,276,239**	**$ 1,328,215**	**$ 1,189,038**	**$ 1,329,373**	**$ 1,191,464**	**$ 253,689**	**$ 417,840**	**$ 799,459**

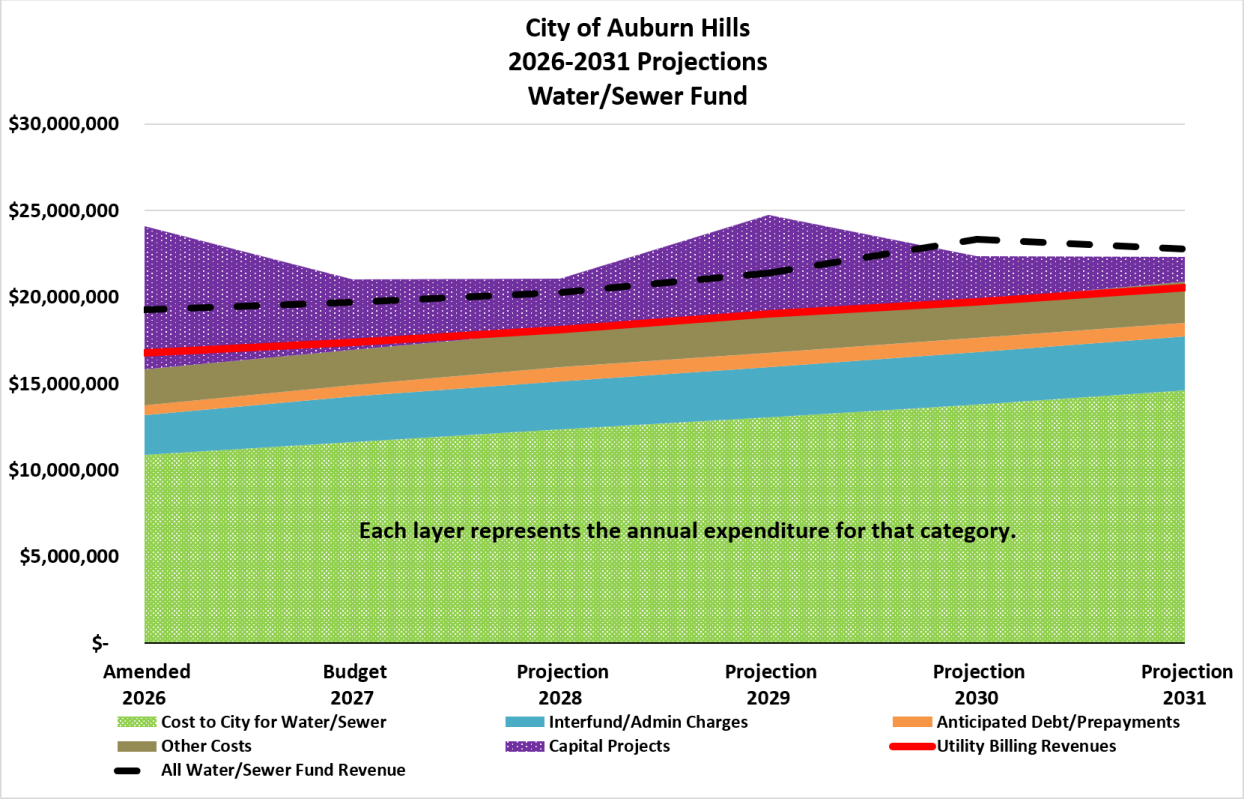
Fieldstone Golf Personnel

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
Fieldstone Golf Course								
Director of Golf	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Assistant General Manager	0.00	1.00	1.00	0.00	0.00	0.00	1.00	0.00
Part-time	43.00	30.00	34.00	36.00	36.00	36.00	36.00	36.00
Seasonal	6.00	11.00	11.00	9.00	9.00	9.00	9.00	9.00
Total Fieldstone Golf Course	**50.00**	**43.00**	**47.00**	**46.00**	**46.00**	**46.00**	**47.00**	**46.00**

592 Water and Sewer

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
CHARGES FOR SERVICES	$ 16,598,324	$ 16,761,673	$ 16,761,673	$ 17,371,235	$ 18,101,341	$ 19,037,209	$ 19,724,738	$ 20,539,262
CAPITAL CHARGES/CONTRIBUTED	614,005	685,000	685,000	540,000	500,000	475,000	435,000	410,000
OTHER REVENUE	260,396	213,000	213,000	215,000	219,000	222,000	226,000	230,000
INTEREST INCOME	1,784,705	1,503,018	1,503,018	1,451,924	1,308,184	1,437,578	1,418,099	1,460,913
INTERFUND CHG REVENUE	400,344	121,320	121,320	122,535	123,435	199,335	1,525,235	126,135
TRANSFERS	-	-	-	-	-	-	-	-
TOTAL REVENUES	**$ 19,657,773**	**$ 19,284,011**	**$ 19,284,011**	**$ 19,700,694**	**$ 20,251,960**	**$ 21,371,122**	**$ 23,329,072**	**$ 22,766,310**
TOTAL REVENUE CHANGE PERCENT		**-1.9%**	**-1.9%**	**2.2%**	**2.8%**	**5.5%**	**9.2%**	**-2.4%**
EXPENDITURES								
SALARIES & WAGES	$ 774,660	$ 790,002	$ 795,502	$ 820,173	$ 848,521	$ 877,757	$ 907,902	$ 938,987
FRINGE BENEFITS	299,342	425,771	451,060	467,422	490,601	514,565	541,583	570,517
SUPPLIES	431,286	366,000	366,000	341,875	293,750	346,325	301,025	288,325
CONTRACTUAL SERVICES	57,136	139,000	180,500	67,000	69,000	72,000	74,000	202,000
OTHER EXPENSES	47,965	55,300	55,300	71,670	72,470	70,270	70,870	72,070
COMPUTER SERVICES	76,031	82,000	82,000	87,900	91,900	95,900	99,900	103,800
UTILITIES	39,810	41,700	41,700	44,250	44,620	45,390	46,220	46,450
WATER & SEWAGE COST	10,502,473	10,891,533	10,891,533	11,608,277	12,361,776	13,060,949	13,802,115	14,587,923
REPAIR & MAINTENANCE	80,417	114,400	114,400	95,600	117,700	94,300	98,000	109,600
INSURANCE	28,475	28,912	28,912	31,844	32,798	33,784	34,796	35,842
DEPRECIATION & AMORT	2,414,817	-	-	-	-	-	-	-
CAPITAL EXPENDITURES	-	4,900,000	7,737,120	3,380,000	2,222,000	4,950,000	1,712,000	695,000
DEBT SERVICE	57,399	535,293	535,293	681,288	837,562	847,186	828,677	769,120
INTERFUND CHARGE EXPENSE	1,273,092	1,361,651	1,361,651	1,653,055	1,709,989	1,770,614	1,835,311	1,904,513
ADMIN & DPW ADMIN CHARGES	882,212	933,740	933,740	987,532	1,043,501	1,103,668	1,168,857	1,239,174
TOTAL EXPENSES	**$ 16,965,115**	**$ 20,665,302**	**$ 23,574,711**	**$ 20,337,886**	**$ 20,236,188**	**$ 23,882,708**	**$ 21,521,256**	**$ 21,563,321**
TOTAL EXPENSES CHANGE PERCENT		**21.8%**	**39.0%**	**-13.7%**	**-0.5%**	**18.0%**	**-9.9%**	**0.2%**
NET OF REVENUES/EXPENSES	**$ 2,692,658**	**$ (1,381,291)**	**$ (4,290,700)**	**$ (637,192)**	**$ 15,772**	**$ (2,511,586)**	**$ 1,807,816**	**$ 1,202,989**
ESTIMATED CASH POSITION								
Beginning Cash and Investments	$ 37,170,859	$ 37,942,491	$ 37,942,491	$ 33,286,791	$ 32,369,599	$ 32,135,371	$ 29,378,785	$ 30,971,601
Projected Change in Cash	771,632	(1,746,291)	(4,655,700)	(917,192)	(234,228)	(2,756,586)	1,592,816	992,989
ENDING CASH AND INVESTMENTS	**$ 37,942,491**	**$ 36,196,200**	**$ 33,286,791**	**$ 32,369,599**	**$ 32,135,371**	**$ 29,378,785**	**$ 30,971,601**	**$ 31,964,590**

Graph – Water and Sewer Projections 2026-2031



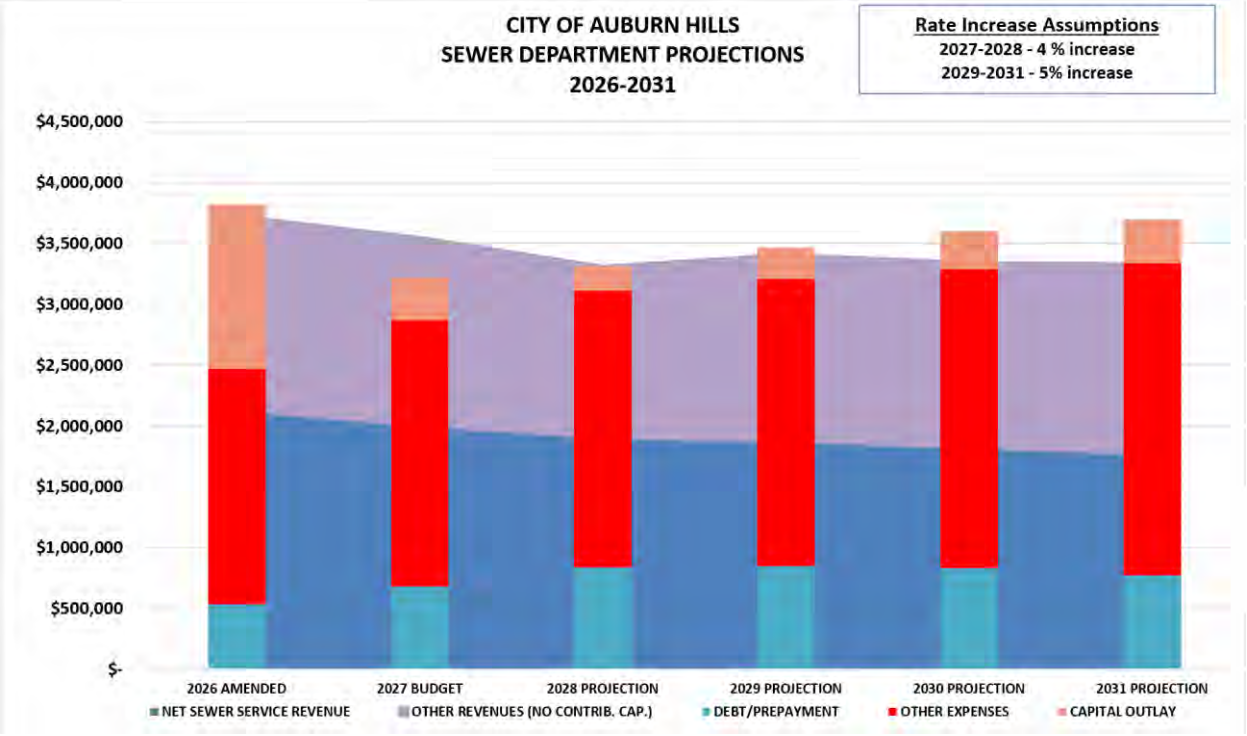
592 Sewer Department (535)

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
CHARGES FOR SERVICES	$ 7,697,021	$ 7,796,754	$ 7,796,754	$ 8,004,935	$ 8,324,693	$ 8,739,877	$ 9,176,346	$ 9,634,639
CAP CHGS/CONTRIBUTED	272,350	315,000	315,000	255,000	240,000	225,000	210,000	195,000
OTHER REVENUE	147,395	107,000	107,000	109,000	111,000	112,000	114,000	116,000
INTEREST INCOME	1,745,217	1,483,018	1,483,018	1,431,924	1,288,184	1,419,578	1,400,099	1,442,913
TRANSFERS FROM FUNDS	-	-	-	-	-	-	-	-
TOTAL REVENUES	**$ 9,861,982**	**$ 9,701,772**	**$ 9,701,772**	**$ 9,800,859**	**$ 9,963,877**	**$ 10,496,455**	**$ 10,900,445**	**$ 11,388,552**
TOTAL REVENUE CHANGE PERCENT		**-1.6%**	**-1.6%**	**1.0%**	**1.7%**	**5.3%**	**3.8%**	**4.5%**
EXPENDITURES								
SALARIES & WAGES	$ 325,794	$ 325,057	$ 338,557	$ 340,063	$ 350,151	$ 360,542	$ 371,241	$ 382,260
FRINGE BENEFITS	75,638	182,191	199,159	204,581	215,911	227,699	240,566	254,008
SUPPLIES	54,295	61,450	61,450	62,275	63,050	70,100	76,875	77,850
OTHER EXPENSES	30,060	28,550	28,550	44,470	44,720	41,670	41,770	42,120
COMPUTER SERVICES	39,238	42,350	42,350	45,650	47,850	50,050	52,250	54,450
CONTRACTUAL SERVICES	5,605	12,000	12,000	13,000	14,000	14,000	14,000	15,000
UTILITIES	9,882	11,100	11,100	12,250	12,520	12,790	13,020	13,250
WATER & SEWAGE COST	5,331,250	5,661,078	5,661,078	5,997,751	6,417,594	6,866,826	7,347,504	7,861,829
REPAIR & MAINT.	40,311	43,000	43,000	60,000	61,100	56,600	59,200	61,700
INSURANCE	8,601	9,004	9,004	11,489	11,833	12,189	12,554	12,932
DEPRECIATION & AMORT	1,033,303	-	-	-	-	-	-	-
CAPITAL EXPENDITURES	-	225,000	1,351,941	355,000	207,000	260,000	312,000	365,000
DEBT SERVICE	57,399	535,293	535,293	681,288	837,562	847,186	828,677	769,120
INTERFUND CHG EXPENSE	703,066	744,878	744,878	906,491	937,297	970,015	1,004,838	1,041,985
ADMIN & DPW ADMIN CHARGES	419,380	444,275	444,275	486,119	513,492	542,915	574,796	609,184
TOTAL EXPENSES	**$ 8,133,821**	**$ 8,325,226**	**$ 9,482,635**	**$ 9,220,427**	**$ 9,734,080**	**$ 10,332,582**	**$ 10,949,291**	**$ 11,560,688**
TOTAL EXPENSES CHANGE PERCENT		**2.4%**	**16.6%**	**-2.8%**	**5.6%**	**6.1%**	**6.0%**	**5.6%**
NET OF REVENUES/EXPENSES	**$ 1,728,161**	**$ 1,376,546**	**$ 219,137**	**$ 580,432**	**$ 229,797**	**$ 163,873**	**$ (48,846)**	**$ (172,136)**

Sewer Department Personnel

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
Sewer Department								
Crew Leader	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Maintenance Technician	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Seasonal	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Total Sewer Department	**6.00**	**6.00**	**6.00**	**5.00**	**5.00**	**5.00**	**5.00**	**5.00**

Graph – Sewer Department Projections 2026-2031



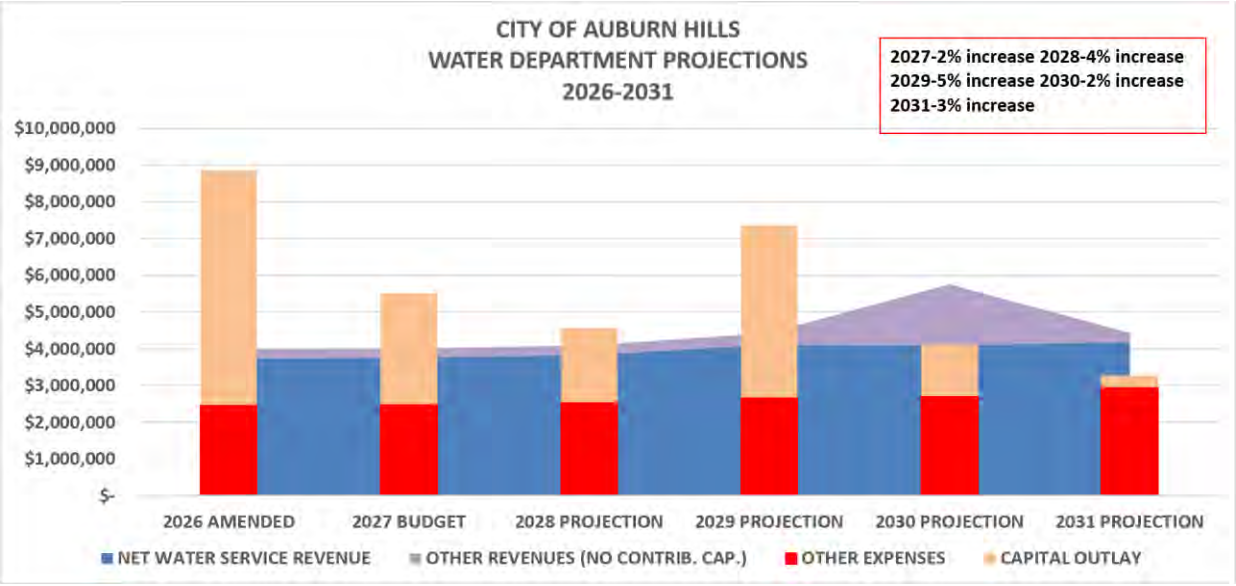
592 Water Department (536)

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
REVENUES								
OTHER REVENUE	$ 112,999	$ 106,000	$ 106,000	$ 106,000	$ 108,000	$ 110,000	$ 112,000	$ 114,000
CAP CHGS/CONTRIBUTED	341,655	370,000	370,000	285,000	260,000	250,000	225,000	215,000
CHARGES FOR SERVICES	8,901,303	8,964,919	8,964,919	9,366,300	9,776,648	10,297,332	10,548,392	10,904,623
INTEREST INCOME	39,488	20,000	20,000	20,000	20,000	18,000	18,000	18,000
INTERFUND CHG REVENU	400,344	121,320	121,320	122,535	123,435	199,335	1,525,235	126,135
TOTAL REVENUES	**$ 9,795,788**	**$ 9,582,239**	**$ 9,582,239**	**$ 9,899,835**	**$ 10,288,083**	**$ 10,874,667**	**$ 12,428,627**	**$ 11,377,758**
TOTAL REVENUE CHANGE PERCENT		**-2.2%**	**-2.2%**	**3.3%**	**3.9%**	**5.7%**	**14.3%**	**-8.5%**
EXPENDITURES								
SALARIES & WAGES	$ 448,866	$ 464,945	$ 456,945	$ 480,110	$ 498,370	$ 517,215	$ 536,661	$ 556,727
FRINGE BENEFITS	223,704	243,580	251,901	262,841	274,690	286,866	301,017	316,509
SUPPLIES	376,991	304,550	304,550	279,600	230,700	276,225	224,150	210,475
CONTRACTUAL SERVICES	51,531	127,000	168,500	54,000	55,000	58,000	60,000	187,000
COMPUTER SERVICES	36,793	39,650	39,650	42,250	44,050	45,850	47,650	49,350
OTHER EXPENSES	17,903	26,750	26,750	27,200	27,750	28,600	29,100	29,950
UTILITIES	29,928	30,600	30,600	32,000	32,100	32,600	33,200	33,200
WATER & SEWAGE COST	5,171,223	5,230,455	5,230,455	5,610,526	5,944,182	6,194,123	6,454,611	6,726,094
REPAIR & MAINT.	40,106	71,400	71,400	35,600	56,600	37,700	38,800	47,900
INSURANCE	19,874	19,908	19,908	20,355	20,965	21,595	22,242	22,910
DEPRECIATION & AMORT	1,381,514	-	-	-	-	-	-	-
CAPITAL EXPENDITURES	-	4,675,000	6,385,179	3,025,000	2,015,000	4,690,000	1,400,000	330,000
INTERFUND CHG EXPENS	570,026	616,773	616,773	746,564	772,692	800,599	830,473	862,528
ADMIN & DPW ADMIN CHARGES	462,832	489,465	489,465	501,413	530,009	560,753	594,061	629,990
TOTAL EXPENSES	**$ 8,831,291**	**$ 12,340,076**	**$ 14,092,076**	**$ 11,117,459**	**$ 10,502,108**	**$ 13,550,126**	**$ 10,571,965**	**$ 10,002,633**
TOTAL EXPENSES CHANGE PERCENT		**39.7%**	**59.6%**	**-21.1%**	**-5.5%**	**29.0%**	**-22.0%**	**-5.4%**
NET OF REVENUES/EXPENSES	**$ 964,498**	**$ (2,757,837)**	**$ (4,509,837)**	**$ (1,217,624)**	**$ (214,025)**	**$ (2,675,459)**	**$ 1,856,662**	**$ 1,375,125**

Water Department Personnel

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2026 AMENDED BUDGET	2027 BUDGET	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION
Water Department								
Crew Leader	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Maintenance Technician	4.00	5.00	5.00	4.00	4.00	4.00	4.00	4.00
Maintenance Technician II	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Seasonal	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Total Water Department	**8.00**	**9.00**	**9.00**	**8.00**	**8.00**	**8.00**	**8.00**	**8.00**

Graph – Water Department Projections 2025-2030



SUPPLEMENTARY SCHEDULES | Capital Project Budget Plan

General Fund – 101

Clerk - 215

Project	Description	2027	2028	2029	2030	2031
New Election Equipment	Machinery & Equipment	154,000				
		154,000	**0**	**0**	**0**	**0**

Facilities - 265

Project	Description	2027	2028	2029	2030	2031
Transformer/Generator Replacement	Machinery & Equipment	180,000	170,000	340,000	200,000	
Admin building retaining wall repairs	Bldg Additions/Improvements		100,000			
DPW camera replacement/ server	Machinery & Equipment	40,000				
		220,000	**270,000**	**340,000**	**200,000**	**0**

Fire - 336, 339 & 341

Project	Account Description	2027	2028	2029	2030	2031
Radio System/Equipment	Machinery & Equipment				360,000	
Extrication Equipment	Machinery & Equipment	45,000		45,000		45,000
Suppression Equip/Training Equip	Machinery & Equipment	15,000	15,000	25,000		
Replace SCBA (Breathing apparatus)	Machinery & Equipment		385,000			
		60,000	**400,000**	**70,000**	**360,000**	**45,000**

EMS/Ambulance - 651

Project	Account Description	2027	2028	2029	2030	2031
Suppression Equip/Training Equip	Machinery & Equipment	10,000	10,000	10,000	10,000	
Cardiac Monitors	Machinery & Equipment	210,000				75,000
AED	Machinery & Equipment		3,500	3,500	3,500	
CPR Device	Machinery & Equipment		15,000	45,000		
		220,000	**28,500**	**58,500**	**13,500**	**75,000**

Police - 301 & 305

Project	Account Description	2027	2028	2029	2030	2031
PSB Foundation Project	Bldg Additions/Improvements	150,000				
Police Fence gate	Bldg Additions/Improvements	100,000				
Office Chairs for Police Department	Furniture	45,000				
OFFICE CUBICLE UPDATE (SGT, TSC, FRONT DESK)	Furniture	43,000				
Motorola Radios	Electronic Equipment	9,500	9,500	9,500	9,500	9,500
VMS/Radar Trailer	Machinery & Equipment		25,000			
Copier for Records	Machinery & Equipment		12,000			
Police DB Copier	Machinery & Equipment				5,000	
SYNOLOGY NAS	Electronic Equipment					30,000
		347,500	**46,500**	**9,500**	**14,500**	**39,500**

Parks - 770

Project	Description	2027	2028	2029	2030	2031
Hawkwoods Design/Construction	Parking Lot Improvements	1,700,000				
Inclusive Playground	Land & Improvements	600,000				
Riverside Park Riverbank Stabilization	Land & Improvements	250,000				
CRT Parking Lot Design/Legal Services/Construction	Parking Lot Improvements	40,000	200,000			
Tot Lot Replacement	Land & Improvements			250,000		
Riverwoods Park Riverbank Stabilization	Land & Improvements				250,000	
		2,590,000	**200,000**	**250,000**	**250,000**	**0**

Capital Improvements - 901

Project	Description	2027	2028	2029	2030	2031
Farm Boy Lot 3157 Auburn	Land & Improvements	1,500,000				
East Parking	Land & Improvements	1,000,000				
Property Acquisition	Land & Improvements	500,000				
DDI Signage	Land & Improvements	500,000				
		3,500,000	**0**	**0**	**0**	**0**

Major Roads – 202

Project	Description	2027	2028	2029	2030	2031
Great Lakes Crossing	Asphalt Mill & Resurface	3,057,875				
University Dr	Concrete Maintenance	3,000,000				
Grey Road	Asphalt Pulverize/Overlay	2,500,000				
Pathway Contingency	Pathway Construction	650,000				
Shimmons (Grove Ln to Squirrel)	Asphalt Mill & Resurface	610,000				
Great Lakes Crossing	Pathway Construction	525,000				
Joslyn Road	Pathway Construction	500,000				
North Squirrel (Walton to Chrysler)	Concrete Maintenance	500,000			600,000	
Cross Creek/Squirrel HAWK Signal	Traffic Signal	375,000				
Tienken/Squirrel Roundabout	Roundabout Construction	275,000		3,500,000		
Opdyke Road	Pathway Construction	100,000				
Walton Boulevard	Pathway Construction	50,000				
Cross Creek (SAD)	Asphalt Reconstruction			200,000	5,100,000	
Cross Creek (SAD)	Pathway Construction			40,000	400,000	
N. Squirrel Rd (Featherstone to Clinton River)	Concrete Maintenance				700,000	
High Meadow (SAD)	Asphalt Reconstruction				225,000	5,800,000
High Meadow (SAD)	Pathway Construction				30,000	300,000
Tri-Party Agreement	Road Maintenance	259,465	50,000	50,000	50,000	50,000
Pathway Maintenance	Maintenance	250,000	250,000	250,000	250,000	250,000
General Maintenance/Guardrail Maintenance	Road Maintenance	125,000	135,000	135,000	135,000	135,000
Signal Maintenance and Repair	Maintenance	115,000	115,000	115,000	115,000	115,000
Sidewalk Maintenance	Maintenance	100,000	100,000	100,000	100,000	100,000
Bridge Repairs	Maintenance	100,000	100,000	100,000	100,000	100,000
Pavement Markings	Maintenance	60,000	60,000	60,000	60,000	60,000
Storm Rehab program	Road Maintenance	20,000	20,000	20,000	20,000	20,000
		13,172,340	**830,000**	**4,570,000**	**7,885,000**	**6,930,000**

Local Roads - 203

Project	Description	2027	2028	2029	2030	2031
St Lawrence Sub	Asphalt Pulverize/Overlay	1,240,000				
Churchill Sub	Asphalt Pulverize/Overlay	150,000	3,000,000			
Glenmeade (SAD)	Asphalt Reconstruction	60,000	1,200,000			
Bald Mountain (Walton to Shimmons)	Crush & Shape	50,000	900,000			
Primary	Asphalt Reconstruction	40,000	810,000			
Pond Run (SAD)	Asphalt Mill & Resurface	30,000	470,000			
Valley View (SAD)	Asphalt Mill & Resurface	20,000	280,000			
Nichols/Couchlin/Slocum	Asphalt Pulverize/Overlay	125,000		3,300,000		
Coe/Willet/Joy	Asphalt Replacement		55,000	750,000		
Hillfield	Asphalt Pulverize/Overlay		50,000	800,000		
Doris	Asphalt Construction			150,000	2,850,000	
Doris	Pathway Construction			35,000	540,000	
Vinewood Sub	Asphalt Pulverize/Overlay			125,000	2,600,000	
Collier (east of Joslyn)	Asphalt Replacement			50,000	850,000	
Collier (west of Joslyn)	Asphalt Mill & Resurface			25,000	425,000	
Hawthorn Forest	Asphalt Mill & Resurface				50,000	675,000
Thornwood Sub	Asphalt Mill & Resurface				35,000	850,000
Automation	Asphalt Mill & Resurface				35,000	575,000
Automation	Pathway Construction				8,000	80,000
Pinnacle (SAD)	Asphalt Mill & Resurface				17,500	250,000
Pinnacle (SAD)	Pathway Construction				4,000	40,000
Luella (SAD)	Asphalt Mill & Resurface				15,000	225,000
Luella (SAD)	Pathway Construction				4,000	40,000
Chrysler (SAD)	Asphalt Mill & Resurface					200,000
Briarvale/Brimfield	Asphalt Pulverize/Overlay					90,000
Waukegan Sub	Asphalt Replacement					80,000
Pathway Maintenance	Maintenance	100,000	100,000	100,000	100,000	100,000
Sidewalk Maintenance	Maintenance	50,000	50,000	50,000	50,000	50,000
General Maintenance/Guardrail Maintenance	Maintenance	39,500	39,500	39,500	39,500	39,500
Pavement Markings	Maintenance	20,000	20,000	20,000	20,000	20,000
Catch Basin repair	Maintenance	20,000	20,000	20,000	20,000	20,000
		1,944,500	**6,994,500**	**5,464,500**	**7,663,000**	**3,334,500**

Fieldstone Golf Course - 584

Project	Description	2027	2028	2029	2030	2031
Enclosure of Veranda and Grille/Bar Renovation	Bldg Additions/Improvements	1,200,000				
Cart Path	Land & Improvements	200,000				
Bridge Repair	Land & Improvements	35,000	35,000	35,000	35,000	35,000
Computer Bundle Replacement	Computer Equipment	7,100		2,200		
Pond Dredging	Land & Improvements			1,100,000		
		1,442,100	**35,000**	**1,137,200**	**35,000**	**35,000**

Sewer Department – 535

Project	Description	2027	2028	2029	2030	2031
Sewer Lining and Manhole Restore	Replacement	300,000	150,000	200,000	250,000	300,000
Lift Station Pumps	Replacement	55,000	57,000	60,000	62,000	65,000
		355,000	**207,000**	**260,000**	**312,000**	**365,000**

Water Department – 536

Project	Description	2027	2028	2029	2030	2031
Grey Road WM Replacement	AC Water Main Replacement	2,600,000				
Squirrel & Opdyke Actuator replacement	Actuator replacement	60,000				
Churchill Sub AC replacement	AC Water Main Replacement	125,000	1,750,000			
Tall Oaks/I75 WM abandon	Water Main Construction	15,000	250,000			
Nichols/Couchlin/Slocum WM Replacement	AC Water Main Replacement	225,000		3,750,000		
Coe Water Main	Water Main Replacement		15,000	285,000		
Tower Interior and Exterior Coating	Water/Sewer System Imp & Ext			580,000		
Doris WM Replacement	AC Water Main Replacement			75,000	1,400,000	
Adams/Briarvale/Brimfield WM replacement	AC Water Main Replacement					250,000
Waukegan Sub WM replacement	AC Water Main Replacement					80,000
		3,025,000	**2,015,000**	**4,690,000**	**1,400,000**	**330,000**

DOWNTOWN DEVELOPMENT AUTHORITY - 248

Project	Description	2027	2028	2029	2030	2031
Public Art Initiative	Land Improvements	45,000	45,000	45,000		
Wayfinding	Land Improvements	275,000				
3157 Auburn Road Parking Lot	Transfer to General Fund	300,000				
Downtown hoilday décor	Machinery & Equipment	75,000				
Riverside Bathroom Renovations	Transfer to General Fund	100,000				
Parking Structure Facade	Transfer to TIFA A	500,000				
		1,295,000	**45,000**	**45,000**	**0**	**0**

TIFA A – 251

Project	Description	2027	2028	2029	2030	2031
Farm Boy parking lot	Transfer to General Fund	1,500,000				
East Parking	Transfer to General Fund	1,000,000				
Parking Structure Addition	Land & Improvements	750,000				
Riverbank Stabilization	Transfer to General Fund	250,000			250,000	
Downtown Sound	Land & Improvements	100,000				
Knight Amphitheater lighting	Land & Improvements	30,000				
Den Maintenance	Building Maintenance	2,000	2,000	2,000	2,000	2,000
Chamber Maintenance	Building Maintenance	2,500	2,500	2,500	2,500	2,500
General Parking Lot	Parking Lot Maintenance	2,500	2,500	2,500	2,500	2,500
Parking Structure Maintenance	Building Maintenance	10,000	10,000	10,000	10,000	10,000
Pathways	Pathway Maintenance	10,000	10,000	10,000	10,000	10,000
Sidewalk Maintenance	Slab Replacement	10,000	10,000	10,000	10,000	10,000
Bridge Repairs	Bridge Repairs/Maintenance		3,500		3,500	
		3,667,000	**40,500**	**37,000**	**290,500**	**37,000**

TIFA B – 252

Project	Description	2027	2028	2029	2030	2031
Property Purchases	Land and Improvements	2,000,000	500,000			
DDI Bridge Sign	Transfer to General Fund	500,000				
bridge painting	Bridge Maintenance	250,000				
Joy Road	Transfer to Local Streets		25,000	325,000		
Willot Road	Transfer to Local Streets		20,000	300,000		
Coe WM	Transfer to W/S		15,000	285,000		
Coe Road	Transfer to Local Streets		10,000	125,000		
Doris Road	Transfer to Local Streets			150,000	2,850,000	
Doris Water Main	Transfer to W/S			75,000	1,400,000	
Doris Pathway	Transfer to Local Streets			35,000	540,000	
Pathway Maintenance	Non Motorized Pathways	10,000	10,000	10,000	10,000	10,000
		2,760,000	**580,000**	**1,305,000**	**4,800,000**	**10,000**

TIFA D – 253

Project	Description	2027	2028	2029	2030	2031
Admin Conf/Lounge/Lobby/Hallway	Building Maintenance	250,000				
Inclusive Playground	Transfer to General Fund	500,000				
Tot Lot Replacement	Transfer to General Fund			250,000		
Cross Creek (SAD)	Transfer to Major Streets			140,000	2,950,000	
High Meadow (SAD)	Transfer to Major Streets				86,250	1,010,000
Routine Maintenance	Sidewalk Maintenance	5,000	5,000	5,000	5,000	5,000
		755,000	**5,000**	**395,000**	**3,041,250**	**1,015,000**

Fleet – 661

	2027	2028	2029	2030	2031
REPLACE E149 BANDIT 18" CHIPPER	100,000				
REPLACE E163 HURCO	100,000				
E1825 Z Spray Fertilizer Sprayer	22,000				
REPLACE GATOR XUV- E152	20,000				
REPLACE DUMP TRAILER T112 - 2008 MANUFACTURE DATE	15,000				
REPLACEMENT LEAF LOADER	15,000				
NEW- ELECTRIC UTILITY VEHICLE FOR HAWKWOODS	15,000				
REPLACE TRAILER T37 - 2010 MANUFACTURE DATE	11,000				
NEW - 10 TON ROLLER		170,000			
NEW - TACK TANK MACHINE AND SWAP SKID		50,000			
NEW - 10 TON ROLLER TRAILER		40,000			
E165 Trailer Air Compressor		30,000			
REPLACE M30 FLOOR SCRUBBER (DPW GARAGE) - E1178			50,000		
REPLACE ATTENUATOR - E172			30,000		
Excavator E155				250,000	
NEW Excavator Trailer				60,000	
REPLACE E2003 MESSAGE BOARD				20,000	
REPLACE E2115 HOT PATCHER					30,000
REPLACE E119 SUPERZ MOWER					20,000
REPLACE E2202 INFRARED ASPHALT HEATER					20,000
Asphalt Roller E1601					20,000
TOTAL MACHINERY AND EQUIPMENT	**298,000**	**290,000**	**80,000**	**330,000**	**90,000**

AMBULANCE REPLACE AF2017	450,000				
D1803 RAM 3500 UTILITY	100,000				
REPL D1935 RAM 3500 Utility	100,000				
REPLACE AP 2164 DURANGO	47,000				
REPLACE AP 2165 DURANGO	47,000				
REPLACE AP 2167 DURANGO	47,000				
REPLACE AP 2268 CHARGER	47,000				
REPLACE AP 2203 RAM 1500 SSV (SIU)	47,000				
REPLACE AP2121 DURANGO (LT SHARED)	47,000				
D2101 VACTOR		700,000			
D1806 RAM 5500 DUMP		100,000			
D1807 RAM 5500 FLAT		100,000			
D1805 PROMASTER CITY		70,000			
REPLACE AP 2153 CHARGER		47,000			
REPLACE AP2163 CHARGER		47,000			
AF2016 RAM 1500		45,000			
AP2336 RAM SSV REPLACEMENT		45,000			
AP2371 DURANGO PURSUIT		45,000			
AP2372 DURANGO PURSUIT		45,000			
AP2374 DURANGO PURSUIT		45,000			
AF1512 FIRE ENGINE REPLACEMENT			1,500,000		
REPLACE AF2103 RESCUE			450,000		
REPLACE D1401 DUMP w/ WING			400,000		
D412 SEWER CAMERA			250,000		
REPL D410 Flatbed Tow			200,000		
REPLACE D2107 RAM 2500			62,000		
REPLACE AM1602 CHEROKEE			45,000		
REPLACE AP2475 DURANGO			45,000		
REPLACE AP2476 DURANGO			45,000		
REPLACE AP2477 DURANGO			45,000		
REPLACE AP2478 DURANGO			45,000		
REPLACE AP2481 DURANGO			45,000		
REPLACE AF2328 DODGE DURANGO			42,000		
REPLACE AC2337 KIA SPORTAGE			40,000		
REPLACE D1518 DUMP w/WING				400,000	
REPLACE D1504 FORESTRY AERIAL				250,000	
REPLACE D1610 SIGN TRUCK				200,000	
REPLACE AM2301 COMM CTR PACIFICA				54,000	
REPLACE AP2389 RAM 1500SSV				45,000	
REPLACE FIRE RESCUE AF2327					475,000
REPLACE D1611 TANDEM PLOW W/WING					400,000
REPLACE D2434 RAM 3500 UTILITY					100,000
REPLACE AS2321 PROMASTER 2500 NEMT					90,000
REPLACE D2326 PROMASTER 3500-WATER MB					85,000
REPLACE AP2685 TAHOE PPV					65,000
REPLACE AP2684 TAHOE PPV					65,000
REPLACE D2311 RAM 2500 W/PLOW					62,000
REPLACE D2317 RAM 2500 W/PLOW					62,000
REPLACE D2322 RAM2500 W/PLOW					62,000
REPLACE AF2102 RAM 2500					50,000
REPLACE AF2329 FD COMMAND DURANGO					50,000
REPLACE AP2670 DURANGO PPV					50,000
REPLACE AP2522 DURANGO					50,000
REPLACE AP2269 RAM SSV					45,000
REPLACE AP2399 RAM SSV					45,000
REPLACE AR2313 RAM 1500 QUAD					45,000
REPLACE AP2316 RAM -DB					40,000
REPLACE AP2412 COMPASS-DB					40,000
TOTAL FLEET VEHICLES	**932,000**	**1,289,000**	**3,214,000**	**949,000**	**1,881,000**
TOTAL FLEET CAPITAL	**1,230,000**	**1,579,000**	**3,294,000**	**1,279,000**	**1,971,000**

Full-Time Personnel Summary

	2025 Budget	2026 Budget	2027 Budget
GENERAL FUND			
ADMINISTRATION			
City Council			
Mayor	1.00	1.00	1.00
City Council	6.00	6.00	6.00
Total City Council	7.00	7.00	7.00
City Manager			
City Manager	1.00	1.00	1.00
Assistant City Manager	1.00	1.00	1.00
Assistant to the City Manager	1.00	1.00	1.00
Community Engagement Manager	1.00	1.00	1.00
Executive Assistant	0.00	0.00	0.00
Total City Manager	4.00	4.00	4.00
City Clerk & Elections			
City Clerk	1.00	1.00	1.00
Deputy Clerk	1.00	1.00	1.00
Total City Clerk & Elections	2.00	2.00	2.00
Finance/Treasurer			
Finance Director/Treasurer	1.00	1.00	1.00
Deputy Treasurer	1.00	1.00	1.00
Accountant	3.00	3.00	2.00
Finance Clerk			1.00
Accounting Clerk	2.00	2.00	2.00
Total Finance	7.00	7.00	7.00
Human Resources			
Human Resources Manager	1.00	1.00	1.00
Human Resources Generalist	1.00	1.00	1.00
Total Human Resources	2.00	2.00	2.00
Public Works Administration			
Director of Public Works	1.00	1.00	1.00
Manager of Municipal Properties	1.00	1.00	1.00
Manager of Public Utilities	1.00	1.00	1.00
Manager of Roads and Fleet	1.00	1.00	1.00
GIS Asset Management Technician	1.00	1.00	1.00
DPW Clerk	1.00	1.00	1.00
Utility Billing Technician	1.00	1.00	1.00
Total Public Service	7.00	7.00	7.00
Total Administration	**29.00**	**29.00**	**29.00**

	2025 Budget	2026 Budget	2027 Budget
PLANNING/DEVELOPMENT			
Building Services			
Building Official	1.00	1.00	1.00
Building Inspector	2.00	2.00	2.00
Code Enforcement Officer	3.00	3.00	3.00
Clerk	2.00	2.00	2.00
Total Building	8.00	8.00	8.00
Comm. Development-Administration			
Community Development Director	1.00	1.00	1.00
Asst to the Dir of Comm Dev/Constructions Coordinator	1.00	1.00	1.00
Economic Development Manager	1.00	1.00	1.00
Total Comm. Dev.-Admin.	3.00	3.00	3.00
Total Planning/Development	**11.00**	**11.00**	**11.00**
GENERAL SUPPORT			
Facilities			
Crew Leader	1.00	1.00	1.00
Master Electrician	2.00	2.00	2.00
Maintenance Technician	2.00	2.00	2.00
Custodian	3.00	4.00	4.00
Total Facilities	8.00	9.00	9.00
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Grounds			
Crew Leader	1.00	1.00	1.00
Maintenance Technician	6.00	6.00	6.00
Total Grounds	7.00	7.00	7.00
Parks			
Parks Supervisor	1.00	1.00	1.00
Maintenance Technician	1.00	1.00	1.00
	2.00	2.00	2.00
Total General Support	**17.00**	**18.00**	**18.00**
COMMUNITY PROGRAMS			
Recreation			
Recreation Director	1.00	1.00	1.00
Assistant Director Rec and Senior Services	1.00	1.00	0.00
Program Coordinator - Nature	1.00	1.00	1.00
Program Coordinator-Programs, Leagues & Teens	1.00	1.00	1.00
Total Recreation and Senior Services	4.00	4.00	3.00
Senior Services			
Senior Services Director	0.00	1.00	1.00
Senior Services Program Coordinator	1.00	1.00	1.00
Program Coordinator-Support Services	1.00	1.00	1.00
	2.00	3.00	3.00
Total Community Programs	**6.00**	**7.00**	**6.00**

	2025 Budget	2026 Budget	2027 Budget
FIRE, POLICE, EMS/AMBULANCE DEPARTMENTS			
FIRE			
Fire-Administration			
Fire Chief	1.00	1.00	1.00
Deputy Fire Chief		1.00	1.00
Assistant Fire Chief	1.00	1.00	0.00
Administrative Officer		0.00	0.00
Administrative Assistant	1.00	1.00	1.00
Total Fire-Administration	3.00	4.00	3.00
Fire-Prevention			
Fire Marshal	0.00	0.00	0.00
Fire Inspector	3.00	3.00	3.00
Total Fire-Prevention	3.00	3.00	3.00
Fire-Suppression			
Captain	3.00	0.75	0.75
Lieutenants	3.00	1.00	0.75
Firefighters	6.00	4.25	4.50
Total Fire-Suppression	14.00	6.00	6.00
Total Fire Personnel	**20.00**	**13.00**	**12.00**
EMS/Ambulance			
EMS/Ambulance			
Administrative Officer	1.00	1.00	1.00
EMS/Ambulance Personnel	18.00	18.00	18.00
Total EMS/Ambulance	19.00	19.00	19.00
Total EMS/Ambulance Personnel	**19.00**	**19.00**	**19.00**
POLICE			
Police-Administration			
Police Chief	1.00	1.00	1.00
Deputy Police Chief	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00
Technical Services Coordinator	1.00	1.00	1.00
Evidence/Property Technician	1.00	1.00	1.00
Clerk	2.00	2.00	2.00
Total Police - Administration	7.00	7.00	7.00
Police-Patrol			
Lieutenant	3.00	3.00	3.00
Sergeant	4.00	6.00	6.00
Detective	5.00	5.00	5.00
Police Officer	39.00	39.00	39.00
Total Police - Patrol	51.00	53.00	53.00
Total Police Personnel	**58.00**	**60.00**	**60.00**

	2025 Budget	2026 Budget	2027 Budget
INFRASTRUCTURE			
Storm Water Management			
Assistant City Planner	0.00	0.00	0.00
Total Storm Water Management	0.00	0.00	0.00
TOTAL GENERAL FUND	**160.00**	**157.00**	**156.00**
ENTERPRISE FUNDS			
Fieldstone Golf Course			
Director of Golf	1.00	1.00	1.00
Assistant General Manager		1.00	0.00
Total Fieldstone Golf Course	1.00	2.00	1.00
Sewer Fund			
Crew Leader	1.00	1.00	1.00
General Maintenance	4.00	4.00	4.00
Total Sewer Fund	5.00	5.00	5.00
Water Fund			
Crew Leader	1.00	1.00	1.00
General Maintenance	5.00	5.00	5.00
Total Water Fund	6.00	6.00	6.00
TOTAL PROPRIETARY FUNDS	**12.00**	**13.00**	**12.00**
STREETS, HIGHWAYS, PUBLIC IMPROVEMENTS & FLEET			
Local Streets-DPW			
Crew Leader	0.00	0.00	0.00
Maintenance Technician	4.00	4.00	4.00
Total Local Streets-DPW	4.00	4.00	4.00
Major Streets-DPW			
Crew Leader	1.00	1.00	1.00
Maintenance Technician	2.00	2.00	2.00
Total Major Streets-DPW	3.00	3.00	3.00
Fleet Management			
Manager (see DPW Administration)	0.00	0.00	0.00
Master Mechanic	2.00	2.00	2.00
Maintenance Technician	1.00	1.00	1.00
Total Fleet Management	3.00	3.00	3.00
TOTAL STREETS, PUBLIC IMPROVEMENTS & FLEET	**10.00**	**10.00**	**10.00**
TOTAL CITY OF AUBURN HILLS	**182.00**	**180.00**	**178.00**

Part-Time Personnel Summary

	2025 Budget	2026 Budget	2027 Budget
GENERAL FUND			
ADMINISTRATION			
City Manager			
Receptionist	2.00	2.00	2.00
City Manager new Part Time position	0.00	0.00	0.00
Interns	1.00	1.00	1.00
Total City Manager	3.00	3.00	3.00
City Clerk & Elections			
Voter Registration Clerk	1.00	1.00	1.00
Finance/Treasury			
Intern	0.00	0.00	0.00
Human Resources			
Human Resources Assistant	1.00	1.00	1.00
Intern	0.00	0.00	0.00
Total Human Resources	1.00	1.00	1.00
Public Works Administration			
Asst to the DPW Director	1.00	1.00	1.00
Utility Billing Technician	1.00	1.00	1.00
Total DPW Admin	2.00	2.00	2.00
Total Administration	**7.00**	**7.00**	**7.00**
GENERAL SUPPORT			
Facilities			
Facility scheduler	0.00	0.00	0.00
Custodian	0.00	0.00	0.00
Total Facilities	0.00	0.00	0.00
Parks & Grounds			
DPW Laborer	4.00	4.00	4.00
Parks Custodian	2.00	2.00	2.00
Park Monitors	3.00	3.00	3.00
Building Supervisor		1.00	1.00
Seasonal	6.00	6.00	6.00
Total Parks & Grounds	15.00	16.00	16.00
Storm Sewer			
Seasonal	1.00	1.00	1.00
Total General Support	**16.00**	**17.00**	**17.00**

	2025 Budget	2026 Budget	2027 Budget
COMMUNITY PROGRAMS			
Recreation and Senior Services			
Nutrition Programs Team Leader	1.00	1.00	1.00
Volunteer Services Specialist	1.00	1.00	1.00
Bus Drivers	5.00	5.00	5.00
Recreation Custodian	6.00	6.00	6.00
Front Desk Clerk	6.00	6.00	6.00
Building Supervisor	5.00	5.00	5.00
Facility scheduler	1.00	1.00	1.00
Program Leader	4.00	4.00	4.00
Kitchen and meals coordinator		1.00	1.00
Recreation Assistants	2.00	2.00	2.00
Camp Director	1.00	1.00	1.00
Camp Counselors	9.00	10.00	12.00
Cub Camp Counselors	5.00	5.00	0.00
Seasonal- Camp and Parks	14.00	6.00	7.00
Total Recreation and Senior Services	60.00	54.00	52.00
Total Community Programs	**60.00**	**54.00**	**52.00**
FIRE			
Fire-Administration			
Intern	0.00	0.00	0.00
Fire-Prevention			
Administrative Asst/Data Analyst Position	1.00	0.00	0.00
Fire-Suppression			
Part-time/Paid on Call Firefighters	6.00	5.00	3.00
Total Fire Personnel	**7.00**	**5.00**	**3.00**
EMS/AMBULANCE			
PT QA/QI	1.00	0.00	0.00
PT Community Outreach	1.00	0.00	0.00
PT EMS		2.00	3.00
Total EMS/Ambulance Personnel	**2.00**	**2.00**	**3.00**

	2025 Budget	2026 Budget	2027 Budget
POLICE			
Police-Administration			
Police Cadet/Front Desk Officer	9.00	9.00	10.00
Cadet Program Coordinator	2.00	2.00	2.00
Police-Patrol			
Support Services Technician	1.00	1.00	1.00
Investigations Analyst	1.00	1.00	2.00
Crossing Guard	1.00	1.00	1.00
Academy Recruits	4.00	4.00	4.00
Total Police Personnel	**18.00**	**18.00**	**20.00**
ENTERPRISE FUNDS			
Fieldstone Golf Course			
Assistant Golf Professional	3.00	3.00	4.00
Senior Assistant Golf Course Manager	1.00	1.00	1.00
PT Golf	9.00	1.00	2.00
Golf Shop Staff		5.00	9.00
Outside Golf Services		20.00	16.00
Seasonal	22.00	11.00	9.00
Total Fieldstone Golf Course	35.00	41.00	41.00
Sewer Fund			
Seasonal	1.00	0.00	0.00
Water Fund			
Seasonal	2.00	2.00	2.00
TOTAL PROPRIETARY FUNDS	**39.00**	**44.00**	**43.00**
STREETS, HIGHWAYS, PUBLIC IMPROVEMENTS & FLEET			
Fleet			
Seasonal	1.00	1.00	1.00
Local Streets-DPW			
Seasonal	1.00	1.00	2.00
Major Streets-DPW			
Seasonal	2.00	2.00	1.00
TOTAL STREETS, PUBLIC IMPROVEMENTS & FLEET	**4.00**	**4.00**	**4.00**
TOTAL CITY OF AUBURN HILLS- Part Time/Seasonal	**146.00**	**146.00**	**149.00**

	2025 Budget	2026 Budget	2027 Budget
COMPONENT UNIT FUNDS			
Downtown Development Authority			
Downtown Engagement Specialist	1.00	1.00	2.00
Tax Increment Finance Authority			
DPW Laborer	1.00	1.00	1.00
Total Component Unit Funds	**2.00**	**2.00**	**3.00**
TOTAL CITY OF AUBURN HILLS + COMPONENT UNITS	**148.00**	**148.00**	**152.00**

Long-Term Debt Summary

2027 - Long-Term Debt Summary

Fund	Debt Description	2027 Principal	2027 Interest	Total Debt Due as of 1/1/2027 Principal	Total Debt Due as of 1/1/2027 Interest	Maturity Year
Government Funds						
Storm Water	SRF - Galloway Drain	55,000	4,938	225,000	11,438	2030
Storm Water	SRF - Storm Water Retrofit	10,000	875	40,000	2,000	2030
SA Debt	Roads Special Assessment	165,000	1,856	165,000	1,856	2027
Cap Imp Debt	Capital Improvement Debt 2017 Series	475,000	85,125	3,075,000	284,625	2032
Cap Imp Debt	Capital Improvement Debt 2021 Series	1,070,000	227,275	8,200,000	887,725	2033
		1,775,000	320,069	11,705,000	1,187,644	
Proprietary Funds						
Sewer/Water	SRF - Sanitary Sewer Rehabilitation	70,000	6,125	280,000	14,000	2030
Sewer/Water	OMID Interceptor Drain 2010A	48,927	5,823	257,364	16,403	2031
Sewer/Water	OMID Interceptor Drain 2011A	56,012	10,548	421,918	43,227	2033
Sewer/Water	OMID Interceptor Drain 2013A	118,023	20,262	1,013,092	53,656	2034
Sewer/Water	OMID Interceptor Drain 2019A	14,711	1,020	62,482	2,370	2030
Sewer/Water	Clinton River SRF	109,028	37,438	1,497,500	254,294	2038
Sewer/Water	Clinton River 5835-01	89,684	15,174	2,154,635	348,405	2046
Sewer/Water	Clinton River 5994-01	-	50,806	3,427,566	1,009,686	2047
Sewer/Water	Evergreen Farmington	21,966	5,741	528,002	26,923	2046
		528,352	152,935	9,642,559	1,768,963	
	TOTAL LONG-TERM DEBT	**2,303,352**	**473,003**	**21,347,559**	**2,956,606**	

State Revolving Fund-Galloway Bond 5296-01
Storm Water Management Fund 101-445
2027 - Debt Service Requirements

		Issue Date	09/16/09		
		Principal	$936,000		
		Interest Rate	2.50%		
	101-537-994.300	101-537-994.300			
Payment Date	Principal Due	Interest Due	Total Payment	Total Fiscal Year	Interest by Fiscal Year
2011	35,000.00	18,549.42	53,549.42	53,549.42	18,549.42
04/01/12	36,000.00	11,938.64	47,938.64		
10/01/12		10,812.50	10,812.50	58,751.14	22,751.14
04/01/13	40,000.00	10,812.50	50,812.50		
10/01/13		10,312.50	10,312.50	61,125.00	21,125.00
04/01/14	40,000.00	10,312.50	50,312.50		
10/1/214		9,812.50	9,812.50	60,125.00	20,125.00
04/01/15	40,000.00	9,812.50	49,812.50		
10/01/15		9,312.50	9,312.50	59,125.00	19,125.00
04/01/16	40,000.00	9,312.50	49,312.50		
10/01/16		8,812.50	8,812.50	58,125.00	18,125.00
04/01/17	45,000.00	8,812.50	53,812.50		
10/01/17		8,250.00	8,250.00	62,062.50	17,062.50
04/01/18	45,000.00	8,250.00	53,250.00		
10/01/18		7,687.50	7,687.50	60,937.50	15,937.50
04/01/19	45,000.00	7,687.50	52,687.50		
10/01/19		7,125.00	7,125.00	59,812.50	14,812.50
04/01/20	45,000.00	7,125.00	52,125.00		
10/01/20		6,562.50	6,562.50	58,687.50	13,687.50
04/01/21	45,000.00	6,562.50	51,562.50		
10/01/21		6,000.00	6,000.00	57,562.50	12,562.50
04/01/22	50,000.00	6,000.00	56,000.00		
10/01/22		5,375.00	5,375.00	61,375.00	11,375.00
04/01/23	50,000.00	5,375.00	55,375.00		
10/01/23		4,750.00	4,750.00	60,125.00	10,125.00
04/01/24	50,000.00	4,750.00	54,750.00		
10/01/24		4,125.00	4,125.00	58,875.00	8,875.00
04/01/25	50,000.00	4,125.00	54,125.00		
10/01/25		3,500.00	3,500.00	57,625.00	7,625.00
04/01/26	55,000.00	3,500.00	58,500.00		
10/01/26		2,812.50	2,812.50	61,312.50	6,312.50
04/01/27	55,000.00	2,812.50	57,812.50		
10/01/27		2,125.00	2,125.00	59,937.50	4,937.50
04/01/28	55,000.00	2,125.00	57,125.00		
10/01/28		1,437.50	1,437.50	58,562.50	3,562.50
04/01/29	55,000.00	1,437.50	56,437.50		
10/01/29		750.00	750.00	57,187.50	2,187.50
04/01/30	60,000.00	750.00	60,750.00	60,750.00	750.00
Total Due	$280,000.00	$17,750.00	$297,750.00	$297,750.00	$17,750.00
Total Debt	$936,000.00	$249,613.06	$1,185,613.06	$1,185,613.06	$249,613.06

State Revolving Fund-Storm Water Retrofit 5295-01
Storm Water Management Fund 101-445
2027 - Debt Service Requirements

		Issue Date	09/21/09		
		Principal	$126,658		
		Interest Rate	2.50%		
	101-537-991.000	101-537-994.300			
Payment Date	Principal Due	Interest Due	Total Payment	Total Fiscal Year	Interest by Fiscal Year
2010	0.00	1,313.55	1,313.55	1,313.55	1,313.55
2011	4,000.00	2,667.32	6,667.32	6,667.32	2,667.32
04/01/12	5,000.00	1,397.66	6,397.66		
10/01/12		1,413.17	1,413.17	7,810.83	2,810.83
04/01/13	5,000.00	1,462.48	6,462.48		
10/01/13		1,408.23	1,408.23	7,870.71	2,870.71
04/01/14	5,000.00	1,408.23	6,408.23		
10/01/14		1,345.73	1,345.73	7,753.96	2,753.96
04/01/15	5,000.00	1,345.73	6,345.73		
10/01/15		1,283.23	1,283.23	7,628.96	2,628.96
04/01/16	5,000.00	1,283.23	6,283.23		
10/01/16		1,220.73	1,220.73	7,503.96	2,503.96
04/01/17	5,000.00	1,220.73	6,220.73		
10/01/17		1,158.23	1,158.23	7,378.96	2,378.96
04/01/18	5,000.00	1,158.23	6,158.23		
10/01/18		1,095.73	1,095.73	7,253.96	2,253.96
04/01/19	5,000.00	1,095.73	6,095.73		
10/01/19		1,033.23	1,033.23	7,128.96	2,128.96
04/01/20	5,000.00	1,033.23	6,033.23		
10/01/20		970.73	970.73	7,003.96	2,003.96
04/01/21	5,000.00	970.73	5,970.73		
10/01/21		908.23	908.23	6,878.96	1,878.96
04/01/22	5,000.00	908.23	5,908.23		
10/01/22		845.73	845.73	6,753.96	1,753.96
04/01/23	5,000.00	845.73	5,845.73		
10/01/23		783.23	783.23	6,628.96	1,628.96
04/01/24	5,000.00	783.23	5,783.23		
10/01/24		720.73	720.73	6,503.96	1,503.96
04/01/25	7,658.00	720.73	8,378.73		
10/01/25		625.00	625.00	9,003.73	1,345.73
04/01/26	10,000.00	625.00	10,625.00		
10/01/26		500.00	500.00	11,125.00	1,125.00
04/01/27	10,000.00	500.00	10,500.00		
10/01/27		375.00	375.00	10,875.00	875.00
04/01/28	10,000.00	375.00	10,375.00		
10/01/28		250.00	250.00	10,625.00	625.00
04/01/29	10,000.00	250.00	10,250.00		
10/01/29		125.00	125.00	10,375.00	375.00
04/01/30	10,000.00	125.00	10,125.00	10,125.00	125.00
Total Due	$50,000.00	$3,125.00	$53,125.00	$53,125.00	$3,125.00
Total Debt	$126,658.00	$37,551.70	$164,209.70	$164,209.70	$37,551.70

Special Assessment Bond Series 852-908
2027 - Debt Service Requirements

			Issue Date	11/02/17		
			Principal	$1,665,000		
	852-908-994.000		852-908-995.100			
Payment Date	Principal Due	Interest Rate	Interest Due	Total Payment	Total Fiscal Year	Interest by Fiscal Year
06/01/18	125,000	2.00%	19,811	144,811		35,623
12/01/18			15,812	15,812	160,623	
06/01/19	175,000	2.00%	15,812	190,812		29,874
12/01/19			14,062	14,062	204,874	
06/01/20	175,000	2.00%	14,062	189,062		26,374
12/01/20			12,312	12,312	201,374	
06/01/21	175,000	2.00%	12,312	187,312		22,874
12/01/21			10,562	10,562	197,874	
06/01/22	175,000	2.00%	10,562	185,562		19,374
12/01/22			8,812	8,812	194,374	
06/01/23	170,000	2.00%	8,812	178,812		15,924
12/01/23			7,112	7,112	185,924	
06/01/24	170,000	2.00%	7,112	177,112		12,524
12/01/24			5,412	5,412	182,524	
06/01/25	170,000	2.00%	5,412	175,412		9,124
12/01/25			3,712	3,712	179,124	
06/01/26	165,000	2.25%	3,712	168,712		5,568
12/01/26			1,856	1,856	170,568	
06/01/27	165,000	2.25%	1,856	166,856	166,856	1,856
Total Due	$330,000		$7,424	$337,424	$337,424	$7,424
Total Debt	$1,665,000		$179,115	$1,844,115	$1,844,115	$179,115

Capital Improvement Bond 350-907
2027 - Debt Service Requirements

		Issue Date	**11/02/17**		
		Principal	**$6,865,000.00**		
		Interest Rate	**3.00%**		
	350-907-991.000	**350-907-994.300**			
Payment Date	**Principal Due**	**Interest Due**	**Total Payment**	**Total Fiscal Year**	**Interest by Fiscal Year**
06/01/18	445,000.00	119,565.42	564,565.42		215,865.42
12/01/18		96,300.00	96,300.00	660,865.42	
06/01/19	375,000.00	96,300.00	471,300.00		186,975.00
12/01/19		90,675.00	90,675.00	561,975.00	
06/01/20	385,000.00	90,675.00	475,675.00		175,575.00
12/01/20		84,900.00	84,900.00	560,575.00	
06/01/21	400,000.00	84,900.00	484,900.00		163,800.00
12/01/21		78,900.00	78,900.00	563,800.00	
06/01/22	410,000.00	78,900.00	488,900.00		151,650.00
12/01/22		72,750.00	72,750.00	561,650.00	
06/01/23	425,000.00	72,750.00	497,750.00		139,125.00
12/01/23		66,375.00	66,375.00	564,125.00	
06/01/24	435,000.00	66,375.00	501,375.00		126,225.00
12/01/24		59,850.00	59,850.00	561,225.00	
06/01/25	450,000.00	59,850.00	509,850.00		112,950.00
12/01/25		53,100.00	53,100.00	562,950.00	
06/01/26	465,000.00	53,100.00	518,100.00		99,225.00
12/01/26		46,125.00	46,125.00	564,225.00	
06/01/27	475,000.00	46,125.00	521,125.00		85,125.00
12/01/27		39,000.00	39,000.00	560,125.00	
06/01/28	490,000.00	39,000.00	529,000.00		70,650.00
11/30/28		31,650.00	31,650.00	560,650.00	
06/01/29	505,000.00	31,650.00	536,650.00		55,725.00
12/01/29		24,075.00	24,075.00	560,725.00	
06/01/30	520,000.00	24,075.00	544,075.00		40,350.00
12/01/30		16,275.00	16,275.00	560,350.00	
06/01/31	535,000.00	16,275.00	551,275.00		24,525.00
12/01/31		8,250.00	8,250.00	559,525.00	
06/01/32	550,000.00	8,250.00	558,250.00		8,250.00
12/01/32				558,250.00	
Total Due	$3,540,000.00	$383,850.00	$3,923,850.00	$3,923,850.00	$383,850.00
Total Debt	$6,865,000.00	$1,656,015.42	$8,521,015.42	$8,521,015.42	$1,656,015.42

Capital Improvement Bond
2027 - Debt Service Requirements

	Issue Date		**07/13/21**		
	Principal		**$13,240,000**		
	350-907-991.000		**350-907-994.300**		
Payment Date	**Principal Due**		**Interest Due**	**Total Payment**	**Total Fiscal Year**
8/3/2021					
12/1/2021			111,920	111,920	111,920
6/1/2022	970,000	2.00%	170,725	1,140,725	
12/1/2022			161,025	161,025	1,301,750
6/1/2023	985,000	2.00%	161,025	1,146,025	
12/1/2023			151,175	151,175	1,297,200
6/1/2024	1,005,000	2.00%	151,175	1,156,175	
12/1/2024			141,125	141,125	1,297,300
6/1/2025	1,030,000	2.00%	141,125	1,171,125	
12/1/2025			130,825	130,825	1,301,950
6/1/2026	1,050,000	2.00%	130,825	1,180,825	
12/1/2026			120,325	120,325	1,301,150
6/1/2027	1,070,000	2.50%	120,325	1,190,325	
12/1/2027			106,950	106,950	1,297,275
6/1/2028	1,100,000	3.00%	106,950	1,206,950	
12/1/2028			90,450	90,450	1,297,400
6/1/2029	1,135,000	3.00%	90,450	1,225,450	
12/1/2029			73,425	73,425	1,298,875
6/1/2030	1,170,000	3.00%	73,425	1,243,425	
12/1/2030			55,875	55,875	1,299,300
6/1/2031	1,205,000	3.00%	55,875	1,260,875	
12/1/2031			37,800	37,800	1,298,675
6/1/2032	1,240,000	3.00%	37,800	1,277,800	
12/1/2032			19,200	19,200	1,297,000
6/1/2033	1,280,000	3.00%	19,200	1,299,200	
12/1/2033					1,299,200
Total Due	$9,250,000		$1,138,875	$10,388,875	$10,388,875
Total Debt	$13,240,000		$2,458,995	$15,698,995	$15,698,995

State Revolving Fund-Sanitary Sewer Rehabilitation 5341-01
Sewer Fund 592-535
2027 - Debt Service Requirements

		Issue Date	09/21/09		
		Principal	$1,198,696		
		Interest Rate	2.50%		
	592-535-994.400	592-535-994.300			
Payment Date	Principal Due	Interest Due	Total Payment	Total Fiscal Year	Interest by Fiscal Year
2010		$2,683.86	$2,683.86	$2,683.86	$2,683.86
2011	49,000.00	24,894.89	73,894.89	73,894.89	24,894.89
04/01/12	49,696.00	14,217.96	63,913.96		
10/01/12		13,750.00	13,750.00	77,663.96	27,967.96
04/01/13	55,000.00	13,750.00	68,750.00		
10/01/13		13,062.50	13,062.50	81,812.50	26,812.50
04/01/14	55,000.00	13,062.50	68,062.50		
10/1/214		12,375.00	12,375.00	80,437.50	25,437.50
04/01/15	55,000.00	12,375.00	67,375.00		
10/01/15		11,687.50	11,687.50	79,062.50	24,062.50
04/01/16	55,000.00	11,687.50	66,687.50		
10/01/16		11,000.00	11,000.00	77,687.50	22,687.50
04/01/17	55,000.00	11,000.00	66,000.00		
10/01/17		10,312.50	10,312.50	76,312.50	21,312.50
04/01/18	55,000.00	10,312.50	65,312.50		
10/01/18		9,625.00	9,625.00	74,937.50	19,937.50
04/01/19	55,000.00	9,625.00	64,625.00		
10/01/19		8,937.50	8,937.50	73,562.50	18,562.50
04/01/20	60,000.00	8,937.50	68,937.50		
10/01/20		8,187.50	8,187.50	77,125.00	17,125.00
04/01/21	60,000.00	8,187.50	68,187.50		
10/01/21		7,437.50	7,437.50	75,625.00	15,625.00
04/01/22	60,000.00	7,437.50	67,437.50		
10/01/22		6,687.50	6,687.50	74,125.00	14,125.00
04/01/23	60,000.00	6,687.50	66,687.50		
10/01/23		5,937.50	5,937.50	72,625.00	12,625.00
04/01/24	60,000.00	5,937.50	65,937.50		
10/01/24		5,187.50	5,187.50	71,125.00	11,125.00
04/01/25	65,000.00	5,187.50	70,187.50		
10/01/25		4,375.00	4,375.00	74,562.50	9,562.50
04/01/26	70,000.00	4,375.00	74,375.00		
10/01/26		3,500.00	3,500.00	77,875.00	7,875.00
04/01/27	70,000.00	3,500.00	73,500.00		
10/01/27		2,625.00	2,625.00	76,125.00	6,125.00
04/01/28	70,000.00	2,625.00	72,625.00		
10/01/28		1,750.00	1,750.00	74,375.00	4,375.00
04/01/29	70,000.00	1,750.00	71,750.00		
10/01/29		875.00	875.00	72,625.00	2,625.00
04/01/30	70,000.00	875.00	70,875.00	70,875.00	875.00
Total Due	$350,000.00	$21,875.00	$371,875.00	$371,875.00	$21,875.00
Total Debt	$1,198,696.00	$316,421.71	$1,515,117.71	$1,515,117.71	$316,421.71

Oakland-Macomb Interceptor Drain Bond, Series 2010A

2027 - Debt Service Requirements

Sewer Fund 592-535, Auburn Hills Share3.3059%

	Project	5368-01	Principal	$862,046	
	Issue Date	07/20/10	Interest Rate	2.50%	
	592-535-994.400	592-535-994.300			
Payment Date	Principal Due	Interest Due	Total Payment	Total Fiscal Year	Total By Fiscal Year
10/01/10		14,367.44	14,367.44	14,367.44	14,367.44
04/01/11	0.00	10,775.58	10,775.58		
10/01/11		10,775.68	10,775.68	21,551.26	21,551.26
04/01/12	33,587.94	10,775.58	44,363.52		
10/01/12		10,355.73	10,355.73	54,719.25	21,131.31
04/01/13	34,546.66	10,355.73	44,902.39		
10/01/13		9,923.90	9,923.90	54,826.29	20,279.63
04/01/14	35,373.13	9,923.90	45,297.03		
10/1/214		9,481.73	9,481.73	54,778.76	19,405.63
04/01/15	36,199.61	9,481.73	45,681.34		
10/01/15		9,029.24	9,029.24	54,710.58	18,510.97
04/01/16	37,191.38	9,029.24	46,220.62		
10/01/16		8,564.35	8,564.35	54,784.97	17,593.59
04/01/17	38,183.15	8,564.35	46,747.50		
10/01/17		8,087.06	8,087.06	54,834.56	16,651.41
04/01/18	39,009.62	8,087.06	47,096.68		
10/01/18		7,599.44	7,599.44	54,696.12	15,686.50
04/01/19	40,001.39	7,599.44	47,600.83		
10/01/19		7,099.42	7,099.42	54,700.25	14,698.86
04/01/20	41,158.46	7,099.42	48,257.88		
10/01/20		6,584.94	6,584.94	54,842.82	13,684.36
04/01/21	42,150.23	6,584.94	48,735.17		
10/01/21		6,058.06	6,058.06	54,793.23	12,643.00
04/01/22	43,142.00	6,058.06	49,200.06		
10/01/22		5,518.79	5,518.79	54,718.85	11,576.85
04/01/23	44,299.06	5,518.79	49,817.85		
10/01/23		4,965.05	4,965.05	54,782.90	10,483.84
04/01/24	45,456.13	4,965.05	50,421.18		
10/01/24		4,396.85	4,396.85	54,818.03	9,361.90
04/01/25	46,613.19	4,396.85	51,010.04		
10/01/25		3,814.18	3,814.18	54,824.22	8,211.03
04/01/26	47,770.26	3,814.18	51,584.44		
10/01/26		3,217.05	3,217.05	54,801.49	7,031.23
04/01/27	48,927.32	3,217.05	52,144.37		
10/01/27		2,605.46	2,605.46	54,749.83	5,822.51
04/01/28	50,249.68	2,605.46	52,855.14		
10/01/28		1,977.34	1,977.34	54,832.48	4,582.80
04/01/29	51,406.75	1,977.34	53,384.09		
10/01/29		1,334.76	1,334.76	54,718.85	3,312.10
04/01/30	52,729.11	1,334.76	54,063.87		
10/01/30		675.64	675.64	54,739.51	2,010.40
04/01/31	54,051.47	675.64	54,727.11	54,727.11	675.64
Total Due	$ 305,134.59	$ 23,434.68	$ 328,569.27	$ 328,569.27	$ 23,434.68
Total Debt	$ 862,046.54	$ 269,272.26	$ 1,131,318.80	$ 1,131,318.80	$ 269,272.26

Oakland-Macomb Interceptor Drain Bond, Series 2011
2027 - Debt Service Requirements

Principal	**$1,036,225**	**Sewer Fund 592-535, Auburn Hills Share 4.058854%**
Project	**5368-02**	
Issue Date	**01/01/12**	

Payment Date	592-535-994.400 Principal Due	592-535-994.300 Interest Due 2.5%	Total Payment	Total Fiscal Year	Interest by Fiscal Year
04/01/12		6,476.41	6,476.41		
10/01/12		12,952.82	12,952.82	19,429.23	19,429.23
04/01/13		12,952.82	12,952.82		
10/01/13		12,952.82	12,952.82	25,905.64	25,905.64
04/01/14		12,952.82	12,952.82		
10/01/14	40,588.54	12,952.82	53,541.36	66,494.18	25,905.64
04/01/15		11,484.90	11,484.90		
10/01/15	41,603.25	11,484.90	53,088.15	64,573.05	22,969.80
04/01/16		11,784.28	11,784.28		
10/01/16	42,617.97	11,925.42	54,543.39	66,327.67	23,709.70
04/01/17		11,392.70	11,392.70		
10/01/17	43,632.68	11,392.70	55,025.38	66,418.08	22,785.40
04/01/18		10,847.29	10,847.29		
10/01/18	44,850.34	10,847.29	55,697.63	66,544.92	21,694.58
04/01/19		10,286.66	10,286.66		
10/01/19	45,865.05	10,286.66	56,151.71	66,438.37	20,573.32
04/01/20		9,713.34	9,713.34		
10/01/20	47,082.71	9,713.34	56,796.05	66,509.39	19,426.68
04/01/21		9,124.81	9,124.81		
10/01/21	48,300.36	9,124.81	57,425.17	66,549.98	18,249.62
04/01/22		8,521.06	8,521.06		
10/01/22	49,315.08	8,521.06	57,836.14	66,357.20	17,042.12
04/01/23		7,904.62	7,904.62		
10/01/23	50,735.68	7,904.62	58,640.30	66,544.92	15,809.24
04/01/24		7,270.42	7,270.42		
10/01/24	51,953.33	7,270.42	59,223.75	66,494.17	14,540.84
04/01/25		6,621.01	6,621.01		
10/01/25	53,170.99	6,621.01	59,792.00	66,413.01	13,242.02
04/01/26		5,956.37	5,956.37		
10/01/26	54,591.59	5,956.37	60,547.96	66,504.33	11,912.74
04/01/27		5,273.97	5,273.97		
10/01/27	56,012.19	5,273.97	61,286.16	66,560.13	10,547.94
04/01/28		4,573.82	4,573.82		
10/01/28	57,229.84	4,573.82	61,803.66	66,377.48	9,147.64
04/01/29		3,858.45	3,858.45		
10/01/29	58,650.44	3,858.45	62,508.89	66,367.34	7,716.90
04/01/30		3,125.32	3,125.32		
10/01/30	60,273.98	3,125.32	63,399.30	66,524.62	6,250.64
04/01/31		2,371.89	2,371.89		
10/01/31	61,694.58	2,371.89	64,066.47	66,438.36	4,743.78
04/01/32		1,600.71	1,600.71		
10/01/32	63,318.12	1,600.71	64,918.83	66,519.54	3,201.42
04/01/33		809.23	809.23		
10/01/33	64,738.72	809.23	65,547.95	66,357.18	1,618.46
Total Due	$476,509.46	$55,139.52	$531,648.98	$531,648.98	$55,139.52
Total Debt	$1,036,225.44	$336,423.35	$1,372,648.79	$1,372,648.79	$336,423.35

Oakland-Macomb Interceptor Drain Drainage District
Drain Bonds (Series 2013A) (Limited Tax General Obligation)
2027 - Debt Service Requirements

Project Principal	5368-03 $2,261,189	Auburn Hills Share 3.471275%			
	592-535-994.400	592-535-994.300			
Payment Date	Principal Due	Interest Due 2.0%	Total Payment	Total Fiscal Year	Interest by Fiscal Year
10/01/13		$11,305.94	$11,305.94	$11,305.94	$11,305.94
04/01/14		22,611.89	$22,611.89		
10/01/14		22,611.89	$22,611.89	45,223.78	45,223.78
04/01/15		22,611.89	$22,611.89		
10/01/15	$93,030.17	22,611.89	$115,642.06	138,253.95	138,253.95
04/01/16		21,681.58	$21,681.58		
10/01/16	94,939.37	21,681.58	$116,620.95	138,302.53	138,302.53
04/01/17		20,732.19	$20,732.19		
10/01/17	96,848.57	20,732.19	$117,580.76	138,312.95	138,312.95
04/01/18		19,763.70	$19,763.70		
10/01/18	98,757.77	19,763.70	$118,521.47	138,285.17	138,285.17
04/01/19		18,776.13	$18,776.13		
10/01/19	100,666.98	18,776.13	$119,443.11	138,219.24	138,219.24
04/01/20		17,769.46	$17,769.46		
10/01/20	102,749.74	17,769.46	$120,519.20	138,288.66	138,288.66
04/01/21		16,741.96	$16,741.96		
10/01/21	104,832.51	16,741.96	$121,574.47	138,316.43	138,316.43
04/01/22		15,693.63	$15,693.63		
10/01/22	106,915.27	15,693.63	$122,608.90	138,302.53	138,302.53
04/01/23		14,624.48	$14,624.48		
10/01/23	108,998.04	14,624.48	$123,622.52	138,247.00	138,247.00
04/01/24		13,534.50	$13,534.50		
10/01/24	111,254.36	13,534.50	$124,788.86	138,323.36	138,323.36
04/01/25		12,421.96	$12,421.96		
10/01/25	113,337.13	12,421.96	$125,759.09	138,181.05	138,181.05
04/01/26		11,288.59	$11,288.59		
10/01/26	115,767.02	11,288.59	$127,055.61	138,344.20	138,344.20
04/01/27		10,130.92	$10,130.92		
10/01/27	118,023.35	10,130.92	$128,154.27	138,285.19	138,285.19
04/01/28		8,950.68	$8,950.68		
10/01/28	120,453.24	8,950.68	$129,403.92	138,354.60	138,354.60
04/01/29		7,746.15	$7,746.15		
10/01/29	122,709.57	7,746.15	$130,455.72	138,201.87	138,201.87
04/01/30		-1,713.22			
10/01/30	125,313.03	-1,713.22	$123,599.81	123,599.81	123,599.81
04/01/31		-1,713.22			
10/01/31	127,742.92	-1,713.22	$126,029.70	126,029.70	126,029.70
04/01/32		-3,003.14			
10/01/32	130,346.68	-3,003.14	$127,343.54	127,343.54	127,343.54
04/01/33		-4,294.11			
10/01/33	132,949.83	-4,294.11	$128,655.72	128,655.72	128,655.72
04/01/34		-5,623.61			
10/01/34	135,553.29	-5,623.61	$129,929.68	129,929.68	129,929.68
Total Due	$1,128,858.93	$43,538.07	$1,188,744.31	$1,188,744.31	$1,188,744.31
Total Debt	$2,261,188.84	$488,770.75	$2,766,306.90	$2,766,306.90	$2,766,306.90

Oakland-Macomb Interceptor Drain Bond, Series 2019A

2027 - Debt Service Requirements

Sewer Fund 592-535, Auburn Hills Share 3.3059%

	Project	**5368-01**	**Principal**	**$149,096**	
	Issue Date	**11/29/19**	**Interest Rate**	**1.850%**	
	592-535-994.400	**592-535-994.300**			
Payment Date	**Principal Due**	**Interest Due**	**Total Payment**	**Total By Year**	**Total Interest By Year**
04/01/20	9,091.23	781.51	9,872.74		
10/01/20		1,295.05	1,295.05	11,167.79	2,076.56
04/01/21	11,735.95	1,295.05	13,031.00		
10/01/21		1,186.49	1,186.49	14,217.49	2,481.54
04/01/22	12,066.54	1,186.49	13,253.03		
10/01/22		1,074.87	1,074.87	14,327.90	2,261.36
04/01/23	12,562.42	1,074.87	13,637.29		
10/01/23		958.67	958.67	14,595.96	2,033.54
04/01/24	13,223.60	958.67	14,182.27		
10/01/24		836.35	836.35	15,018.62	1,795.02
04/01/25	13,719.49	836.35	14,555.84		
10/01/25		709.45	709.45	15,265.29	1,545.80
04/01/26	14,215.37	709.45	14,924.82		
10/01/26		577.95	577.95	15,502.77	1,287.40
04/01/27	14,711.26	577.95	15,289.21		
10/01/27		441.87	441.87	15,731.08	1,019.82
04/01/28	15,207.14	441.87	15,649.01		
10/01/28		301.21	301.21	15,950.22	743.08
04/01/29	16,033.62	301.21	16,334.83		
10/01/29		152.90	152.90	16,487.73	454.11
04/01/30	16,529.50	152.90	16,682.40		
10/01/30				16,682.40	152.90
Total Due	$ 76,696.89	$ 3,657.31	$ 80,354.20	$ 80,354.20	$ 3,657.31
Total Debt	$ 149,096.12	$ 15,851.13	$ 164,947.25	$ 164,947.25	$ 15,851.13

Clinton River Water Resource Recover Facility
Drainage District Drain Bond, Series 2017 (SRF), $4,992,591
2027 - Debt Service Requirements

ESTIMATED DEBT SERVICE SCHEDULE - CITY OF AUBURN HILLS PORTION (7.8437538%)

	592-535-994.400	592-535-994.300		
Date	Principal	Interest	Total Debt Service	Annual Total
04/01/18	-	569.23	569.23	
10/01/18	-	2,480.32	2,480.32	3,049.55
04/01/19	-	13,338.41	13,338.41	-
10/01/19	90,203.17	21,294.89	111,498.06	124,836.47
04/01/20	-	24,180.50	24,180.50	
10/01/20	92,556.29	25,577.10	118,133.40	142,313.89
04/01/21	-	24,603.98	24,603.98	
10/01/21	94,909.42	24,853.93	119,763.35	144,367.33
04/01/22	-	23,879.05	23,879.05	
10/01/22	97,262.55	24,483.66	121,746.21	145,625.26
04/01/23	-	23,879.39	23,879.39	
10/01/23	99,615.67	23,890.73	123,506.40	147,385.79
04/01/24	-	22,645.53	22,645.53	
10/01/24	102,360.99	22,645.53	125,006.52	147,652.05
04/01/25	-	21,366.02	21,366.02	
10/01/25	105,106.30	21,366.02	126,472.32	147,838.34
04/01/26	-	20,052.19	20,052.19	
10/01/26	106,675.05	20,052.19	126,727.24	146,779.43
04/01/27	-	18,718.75	18,718.75	
10/01/27	109,028.18	18,718.75	127,746.93	146,465.68
04/01/28	-	17,355.90	17,355.90	
10/01/28	111,773.49	17,355.90	129,129.39	146,485.29
04/01/29	-	15,958.73	15,958.73	
10/01/29	114,518.81	15,958.73	130,477.54	146,436.26
04/01/30	-	14,527.24	14,527.24	
10/01/30	116,479.74	14,527.24	131,006.99	145,534.23
04/01/31	-	13,071.25	13,071.25	
10/01/31	119,617.25	13,071.25	132,688.49	145,759.74
04/01/32	-	11,576.03	11,576.03	
10/01/32	122,362.56	11,576.03	133,938.59	145,514.62
04/01/33	-	10,046.50	10,046.50	
10/01/33	127,461.00	10,046.50	137,507.50	147,554.00
04/01/34	-	8,453.24	8,453.24	
10/01/34	127,461.00	8,453.24	135,914.24	144,367.47
04/01/35	-	6,859.98	6,859.98	
10/01/35	129,421.94	6,859.98	136,281.91	143,141.89
04/01/36	-	5,242.20	5,242.20	
10/01/36	135,304.75	5,242.20	140,546.95	145,789.16
04/01/37	-	3,550.89	3,550.89	
10/01/37	141,187.57	3,550.89	144,738.46	148,289.35
04/01/38	-	1,786.05	1,786.05	
10/01/38	142,883.78	1,786.05	144,669.83	146,455.87
Total Due	$ 1,604,175	$ 294,398	$ 1,898,573	$ 1,898,573
Total Debt	$ 2,286,190	$ 615,452	$ 2,901,642	$ 2,901,642

Clinton River Water Resource Recover Facility

Drainage District Drain Bond, CWSRF #5835-01 $2,154,635

2027 - Debt Service Requirements

ESTIMATED DEBT SERVICE SCHEDULE - CITY OF AUBURN HILLS PORTION (5.2570%)

	592-535-994.400	592-535-994.300		
Date	Principal	Interest	Total Debt Service	Annual Total
04/01/24	-	-	-	
10/01/24	-	-	-	-
04/01/25	-	1,772.70	1,772.70	-
10/01/25		6,683.16	6,683.16	8,455.86
04/01/26	-	9,435.35	9,435.35	
10/01/26		7,586.79	7,586.79	17,022.14
04/01/27	-	7,586.79	7,586.79	
10/01/27	89,684.42	7,586.79	97,271.21	104,858.00
04/01/28	-	6,745.99	6,745.99	
10/01/28	91,208.95	6,745.99	97,954.94	104,700.93
04/01/29	-	5,890.91	5,890.91	
10/01/29	93,049.00	5,890.90	98,939.90	104,830.81
04/01/30	-	5,018.58	5,018.58	
10/01/30	94,888.85	5,018.58	99,907.43	104,926.01
04/01/31	-	16,742.00	16,742.00	
10/01/31	96,729.00	16,742.00	113,471.00	130,213.00
04/01/32	-	15,835.00	15,835.00	
10/01/32	98,306.00	15,835.00	114,141.00	129,976.00
04/01/33	-	14,913.00	14,913.00	
10/01/33	100,409.00	14,913.00	115,322.00	130,235.00
04/01/34	-	13,972.00	13,972.00	
10/01/34	102,249.00	13,972.00	116,221.00	130,193.00
04/01/35	-	13,014.00	13,014.00	
10/01/35	104,089.00	13,014.00	117,103.00	130,117.00
04/01/36	-	12,038.00	12,038.00	
10/01/36	106,191.00	12,038.00	118,229.00	130,267.00
04/01/37	-	11,042.00	11,042.00	
10/01/37	108,031.00	11,042.00	119,073.00	130,115.00
04/01/38	-	10,029.00	10,029.00	
10/01/38	110,134.00	10,029.00	120,163.00	130,192.00
04/01/39	-	8,997.00	8,997.00	
10/01/39	112,237.00	8,997.00	121,234.00	130,231.00
04/01/40	-	7,945.00	7,945.00	
10/01/40	114,340.00	7,945.00	122,285.00	130,230.00
04/01/41	-	6,873.00	6,873.00	
10/01/41	116,443.00	6,873.00	123,316.00	130,189.00
04/01/42	-	5,781.00	5,781.00	
10/01/42	118,808.00	5,781.00	124,589.00	130,370.00
04/01/43	-	4,667.00	4,667.00	
10/01/43	120,911.00	4,667.00	125,578.00	130,245.00
04/01/44	-	3,534.00	3,534.00	
10/01/44	123,277.00	3,534.00	126,811.00	130,345.00
04/01/45		2,378.00	2,378.00	
10/01/45	125,642.00	2,378.00	128,020.00	130,398.00
04/01/46		1,200.00	1,200.00	
10/01/46	128,008.00	1,200.00	129,208.00	130,408.00
Total Due	$ 2,154,635	$ 365,427	$2,520,062	$2,520,062
Total Debt	$ 2,154,635	$ 365,427	$2,520,062	$2,520,062

Clinton River Water Resource Recover Facility
Drainage District Drain Bond, CWSRF #5994-01, $3,427,564
2027 - Debt Service Requirements

ESTIMATED DEBT SERVICE SCHEDULE - CITY OF AUBURN HILLS PORTION (5.2570%)

	592-535-994.400	592-535-994.300		
Date	Principal	Interest	Total Debt Service	Annual Total
06/30/25	-	4,649.00	4,649.00	4,649.00
06/30/26	-	26,897.00	26,897.00	26,897.00
06/30/27	-	50,806.00	50,806.00	50,806.00
06/30/28	134,054.00	74,716.00	208,770.00	208,770.00
06/30/29	137,471.00	82,338.00	219,809.00	219,809.00
06/30/30	140,888.00	78,901.00	219,789.00	219,789.00
06/30/31	144,568.00	75,379.00	219,947.00	219,947.00
06/30/32	147,985.00	71,765.00	219,750.00	219,750.00
06/30/33	151,927.00	68,065.00	219,992.00	219,992.00
06/30/34	155,607.00	64,267.00	219,874.00	219,874.00
06/30/35	159,550.00	60,377.00	219,927.00	219,927.00
06/30/36	163,493.00	56,388.00	219,881.00	219,881.00
06/30/37	167,698.00	52,301.00	219,999.00	219,999.00
06/30/38	171,641.00	48,108.00	219,749.00	219,749.00
06/30/39	176,110.00	43,817.00	219,927.00	219,927.00
06/30/40	180,578.00	39,414.00	219,992.00	219,992.00
06/30/41	185,046.00	34,900.00	219,946.00	219,946.00
06/30/42	189,515.00	30,274.00	219,789.00	219,789.00
06/30/43	194,246.00	25,536.00	219,782.00	219,782.00
06/30/44	199,240.00	20,680.00	219,920.00	219,920.00
06/30/45	204,234.00	15,699.00	219,933.00	219,933.00
06/30/46	209,229.00	10,593.00	219,822.00	219,822.00
06/30/47	214,486.00	5,362.00	219,848.00	219,848.00
Total Due	$ 3,427,566	$ 1,036,583	$4,464,149	$4,464,149
Total Debt	$ 3,427,566	$ 1,041,232	$4,468,798	$4,468,798

Michigan Finance Authority
Schedule - By Daily Balance
LGA: Evergreen-Farmington Sanitary Drain Drainage District Account ID:
Issue Date: 01/20/2023 Interest Rate: 1.8750(S)

5834-01

Date	Principal	Interest Invoiced	Deferred Interest Billed - Included w/Interest Invoiced*	Current Interest Calculated through Billing Cutoff	Current Interest Calculated through Payment Date	Deferred Interest*	Total Current Debt Service	Disbursements	Outstanding Balance
02/09/2023									
02/23/2023	-	-	-	-	-	-	-	138,593.18	138,593.18
04/01/2023	-	-	-	-	274.30	274.30	-	-	138,593.18
07/20/2023	-	-	-	-	-	-	-	25,125.40	163,718.58
10/01/2023	-	1,666.52	274.30	1,392.22	1,392.22	-	1,666.52	-	163,718.58
10/26/2023	-	-	-	-	-	-	-	17,859.59	181,578.17
04/01/2024	-	1,679.04	-	1,679.04	1,679.04	-	1,679.04	-	181,578.17
04/11/2024	-	-	-	-	-	-	-	53,752.95	235,331.12
06/27/2024	-	-	-	-	-	-	-	13,616.46	248,947.58
10/01/2024	-	2,244.90	-	2,244.90	2,244.90	-	2,244.90	-	248,947.58
10/24/2024	-	-	-	-	-	-	-	57,223.28	306,170.86
04/01/2025	-	2,801.80	-	2,801.80	2,801.80	-	2,801.80	-	306,170.86
10/01/2025	-	2,870.35	-	2,870.35	2,870.35	-	2,870.35	-	306,170.86
04/01/2026	-	2,870.35	-	2,870.35	2,870.35	-	2,870.35	-	306,170.86
10/01/2026	-	2,870.35	-	2,870.35	2,870.35	-	2,870.35	-	306,170.86
04/01/2027	-	2,870.35	-	2,870.35	2,870.35	-	2,870.35	-	306,170.86
10/01/2027	21,965.56	2,870.35	-	2,870.35	2,870.35	-	24,835.91	-	284,205.30
04/01/2028	-	2,664.42	-	2,664.42	2,664.42	-	2,664.42	-	284,205.30
10/01/2028	22,387.13	2,664.42	-	2,664.42	2,664.42	-	25,051.56	-	261,818.16
04/01/2029	-	2,454.55	-	2,454.55	2,454.55	-	2,454.55	-	261,818.16
10/01/2029	22,799.02	2,454.55	-	2,454.55	2,454.55	-	25,253.56	-	239,019.15
04/01/2030	-	2,240.80	-	2,240.80	2,240.80	-	2,240.80	-	239,019.15
10/01/2030	23,235.13	2,240.80	-	2,240.80	2,240.80	-	25,475.94	-	215,784.01
04/01/2031	-	2,022.98	-	2,022.98	2,022.98	-	2,022.98	-	215,784.01
10/01/2031	23,671.24	2,022.98	-	2,022.98	2,022.98	-	25,694.22	-	192,112.77
04/01/2032	-	1,801.06	-	1,801.06	1,801.06	-	1,801.06	-	192,112.77
10/01/2032	24,131.59	1,801.06	-	1,801.06	1,801.06	-	25,932.64	-	167,981.18
04/01/2033	-	1,574.82	-	1,574.82	1,574.82	-	1,574.82	-	167,981.18
10/01/2033	24,567.70	1,574.82	-	1,574.82	1,574.82	-	26,142.52	-	143,413.48
04/01/2034	-	1,344.50	-	1,344.50	1,344.50	-	1,344.50	-	143,413.48
10/01/2034	25,052.27	1,344.50	-	1,344.50	1,344.50	-	26,396.77	-	118,361.22
04/01/2035	-	1,109.64	-	1,109.64	1,109.64	-	1,109.64	-	118,361.22
10/01/2035	25,512.61	1,109.64	-	1,109.64	1,109.64	-	26,622.25	-	92,848.60
04/01/2036	-	870.46	-	870.46	870.46	-	870.46	-	92,848.60
10/01/2036	25,997.18	870.46	-	870.46	870.46	-	26,867.64	-	66,851.42
04/01/2037	-	626.73	-	626.73	626.73	-	626.73	-	66,851.42
10/01/2037	26,481.75	626.73	-	626.73	626.73	-	27,108.48	-	40,369.67
04/01/2038	-	378.47	-	378.47	378.47	-	378.47	-	40,369.67
10/01/2038	26,990.55	378.47	-	378.47	378.47	-	27,369.01	-	13,379.12
04/01/2039	-	125.43	-	125.43	125.43	-	125.43	-	13,379.12
10/01/2039	27,499.35	125.43	-	125.43	125.43	-	27,624.78	-	(14,120.22)
04/01/2040	-	(132.38)	-	(132.38)	(132.38)	-	(132.38)	-	(14,120.22)
10/01/2040	28,032.37	(132.38)	-	(132.38)	(132.38)	-	27,900.00	-	(42,152.60)
04/01/2041	-	(395.18)	-	(395.18)	(395.18)	-	(395.18)	-	(42,152.60)
10/01/2041	28,565.40	(395.18)	-	(395.18)	(395.18)	-	28,170.22	-	(70,718.00)
04/01/2042	-	(662.98)	-	(662.98)	(662.98)	-	(662.98)	-	(70,718.00)
10/01/2042	29,098.43	(662.98)	-	(662.98)	(662.98)	-	28,435.45	-	(99,816.43)
04/01/2043	-	(935.78)	-	(935.78)	(935.78)	-	(935.78)	-	(99,816.43)
10/01/2043	29,655.68	(935.78)	-	(935.78)	(935.78)	-	28,719.90	-	(129,472.11)
04/01/2044	-	(1,213.80)	-	(1,213.80)	(1,213.80)	-	(1,213.80)	-	(129,472.11)
10/01/2044	30,212.94	(1,213.80)	-	(1,213.80)	(1,213.80)	-	28,999.14	-	(159,685.05)
04/01/2045	-	(1,497.05)	-	(1,497.05)	(1,497.05)	-	(1,497.05)	-	(159,685.05)
10/01/2045	30,770.20	(1,497.05)	-	(1,497.05)	(1,497.05)	-	29,273.15	-	(190,455.25)
04/01/2046	-	(1,785.52)	-	(1,785.52)	(1,785.52)	-	(1,785.52)	-	(190,455.25)
10/01/2046	31,375.91	(1,785.52)	-	(1,785.52)	(1,785.52)	-	29,590.39	-	-
Total									

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 19, 2026 | **AGENDA ITEM NO 9B**

COMMUNITY DEVELOPMENT

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development

Submitted: October 13, 2026

Subject: Kemp and Sherman Industrial Building

Motion – To Approve the Site Plan and Tree Removal Permit.

INTRODUCTION AND HISTORY

This is a request from Kemp Building and Development and Edward Sherman for approval to construct a 22,169-square-foot light industrial building at the northeast corner of Rex Boulevard and Auburn Road. The 1.81-acre parcel is zoned I-1, Light Industrial District. The proposed building is a speculative development for a single user and will provide space for office, warehouse, and light assembly operations. The estimated construction cost is $2.2 million. The company plans to begin construction by Spring 2027 and complete the project by the end of 2027.



Aerial Photo with Illustrated Site Plan

KEY ISSUE

Staff worked closely with Kemp and Sherman throughout the review process to address the site's unique constraints and minimize potential land use conflicts with the adjacent residential neighborhood. Although Kemp and Sherman sought an agreement to secure vehicular access to private Rex Boulevard, they did not reach one with the property owner. As a result, staff and their design team carefully evaluated options for an efficient site layout that did not rely on access to Rex Boulevard. As shown in the attached site plan and exhibit above, the team refined building placement, circulation, loading and service areas, the detention pond, landscaping, and screening to maximize separation from neighboring residences and minimize potential impacts.

KEY ISSUE (cont.)

Several aspects of the proposed site plan have been specifically designed to address the property's proximity to the adjacent residential neighborhood:

1. Building and detention pond placement. The building has been positioned to maximize separation from neighboring homes, and the detention pond is located along the property's east side. This arrangement places the building and business activity areas farther from residences and provides an additional buffer between the industrial use and the neighborhood.
2. Loading, trash dumpster enclosure, and screening. The loading and service areas have been carefully sited to minimize potential impacts on neighboring properties. The proposal also includes enhanced landscaping and screening along the north and east property boundaries, including a new six-foot vinyl privacy fence and additional trees. These improvements will meet or exceed the City's applicable landscaping and screening standards.
3. Prohibition of outdoor storage. Given the site's location immediately adjacent to residential properties and the limited excess land and available parking, the site plan does not provide for outdoor storage of materials or vehicles. Conditions of approval will specifically prohibit outdoor storage. This will help maintain an orderly site and prevent outdoor storage or additional vehicle areas from extending toward or affecting neighboring residences.
4. Future tenant compliance. Because the building is being developed on a speculative basis and no specific tenant has been identified, any future tenant must comply with all applicable City of Auburn Hills zoning requirements, regulations, performance standards, and conditions of approval. This will help ensure that the building's eventual use remains consistent with the approved site plan and does not introduce activities incompatible with the surrounding area.



Illustrated Site Plan

KEY ISSUE (cont.)



Rendering of the Proposed Building

STAFF RECOMMENDATION

Please be advised that the City's Administrative Site Plan Review Team has reviewed this project and recommended approval.

We recommend Conditional Approval of the Site Plan and Tree Removal Permit and offer the following discretionary findings of fact:

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
   a) All requirements and standards of the Zoning Ordinance, and other City Ordinances, can be met.
   b) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to Auburn Road.
   c) Traffic circulation features within the site and the location of parking areas avoid common traffic problems and can promote safety.
   d) A satisfactory and harmonious relationship will exist between the proposed development and surrounding area.
   e) The proposed use will not have an unreasonable, detrimental or injurious effect upon the natural characteristics of the subject parcel, or the adjacent area.
3. Based on the project's total square footage, 36 parking spaces are required, and 37 parking spaces are depicted.
4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (two spaces are required, and two spaces are provided). One space is van accessible.
5. Building and parking setback requirements will be met.
6. Greenbelts will be provided.
7. Landscape requirements will be met, and calculations have been submitted.
8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. Light poles shall not exceed 20 feet in height from the finished grade.
9. A note indicates that signs shall meet the requirements of the Zoning Ordinance.
10. A note indicates that parking spaces shall be double-striped.
11. Ground-mounted and roof-mounted mechanical equipment, including transformers, will be screened.

STAFF RECOMMENDATION cont.

12. A note states that no outside storage will be allowed, including pallet storage, overnight vehicle parking, or trailer storage. *See the conditions of approval.*
13. A Tree Removal Permit is required. 63 replacement trees are required, and 69 replacement trees are proposed.
14. The existing five-foot-wide sidewalk along Auburn Road will be repaired and sections replaced in accordance with the recommendations of OHM Advisors, the City's consulting engineer. The site design incorporated Complete Streets considerations, and the development will provide a sidewalk connection between the building and the sidewalk along Auburn Road.
15. The developers have agreed to prepare the parking lot for two electric vehicle charging stations. They will install electrical stubs at the planned station locations and run conduits from the power source to the stubs during construction to support the future installation of the charging stations as needed.

Conditions:

1. Performance Guarantees. Kemp and Sherman shall comply with the requirements of Section 2007. Performance Guarantees of the Zoning Ordinance.
2. Prohibition of Outside Storage. Kemp and Sherman understand and accept that outside storage is prohibited on the property, including, but not limited to, pallet storage, overnight parking or storage of vehicles, and trailer storage. For clarification, these items shall not be stored overnight in the loading/unloading area. This prohibition is required as a condition of site plan approval and is based on the approved site design and the property's site-specific conditions, including its proximity to residential property and the lack of excess parking or usable area to accommodate outside storage. Outside storage is not a component of the approved project and is not feasible or compatible with the approved site design. This restriction shall run with the property and be binding upon all future owners, occupants, tenants, successors, and assigns. Kemp Building and Development acknowledges and agrees that, based on the site-specific conditions and approved site design described above, outside storage is not an appropriate use of the property. Accordingly, any future application for a Special Land Use Permit for outside storage on the property shall be inconsistent with this condition of site plan approval and the approved site design and shall not be approved by the City.
3. Land Combination. Kemp and Sherman shall file an application with the Assessing Department to combine the three parcels into the new development parcel.
4. Conformance with Approved Plans and Representations. The project's approval is based on the representations made by Kemp and Sherman, as documented in this staff report, the submitted materials, and the public meeting minutes. The development shall remain in conformance with these representations.

PLANNING COMMISSION RECOMMENDATION

Recommended Approval on October 7, 2026 (6-0 vote).

MOTION

Move to accept the Planning Commission's recommendation and approve the Site Plan and Tree Removal Permit for the Kemp and Sherman Industrial Building, including the discretionary findings of fact and approval conditions provided by Mr. Steven Cohen, subject to any additional conditions recommended by the City's Administrative Review Team.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED - EXCERPT

October 7, 2026

CALL TO ORDER: Chairperson Beidoun called the meeting to order at 6:00 p.m.

ROLL CALL: Present: **Raymond Saelens, Darlene MacMillan, Dominick Tringali (arrived at 6:13 p.m.), Cynthia Pavlich, Dominic Patrus, Sam Beidoun**
Absent: Michelle Case, Carolyn Shearer, Jack Ferguson
Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang, Mayor Eugene Hawkins III
Guests: 8

LOCATION: Council Chambers, 1827 N. Squirrel Road, Auburn Hills, MI 48326

5. PETITIONERS

5a. Kemp and Sherman Industrial Building (6:01 p.m.)
Public Hearing/Motion – Recommend to City Council the approval of a Site Plan and Tree Removal Permit to construct an industrial building.

Mr. Beidoun opened the public hearing at 6:01 p.m.

Mr. Cohen confirmed that the hearing documents are in order and that no communications have been received regarding this petition.

Mr. Cohen presented the request from Kemp Building and Development for approval to construct a 22,169-square-foot light industrial building on 1.81 acres at the northeast corner of Rex Boulevard and Auburn Road. The property is zoned I-1, Light Industrial District. He explained that the proposed building is a speculative development intended to accommodate future office, warehouse, and light assembly operations.

Mr. Cohen stated that the primary focus of the staff's review was working with the developer to identify an appropriate site design that would accommodate the property's development while minimizing potential impacts on the adjacent residential neighborhood. He reviewed the site plan and aerial exhibit and discussed the site's unique constraints. He noted that Rex Boulevard is a private road and that the developer sought access to it but was unable to reach an agreement with the adjacent property owner. As a result, staff worked with the developer to design an efficient site layout using access exclusively from Auburn Road.

Mr. Cohen explained that staff carefully reviewed the proposed building location, loading and service areas, detention pond, landscaping, and screening. The site plan was designed to maximize separation between the industrial use and adjacent residential properties and to minimize potential land-use impacts on the neighborhood. The building was positioned as far west on the site as practical, and the detention pond was located along the property's east side to provide additional separation from neighboring homes. He further noted that enhanced landscaping and screening are proposed along the north and east property lines, including a six-foot privacy fence and additional trees.

Mr. Cohen also discussed the proposed prohibition on outdoor storage. Given the property's immediate proximity to residential homes and limited excess land, the approval would prohibit outdoor storage of materials and vehicles, including trailers and other vehicles. He explained that this condition would help prevent the site from evolving over time to include outdoor storage areas that could extend toward neighboring residential properties.

Mr. Cohen noted that, because the proposed building is speculative and does not have a specific tenant at this time, any future tenant would be required to comply with all applicable City zoning requirements, performance standards, and conditions of approval.

Mr. Cohen concluded that the proposed site plan reflects a collaborative effort between the City and the developer to work within the site's constraints while providing appropriate separation, screening, and protections for the adjacent residential neighborhood. He recommended approval of the project as presented.

Staff respectfully recommends approval of the proposed project.

(Mr. Tringali arrived at 6:13 p.m.)

Thomas Kemp, Kemp Building and Development, 275 W. Girard Ave., Madison Heights, MI 48071 was available to answer any questions from the Commission.

The Commission asked about the following:

1. The applicant's vision for the best use for this building and whether the applicant is in discussion with a potential tenant;
2. What hindered the agreement with Rex Boulevard;
3. Whether the property to the north is also zoned light industrial;
4. Whether the vinyl fence is sufficient;
5. Will there be third shift work at the site;
6. Will the Planning Commission and/or the City Council have an opportunity to vote on the applicant's occupancy decision;
7. Was a concrete wall considered over a vinyl screening;

Mr. Kemp explained that the building has not yet been marketed and will be marketed once the site plan is approved. He also noted that they had a verbal agreement to use the private road (Rex Boulevard), but it proved too complicated to implement, and negotiations failed. Mr. Cohen explained that, from a traffic standpoint, Rex Boulevard would have been the preferred access, but the current proposal is better for the residents because the design places the building farther from the neighborhood.

Mr. Cohen stated that the property to the north is industrial and the property to the east is residential, one of the City's few remaining residential/industrial land use conflict areas.

Regarding the screening, Mr. Cohen explained that the applicant has exceeded the screening requirements set by the City zoning ordinance. He also explained that the developer was not required to add the fence but did so at staff's request. He further stated that if there were third-shift work, all activity would take place inside the building. Mr. Kemp stated that the tenants would comply with the ordinance and that few companies have a third shift operating out of a building of the size proposed.

Mr. Cohen explained that the proposed tenancy falls under permitted use by right. The Planning Commission and City Council will not review the tenancy, but City staff will review it when a building permit is pulled to occupy the building.

Mr. Kemp stated that they did not consider installing a concrete wall. The proposal meets and exceeds the ordinance's requirements, and he felt a vinyl fence was a more attractive alternative.

Julianna Larose, 45 Rosetta Ct., Auburn Hills, MI, stated that her neighbors could not attend the meeting, but they own the property next to Auburn Road. There is significant noise and dust from the car wash facility. The snowplow at the Rex facility also runs in the middle of the night and is extremely noisy. Dust also comes from the crushing facilities. She felt the noise from M-59, I-75, and the M1 racing events has been disturbing. She stated she is not protesting the development but is concerned about increased noise. She stated she appreciates the retention pond providing an additional buffer and the City's efforts to protect residents through the design.

Mr. Cohen explained that the M1 course is in Pontiac.

There being no further public comments, Mr. Beidoun closed the public hearing at 6:16 p.m.

Moved by Pavlich to recommend to City Council the approval of the Site Plan and Tree Removal Permit for the Kemp and Sherman Industrial Building, including the discretionary findings of fact and approval conditions provided by Mr. Steven Cohen, subject to any additional conditions recommended by the City's Administrative Review Team.
Second by Saelens
VOTE:
Yes: Pavlich, Saelens, MacMillan, Tringali, Patrus, Beidoun
No: None **Motion Carried (6-0)**

AUBURN HILLS

AUBURN HILLS
JUL 22 2026
COMMUNITY DEVELOPMENT

DEVELOPMENT APPLICATION

PLEASE CHECK YOUR REQUESTED REVIEW:

- [x] SITE PLAN
- [x] TREE REMOVAL PERMIT
- [ ] SPECIAL LAND USE PERMIT(S)
- [x] LAND DIVISION
- [ ] LAND EXCHANGE
- [ ] SUBDIVISION
- [ ] PLAN UNIT DEVELOPMENT (STEP 1/STEP 2/ COMBINED)
- [ ] REZONING _____ TO _____
- [ ] ZBA VARIANCE OR INTERPRETATION
- [ ] OTHER: _____

CITY USE ONLY

ADDRESS: 2685 Auburn Rd
DATE RECEIVED: 7/22/26
FEES PAID: $6,977.50
SP #: 260008
PUD#: _____
SLU #: _____
LD/LE/SUB#: LD260002
RZ#: _____
ZBA #: _____
PTR#: 260004

PROJECT NAME Kemp Industrial Buildings

GENERAL PROJECT LOCATION TBD Rex Boulevard. (Rex Blvd and Auburn Rd)

PARCEL SIZE	ZONING	BUILDING SIZE (SQ FT)
1.81 acres	I-1	22,169 sf

PROJECT DESCRIPTION New Industrial Building

SIDWELL NUMBER(S) 14-35-201-028: 14-35-201-029 and 14-35-201-030

APPLICANT INFORMATION

NAME	SIGNATURE
Thomas Kemp	Thomas R Kemp
BUSINESS NAME: Kemp Building and Development	ADDRESS: 275 W Girard Ave
CITY: Madiso Heights / STATE: MI	ZIP: 48071 / PHONE #: 248-583-9030
EMAIL ADDRESS: [redacted]	

PROPERTY OWNER(S)

NAME	SIGNATURE
Edward Sherman	Edward Sherman
BUSINESS NAME: Research Park Development Co,	ADDRESS: 1000 E. Mandoline.
CITY: Madison Heights, / STATE: MI	ZIP: 48071 / PHONE #: 248-588-4350
EMAIL ADDRESS: [redacted]	

September 30, 2026

Mr. Steven Cohen, AICP
Director of Community Development
CITY OF AUBURN HILLS
1827 North Squirrel Road
Auburn Hills, Michigan 48326

RE: Kemp Industrial Building
Site Plan Review

Dear Mr. Cohen:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on September 28, 2026, was prepared by Mason Browns Associates, LLC. The review comments are noted below.

PERMITS:
Various permits will be required for this site, including but not limited to the following:

- Soil erosion permit from O.C.W.R.C.
- Water main extension permit from E.G.L.E.

GENERAL:
The site is located at the northeast corner of Auburn Road and Rex Boulevard in Section 35 of the City of Auburn Hills. The applicant is proposing to construct a 22,169 sq. ft speculative building that will consist of 16,229 sq. ft. of shop area, 2,440 sq. ft. of office space, and 3,500 sq. ft. of warehouse space. The site along with the adjacent properties to the north, east, southeast, and west are zoned Light Industrial (I-1) while the property to the southwest is zoned Special Purpose (SP). A complete legal description of the parcels are shown on the plan. It has been noted on the plans that a land combination is required. The City of Auburn Hills Standard Notes and Fire Department Notes are included on the plan. A landscape plan was included in the plan set. The landscape plan shall show all existing and proposed utilities, and trees shall not be located within the influence of utilities, if feasible. Furthermore, a demolition plan and a soil erosion and sedimentation control plan is needed for engineering review. The Auburn Hills Standard Details were also not included in the plan set and will need to be in the engineering review submittal. No benchmarks are shown on the plan and a minimum of two will be needed for the engineering review.

MUNICIPAL UTILITIES:
There is a 16-inch water main that extends east along the north side of Auburn Road. There is also a 12-inch water main that extends north along the east side of Rex Boulevard. The applicant proposes to connect to the existing 16-inch water main along Auburn Road and the existing 12-inch water main along Rex Boulevard, creating a looped 8-inch Ductile Iron water main around the proposed building. Two (2) fire hydrant assemblies are proposed to provide adequate coverage for this site. We recommend relocating the northern fire hydrant east of the proposed dumpster enclosure for accessibility during engineering review. A profile for the 8-inch water main

shall also be provided at engineering review. The proposed fire suppression and domestic service locations are shown on the plans. The material type and the size of the water services shall be provided at engineering review. A 12-foot-wide easement is shown for the proposed public water main.

There is an existing 10-inch sanitary sewer that extends along the north side of Auburn Road and a 12-inch sanitary sewer that extends along the east side of Rex Boulevard. The applicant is proposing to tap the existing sanitary sewer on the north side of Auburn Road and extend a 6-inch PVC SDR 23.5 sanitary sewer lead at a slope of 1% to the south side of the building.

STORM SEWER AND DETENTION:

The site is located in the Huntoon Drainage District, which has a maximum discharge rate of 0.20 cfs/acre. Storm water runoff for the site will be collected via a series of catch basins and routed to a proposed detention pond on the east side of the site. The detention pond will outlet to an existing 18-inch storm sewer extending along the north side of Auburn Road. Preliminary proposed detention calculations were provided on the plan and appear to meet City requirements. The proposed detention pond is currently sized for Oakland County's 100-year storage volume. A drainage map shall be provided at engineering review, and any pass-through drainage shall be accommodated. Additional information on the proposed storm sewer and detention pond (i.e., profile, calculations, outlet control details, etc.) will be required for engineering review. The ultimate storm sewer outlet and calculations showing the existing storm sewer has adequate capacity for the connection is also required for engineering review. A water quality unit has been provided on the plans prior to the storm water entering the detention pond. The water quality unit shall conform to City standards and additional details and calculations for the water quality unit will be needed for the engineering review.

TRAFFIC/PAVING:

There are currently two existing approaches located off Auburn Road; however, the applicant is proposing to remove the existing approaches and construct one (1) new approach off Auburn Road. The applicant is proposing to build the parking lot east of the proposed building. The plans indicate concrete curb and gutter throughout the parking lot with 4-inch asphalt pavement for parking spaces, 6-inch asphalt pavement for drive aisles, and a 9-inch concrete drive approach. Pavement cross-sections for the site have been provided on the plan. The concrete pavement shall be MDOT Grade 3500 (3500 psi).

The applicant is proposing 37 parking spaces, including 2 barrier free accessible parking spaces and 2 prepped electric vehicle parking spaces. A loading area has been proposed on the north side of the building, and one dumpster enclosure is proposed on the north side of the truck well. The applicant is proposing a 7-foot-wide concrete sidewalk along the proposed building providing a connection to the existing sidewalk along Auburn Road. The applicant is not proposing any changes to the existing sidewalk along Auburn Road. An auto-turn analysis for the WB-40 Interstate Semi-Trailer has also been included in the plan set.

GRADING:

Existing and proposed grades are shown with contours and spot elevations. The site is sloped towards the southwest side and north side of the site. The following note has been included on the plans, "This survey was performed using current gps methods. Due to tree canopy, the survey receiver cannot obtain sufficient data from the satellite system. As a result, vertical information is often inaccurate. Depicted on the survey are contours obtained from aerial data found online. Once trees are removed, this office will prepare a final topographic survey, and the proposed site elevation will be adjusted for construction purposes." Perimeter site slopes shall meet the requirement of 1:4 max and match into existing contours prior to all abutting property lines. Pavement slopes are consistent with City standards and are to remain between 1% and 6% for drive areas and 1% and 4% for parking areas. Sidewalk slopes shall be shown for engineering review and comply with ADA standards.

There are currently no proposed retaining walls on the site. If retaining walls are proposed at engineering review, design details and computations (sealed by a licensed engineer) will need to be submitted and approved during the engineering review for walls greater than one (1) foot in height. Any retaining walls over 2.5 feet in height are required to be fenced and the retaining wall detail shall include the fence.

RECOMMENDATIONS:
The site plan is in substantial compliance with City of Auburn Hills requirements and has been stamped "Approved" by our office. We ask that the site plan approval acknowledge the following:

1. The site improvement plan, designed in accordance with Ordinance No. 806, shall be submitted to the City for review and approval prior to construction. A detailed cost estimate for the improvements shall be submitted with the plans signed and sealed by the design engineer.
2. The developer must post a performance guarantee, in accordance with the City's requirements as set forth in the City of Auburn Hills Ordinance No. 372, Section 2007, Performance Guarantees. The estimate of the guarantee shall be submitted with the site improvement plan and must reflect all costs for site improvements, including but not limited to mass grading, roadways, lighting, utilities, pathways, sidewalks, screening, landscaping, driveways, training walls, parking lots, drainage, stormwater retention basins, and other similar features.

If you have any questions or are in need of any further information, please feel free to contact our office.

Sincerely,
OHM Advisors

Luke Henry

Luke Henry for Hannah Driesenga, P.E.

Transmitted via e-mail to Steven Cohen: September 30, 2026
cc: File

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KEMP AND SHERMAN INDUSTRIAL BUILDING

PART OF THE S.E. 1/4 OF SECTION 26,
T. 3 N. R. 10 E.,
CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

DEVELOPER AND BUILDER:
Kemp Building & Development
275 WEST GIRARD AVE.
MADISON HEIGHTS, MI 48071
ATTN: TOM KEMP
248-583-9030 EXT. # 123

ARCHITECT:
FRANK SALAMONE ARCHITECTS
48534 VAN DYKE AVE
SHELBY TOWNSHIP, MI 48317
ATTN:FRANK SALAMONE, AIA
(586) 254-1007

ENGINEER:
MASON BROWNS ASSOCIATES LLC
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MI 48304
ATTN:MASON L. BROWN, II P.E.
248-425-9789

LANDSCAPE ARCHITECT:
CONROY & ASSOCIATES, INC.
P.O. BOX 542
LAKE ORION, MI 48361
ATTN: PATRICK S. CONROY, RLA
248-808-8082



LOCATION MAP
NO SCALE

SHEET INDEX:

1. COVER SHEET
2. ALTA SURVEY AND TREE LOCATIONS
3. DIMENSIONAL SITE PLAN
4. ENGINEERING SITE PLAN
5. SITE DETAILS
6. SITE DETAILS
L-1 PROPOSED SITE LANDSCAPE PLAN
L-2 PLANT LIST AND DETAILS
L-3 LANDSCAPE RENDERING PLAN
WP-1 WOODLAND PRESERVATION PLAN
A-1 FLOOR PLAN
A-2 ELEVATIONS

LEGAL DESCRIPTION

The Land referred to herein below is situated in the City of Auburn Hills, County of Oakland, State of Michigan, and is described as follows:

Parcel A:
Part of Lot(s) 5 and 6 of SUPERVISOR'S PLAT NO. 11 according to the plat thereof recorded in Liber 30 of Plats, Page 51 of Oakland County Records described as: Beginning at the Northeast corner of Lot 5; thence South 74 degrees 48 minutes 00 seconds East 41.33 feet; thence South 12 degrees 53 minutes 50 seconds West 229.43 feet; thence North 77 degrees 06 minutes 10 seconds West 126.73 feet; thence North 12 degrees 53 minutes 50 seconds East 234.53 feet; thence South 74 degrees 48 minutes 00 seconds East 85.50 feet to the point of beginning.

Parcel B:
Part of Lot(s) 5 and 6 of SUPERVISOR'S PLAT NO. 11 according to the plat thereof recorded in Liber 30 of Plats, Page 51 of Oakland County Records described as: Beginning at the Northeast corner of said Lot 6; thence South 09 degrees 57 minutes 22 seconds West 225.26 feet; thence North 77 degrees 06 minutes 10 seconds West along the North line of Auburn Road, 122.73 feet; thence North 12 degrees 53 minutes 50 seconds East 229.43 feet to the North line of said Lot 6; thence South 74 degrees 48 minutes 00 seconds East along said line; 111.27 feet to the Point of Beginning.

Parcel C:
Part of Lot(s) 6 and 7 of SUPERVISOR'S PLAT NO. 11 according to the plat thereof recorded in Liber 30 of Plats, Page 51 of Oakland County Records described as: Beginning at the Northwest corner of Lot 7, thence South 74 degrees 48 minutes 00 seconds East 19.02 feet; thence South 74 degrees 41 minutes 10 seconds East 93.75 feet; thence South 15 degrees 04 minutes 00 seconds West 220.40 feet; thence
North 77 degrees 06 minutes 10 seconds West 92.77 feet; thence North 09 degrees 57 minutes 22 seconds East 225.26 feet to the Point of Beginning.

PROJECT DESCRIPTION:
Construction of a speculative 22,169-square-foot light industrial building at the northeast corner of Rex Boulevard and Auburn Road on 1.81 acres of property.

CLIENT REVIEW 2026-10-09
SPA 2026-09-24

MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 425-9789 mason_brown@sbcglobal.net

KEMP AND SHERMAN INDUSTRIAL BUILDING
TITLE SHEET

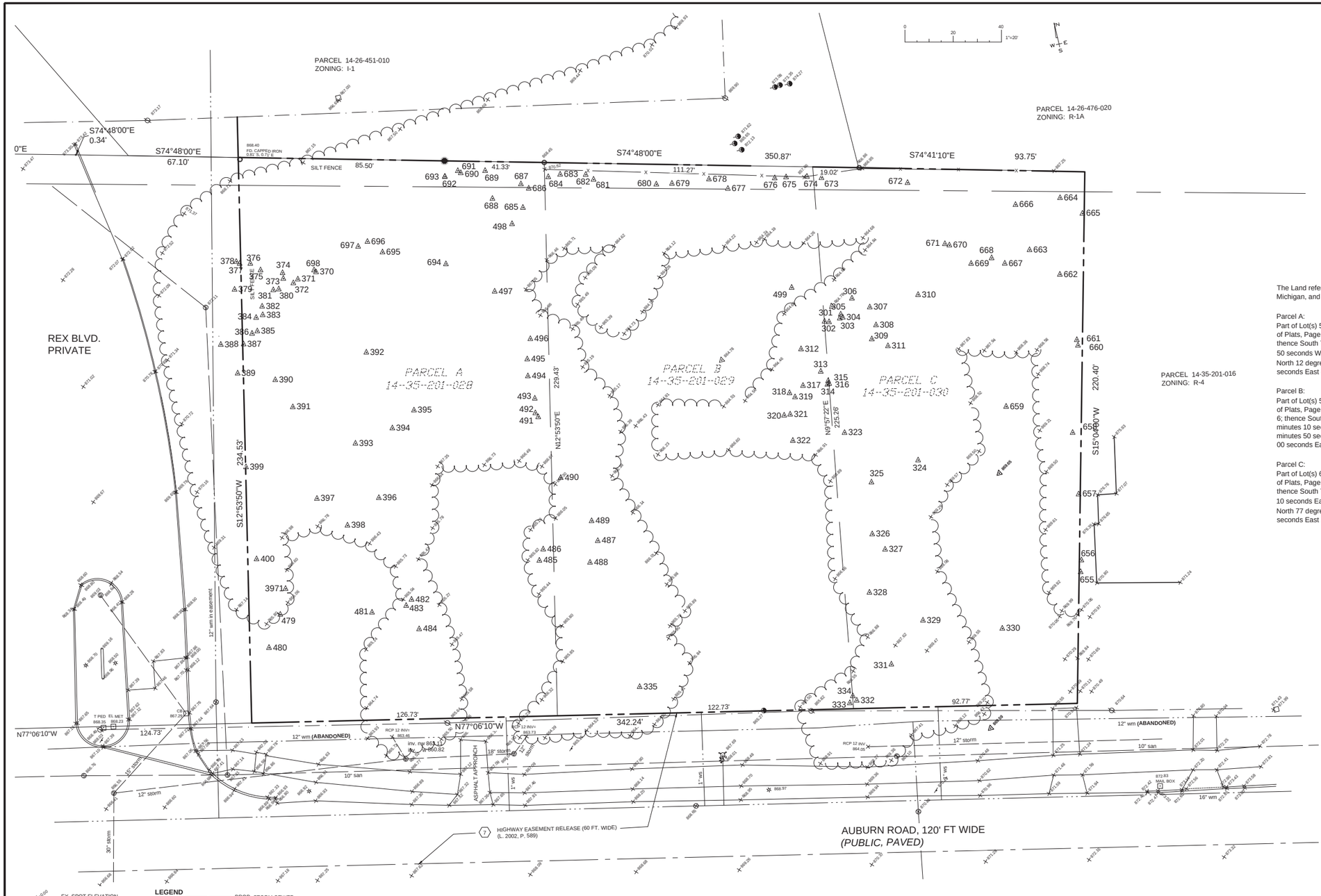
KEMP BUILDING AND DEVELOPMENT
275 WEST GIRARD AVE. MADISON HEIGHTS, MI 48071

REVISIONS:

DESIGN: ---
DRAWN: mb
CHECKED: MB

25-051DWG
FIELD OK: net

SCALE: 1"=20'
DATE: 07-17-2026
JOB NO. 25-051
SHEET 1





location map

legal description

The Land referred to herein below is situated in the City of Auburn Hills, County of Oakland, State of Michigan, and is described as follows:

Parcel A:
Part of Lot(s) 5 and 6 of SUPERVISOR'S PLAT NO. 11 according to the plat thereof recorded in Liber 30 of Plats, Page 51 of Oakland County Records described as: Beginning at the Northeast corner of Lot 5; thence South 74 degrees 48 minutes 00 seconds East 41.33 feet; thence South 12 degrees 53 minutes 50 seconds West 229.43 feet; thence North 77 degrees 06 minutes 10 seconds West 126.73 feet; thence North 12 degrees 53 minutes 50 seconds East 234.53 feet; thence South 74 degrees 48 minutes 00 seconds East 85.50 feet to the point of beginning.

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areas

site: 78,821.51 square feet = 1.81 acres

flood zone classification

subject site is designated as having flood zone classification of "Zone X", per FIRM, Map No. 26125C0388F, effective 9/29/2006.

notes

no observed evidence of earth moving work, building construction or building additions.

no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

potential wetlands soils exist on the subject site, per the Michigan Dept. of Environment, Great Lakes and Energy website. However, a wetland determination has been prepared and found that no wetlands exist on site.

parking

VACANT SITE-NO PARKING

exception notes

per First American Title Insurance Company Commitment No. 1040699, dated 10/24/2025,

7. The terms, provisions and easement(s) contained in the document entitled Highway Easement Release recorded October 17, 1946 as Liber 2002, page 589. T**HIS IS IN THE R.O.W. & PLOTTED.**

zoning information

Per City of Auburn Hills Zoning Map, the subject site is zoned "I-1", Light Industrial.
Setbacks: Front 40' Rear 15' Side 20'

certification

To: Resarch Park Development Co., LLC, First American Title Insurance Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6a, 7a, 7b1, 8, 9, 11, 16, 17 and 18 of Table A thereof.
The field work was completed on January 09, 2026. Date of Plat or Map: January 21, 2026. REV: January 26, 2026 add site area.

STATE OF MICHIGAN
NEAL TONNEMACHER
PROFESSIONAL SURVEYOR
No. 4001049332
LICENSED PROFESSIONAL ENGINEER

SPA 2026-09-24

NOTE:
THIS SURVEY WAS PERFORMED USING CURRENT GPS METHODS.
DUE TO TREE CANOPY, THE SURVEY RECEIVER CANNOT OBTAIN SUFFICIENT DATA FROM THE SATELLITE SYSTEM. AS A RESULT, VERTICAL INFORMATION IS OFTEN INACCURATE.
DEPICTED ON THE SURVEY ARE CONTOURS OBTAINED FROM AERIAL DATA FOUND ONLINE.
ONCE TREES ARE REMOVED, THIS OFFICE WILL PREPARE A FINAL TOPOGRAPHIC SURVEY AND THE PROPOSED SITE ELEVATIONS WILL BE ADJUSTED FOR CONSTRUCTION PURPOSES.

LEGEND

- EX. SPOT ELEVATION
- EX. STORM SEWER MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. CATCH BASIN
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. ELEVATION CONTOUR
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. WATER MAIN
- EX. GAS MAIN
- EX. UNDERGROUND ELECTRIC/PHONE/CATV
- PROP. STORM SEWER
- PROP. SANITARY SEWER SERVICE LEAD
- PROP. WATER SERVICE LEAD
- PROP. CATCH BASIN
- PROP. CONCRETE PAVEMENT
- PROP. ASPHALT PAVEMENT
- PROP. SPOT ELEVATION
- PROP. ELEVATION CONTOUR
- PROP. SILT FENCE
- TEMP. INLET PROTECTION FILTER

MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 425-9788 mason_brown@sbcglobal.net

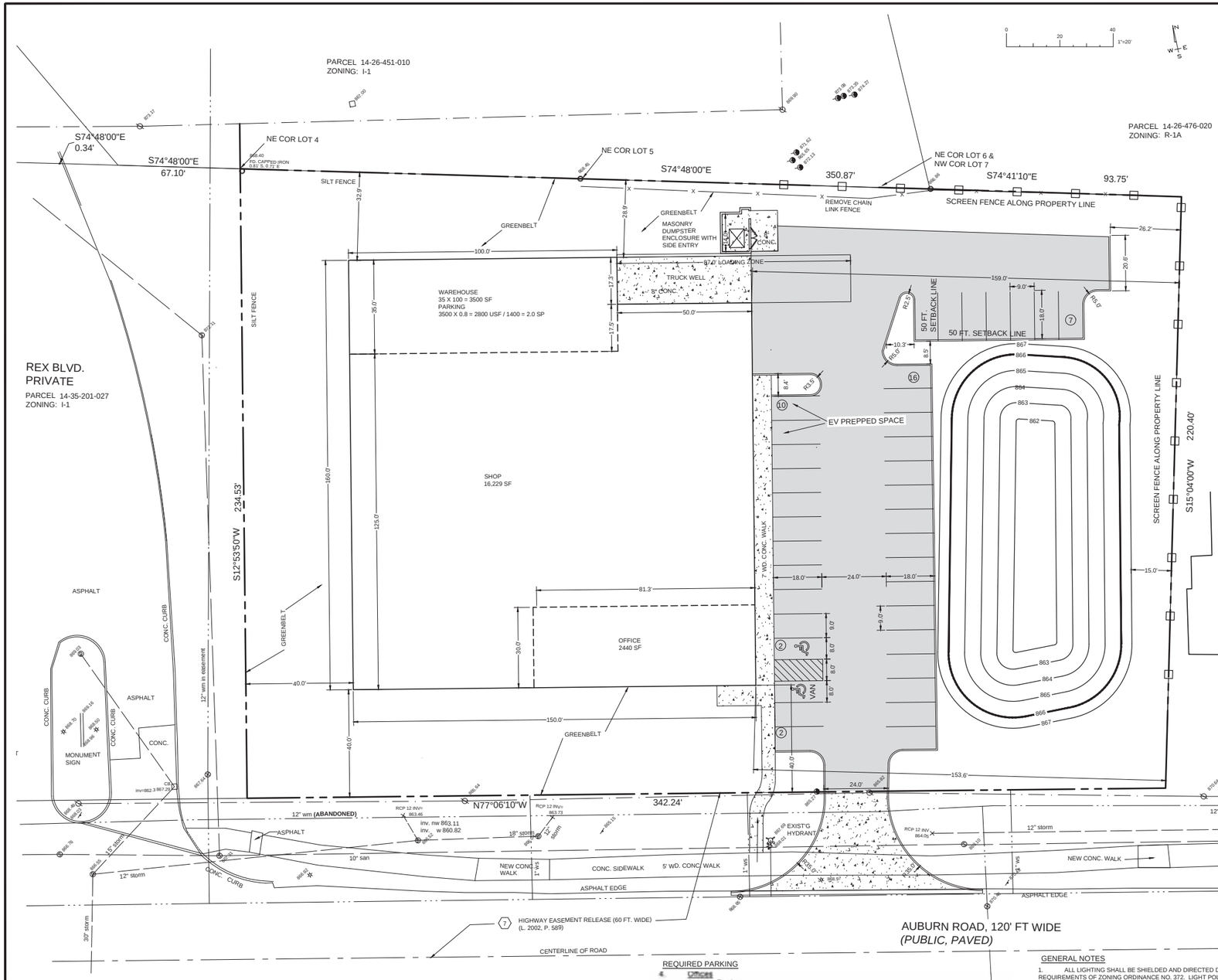
KEMP INDUSTRIAL BUILDING
ALTA/NSPS LAND TITLE SURVEY & TREE LOCATIONS

KEMP BUILDING AND DEVELOPMENT
275 WEST GIRARD AVE. MADISON HEIGHTS, MI 48071

REVISIONS:

DESIGN: --
DRAWN: mb
CHECKED: MB
25-051.DWG
FIELD OK: net

SCALE: 1"=20'
DATE: 01-21-2026
JOB NO. 25-051
SHEET 2





location map

legal description

The Land referred to herein below is situated in the City of Auburn Hills, County of Oakland, State of Michigan, and is described as follows:

Parcel A:
Part of Lot(s) 5 and 6 of SUPERVISOR'S PLAT NO. 11 according to the plat thereof recorded in Liber 30 of Plats, Page 51 of Oakland County Records described as: Beginning at the Northeast corner of Lot 5; thence South 74 degrees 48 minutes 00 seconds East 41.33 feet; thence South 12 degrees 53 minutes 50 seconds West 229.43 feet; thence North 77 degrees 06 minutes 10 seconds West 126.73 feet; thence North 12 degrees 53 minutes 50 seconds East 234.53 feet; thence South 74 degrees 48 minutes 00 seconds East 85.50 feet to the point of beginning.

Parcel B:
Part of Lot(s) 5 and 6 of SUPERVISOR'S PLAT NO. 11 according to the plat thereof recorded in Liber 30 of Plats, Page 51 of Oakland County Records described as: Beginning at the Northeast corner of said Lot 6; thence South 09 degrees 57 minutes 22 seconds West 225.26 feet; thence North 77 degrees 06 minutes 10 seconds West along the North line of Auburn Road, 122.73 feet; thence North 12 degrees 53 minutes 50 seconds East 229.43 feet to the North line of said Lot 6; thence South 74 degrees 48 minutes 00 seconds East along said line; 111.27 feet to the Point of Beginning.

Parcel C:
Part of Lot(s) 6 and 7 of SUPERVISOR'S PLAT NO. 11 according to the plat thereof recorded in Liber 30 of Plats, Page 51 of Oakland County Records described as: Beginning at the Northwest corner of Lot 7, thence South 74 degrees 48 minutes 00 seconds East 19.02 feet; thence South 74 degrees 41 minutes 10 seconds East 93.75 feet; thence South 15 degrees 04 minutes 00 seconds West 220.40 feet; thence North 77 degrees 06 minutes 10 seconds West 92.77 feet; thence North 09 degrees 57 minutes 22 seconds East 225.26 feet to the Point of Beginning.

areas

SITE: 78,821.51 SQUARE FEET = 1.81 ACRES

NOTE:
THIS SURVEY WAS PERFORMED USING CURRENT GPS METHODS.
DUE TO TREE CANOPY, THE SURVEY RECEIVER CANNOT OBTAIN SUFFICIENT DATA FROM THE SATELLITE SYSTEM. AS A RESULT, VERTICAL INFORMATION IS OFTEN INACCURATE.
DEPICTED ON THE SURVEY ARE CONTOURS OBTAINED FROM AERIAL DATA FOUND ONLINE.
ONCE TREES ARE REMOVED, THIS OFFICE WILL PREPARE A FINAL TOPOGRAPHIC SURVEY AND THE PROPOSED SITE ELEVATIONS WILL BE ADJUSTED FOR CONSTRUCTION PURPOSES.

zoning information

Per City of Auburn Hills Zoning Map, the subject site is zoned "I-1", Light Industrial.

REQUIRED SETBACK DISTANCE	PROVIDED SETBACK DISTANCE
FRONT: 40 FT	FRONT 40 FT
SIDE: 40 FT	SIDE: WEST: 40', EAST: 159.0' rear. 153.6' front
REAR: 15 FT. (50 FT. ABUTTING RESIDENTIAL)	REAR: 30.9', east, 33.7' west

LEGEND

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- TEMP. INLET PROTECTION FILTER

PROPOSED PARKING AND LOADING

OFFICE
81.33 X 30 = 2440 SF
PARKING: 0.8 = 1952 USF / 200 = 9.8 SPACES

SHOP
16,229 SF
PARKING: 16,229 X 0.8 = 12,983 USF / 550 = 23.6 SPACES

WAREHOUSE
35 X 100 = 3500 SF
PARKING: 3500 X 0.8 = 2800 USF / 1400 = 2.0 SPACES

TOTAL REQUIRED 9.8 + 23.6 + 2.0 = 36.8 = 35.4 SPACES
TOTAL PROVIDED 37 (INCL. 2 PH)

LOADING ZONE
REQUIRED: 10 SF OF LOADING AREA PER 1 LINEAR FOOT OF BUILDING FRONTAGE
10 SF x 150 LIN. FT. = 1500 SF
PROVIDED: 17.3' x 87' = 1,505 SF (TO BE STRIPED PER ANY CITY REQUIREMENTS)

COVERAGE

BUILDING
23,125 SQ. FT./78,821.51 SQ. FT. =29.33%
PAVEMENT & BUILDING :
38,557 SQ. FT./78,821.51 SQ. FT. = 48.92%

REQUIRED PARKING

4. Offices
   - A. Banks:
     One (1) for each one hundred (100) square feet of usable floor space.
   - B. Business office or professional office except as indicated in the following items:
     One (1) for each two hundred (200) square feet of usable floor space.
   - C. Professional offices of doctors, dentists, or similar professions:
     One (1) for each one hundred (100) square feet of usable floor area in waiting rooms and one (1) for each examining room, dental chair or similar use.
5. Industrial
   - A. Industrial establishments:
     Five (5) plus one (1) divided by every one and one-half (1 1/2) employees in the largest working shift, or one (1) for every five hundred and fifty (550) square feet of usable floor space, whichever is determined to be the greater. Space on site shall be provided for all construction workers during periods of plant construction. All individual use areas, such as office space, shall be calculated based upon applicable standards.
   - B. Wholesale and Warehouse Establishments:
     Five (5) plus one (1) for every one (1) employee in the largest working shift, or one (1) for every seventeen hundred (1,700) square feet of usable floor space, whichever is greater.
6. Research/computer - office
   - A. Research office (offices conducting laboratory and related research):
     One (1) for each two hundred (200) square feet of floor space.
   - B. Computer office (offices conducting electronic data systems and similar operations necessitating a high volume of computer equipment and employment):
     One (1) for each one hundred (100) square feet of usable floor space.

GENERAL NOTES

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372. LIGHT POLES SHALL NOT EXCEED 20 FEET IN HEIGHT MEASURED FROM GRADE.
2. SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372. NO MONUMENT SIGN IS PROPOSED. SIGNS SHALL BE PROVIDED ON THE BUILDING.
3. OUTSIDE STORAGE IS PROHIBITED ON THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, PALLET STORAGE, OVERNIGHT PARKING OR STORAGE OF VEHICLES, AND TRAILER STORAGE. THIS PROHIBITION IS REQUIRED AS A CONDITION OF SITE PLAN APPROVAL AND IS BASED ON THE APPROVED SITE DESIGN AND THE PROPERTY'S SITE-SPECIFIC CONDITIONS, INCLUDING ITS PROXIMITY TO RESIDENTIAL PROPERTY AND THE LACK OF EXCESS PARKING OR USABLE AREA TO ACCOMMODATE OUTSIDE STORAGE. OUTSIDE STORAGE IS THEREFORE NOT A COMPONENT OF THE APPROVED PROJECT AND IS NOT FEASIBLE OR COMPATIBLE WITH THE APPROVED SITE DESIGN. THIS RESTRICTION SHALL RUN WITH THE PROPERTY AS A CONDITION OF SITE PLAN APPROVAL AND SHALL BE BINDING UPON ALL FUTURE OWNERS, OCCUPANTS, TENANTS, SUCCESSORS, AND ASSIGNS. THE DEVELOPER ACKNOWLEDGES AND AGREES THAT, BASED ON THE SITE-SPECIFIC CONDITIONS AND APPROVED SITE DESIGN DESCRIBED ABOVE, OUTSIDE STORAGE IS NOT AN APPROPRIATE USE OF THE PROPERTY. ACCORDINGLY, ANY FUTURE APPLICATION FOR A SPECIAL LAND USE PERMIT FOR OUTSIDE STORAGE ON THE PROPERTY, WHETHER SUBMITTED BY THE DEVELOPER, A FUTURE OWNER, OCCUPANT, TENANT, SUCCESSOR, OR ASSIGN, SHALL NOT BE APPROVED BY THE CITY AS INCONSISTENT WITH THIS CONDITION OF SITE PLAN APPROVAL AND THE APPROVED SITE DESIGN.
4. GROUND-MOUNTED TRANSFORMERS AND ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
5. PARKING SPACES SHALL BE DOUBLE-STRIPPED PER ZONING ORDINANCE NO. 372.
6. AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED FOR THE PROJECT.
7. A LAND COMBINATION IS REQUIRED.
8. NO SPECIAL LAND USE PERMITS ARE REQUIRED. SEE ITEM #3 FOR PROHIBITION OF OUTSIDE STORAGE DUE TO SITE DESIGN.
9. NO ALTERATIONS, AMENDMENTS, MODIFICATIONS, OR REVISIONS SHALL BE MADE TO THE APPROVED SITE PLAN DURING ENGINEERING AND BUILDING PLAN SUBMITTAL AND REVIEW OR DURING CONSTRUCTION WITHOUT PRIOR APPROVAL FROM COMMUNITY DEVELOPMENT.
10. THE DEVELOPER HAS AGREED TO PREP THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE CHARGING STATION LOCATIONS ADJACENT TO THE BARRIER-FREE PARKING SPACES AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATION. THE SPACES ARE DESIGNATED WITH EV ON THE PLAN AND WILL BE POSTED IF AND WHEN CHARGING STATIONS ARE INSTALLED.

DEVELOPER AND BUILDER:
Kemp Building & Development
275 WEST GIRARD AVE.
MADISON HEIGHTS, MI 48071
ATTN: TOM KEMP
248-583-9030 EXT. # 123

CITY OF AUBURN HILLS
NOT FOR CONSTRUCTION DRAWINGS

PARCEL IDs: 14-35-201-028
14-35-201-029
14-35-201-030

SPA 2026-09-24

MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 425-9789 mason_brown@sbcglobal.net

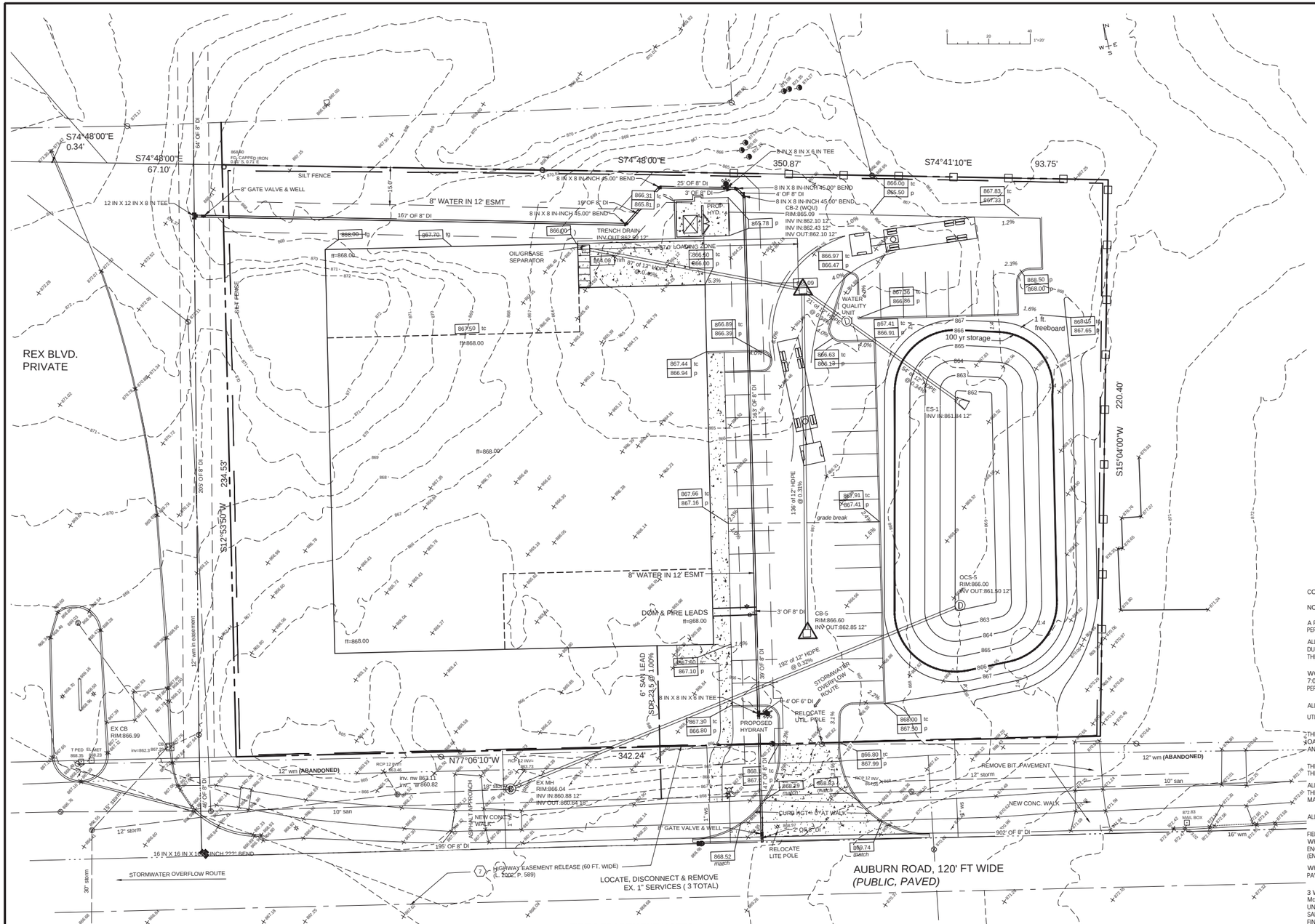
KEMP INDUSTRIAL BUILDING
DIMENSIONAL SITE PLAN

KEMP BUILDING AND DEVELOPMENT
275 WEST GIRARD AVE. MADISON HEIGHTS, MI 48071

REVISIONS:

DESIGN: --- DRAWN: mb CHECKED: MB
25-051.DWG FIELD CK: net

SCALE: 1"=20'
DATE: 07-17-2026
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SHEET 3

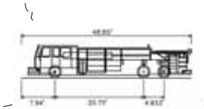


LEGEND

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FIRE DEPARTMENT NOTES

1. THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING: WHITE-ON 4.00 INCH MAINS RED -ON 6.00 INCH MAINS ORANGE -ON 8.00 INCH MAINS GREEN-ON 12.00 INCH MAINS BLUE-ON 16.00 INCH OR LARGER MAINS
2. NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.
3. THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM TWENTY (20) FOOT WIDE PAVED DRIVEWAY OR STREET.
4. GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.
5. ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT TO EXCEED ONE HUNDRED (100) FEET.
6. DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.
7. A WHITE HIGH VISIBILITY STRIP SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.



AUBURN HILLS FIRE TRUCK



WB-40
AASHTO
TRUCK TURNING TEMPLATE USED

STORMWATER SYSTEM CALCULATIONS Kemp Site Auburn Hills

Total Site

CALCULATION OF c'

c'= (Aimp)(0.95)+(Alawn)(0.375)/(Aimp+Alawn)+Apond(1.0)/Atotal

Aimp (ac)	Alawn (ac)	A pond (ac)	Atotal (ac)	c'
0.89	0.77	0.15	1.81	0.71

TIME OF CONCENTRATION

overland flow

v=K*S^1/2 K=0.48 c=1.4% L= T=L/3600v= 2.26 min

pipe flow

v=2.5 fps L=314' T=L/3600v= 2.07 min

use 10.00 min

MANUFACTURED STORMWATER TREATMENT SYSTEM

IWQ=35.44/(9.17+T)^0.61

(9.17+T)^0.61 = 10.938

IWQ= 3.24 in/hr

(Q_{WQ}=C*I_{WQ}*A (cfs) 4.16 cfs

Calculate 1.3" (CPVC) Required Volume

V =3630*A*c*1.3= 6060.38 cubic feet

Calculate 1.9" (CPRC) Required Volume

V =3630*A*c*1.9= 8857.47 cubic feet

100 yr Detention

Intensity

I_{100}=83.3/(9.17+T)^0.81

(9.17+T)^0.81 = 10.938

I_{100}= 7.62 in/hr

100 yr Peak Pond Inflow (Q_{100IN})=C*I_{100}*A (cfs) 9.78 cfs

Q_{VRR} 0.20 cfs/acre

Q_{100R}=Q_{RR}*A 0.36 cfs

100-yr runoff volume (V_{100R})= 16985*C*A (cu. ft.)

V_{100R}= 24,381 cubic feet

R = 0.206-0.15ln(Q_{100R}/Q_{10XN})

R= 0.700

100-yr Req'd Storage Volume (V_{100D}): V_{100D}=V_{100R}*R

17,079 cubic feet

DETENTION BASIN STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
862.00	1,307.57	N/A	N/A	0.00	N/A	0.00
863.00	2,633.87	1.00	1970.72	1970.72	1932.41	1932.41
864.00	4,189.92	1.00	3411.89	5382.61	3381.93	5314.34
865.00	5,970.39	1.00	5080.15	10462.76	5053.95	10368.29
866.00	7,977.05	1.00	6973.72	17436.48	6949.54	17317.82

CITY OF AUBURN HILLS STANDARD NOTES

CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS' STANDARDS.

NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.

A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW. NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE ROW.

ALL CITY STREETS MUST BE MAINTAINED DURING CONSTRUCTION. STREETS SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.

WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM; SUNUP TO SUNDOWN; WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.

ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.

UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS DIG 1-800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.

ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.

ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.

FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.

WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.

3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & McCLIMENT, INC. AT (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY R.O.W., ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.

PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

COVER OVER EXISTING AND PROPOSED WATER MAINS MUST BE MAINTAINED AT 5.5 FT.
COVER OVER EXISTING AND PROPOSED SANITARY SEWER MUST BE MAINTAINED AT 4.0 FT.
COVER OVER EXISTING AND PROPOSED STORM SEWER MUST BE MAINTAINED AT 2.5 FT.

WM QUANTITIES	
8" WM	472 LF
6" WM	4 LF
8" GVW	2 EA
HYD	2 EA

SPA 2026-09-24

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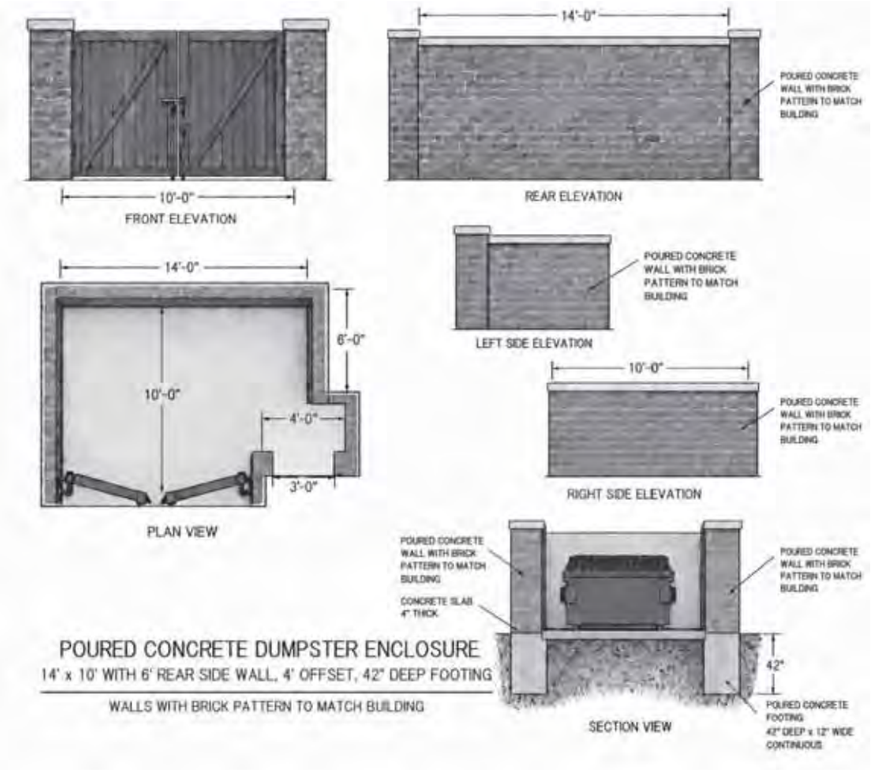
KEMP INDUSTRIAL BUILDING
ENGINEERING SITE PLAN

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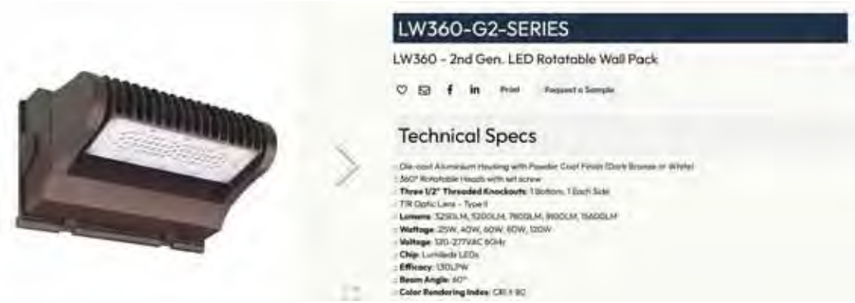
REVISIONS:

DESIGN: ---
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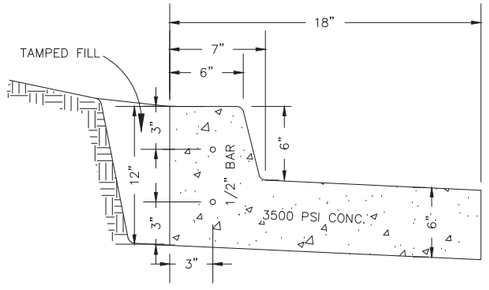
READILY ACCESSIBLE PARKING SPACE SIGNAGE



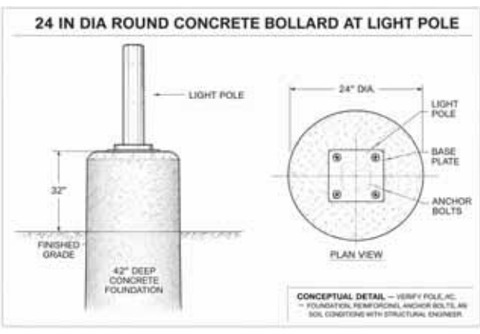
TYPICAL WALL PACK

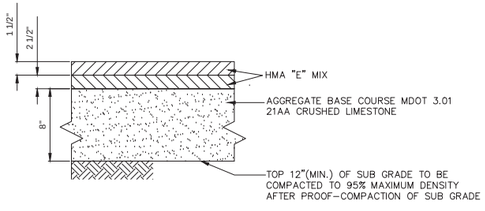


TYPICAL LIGHT POLE HEAD

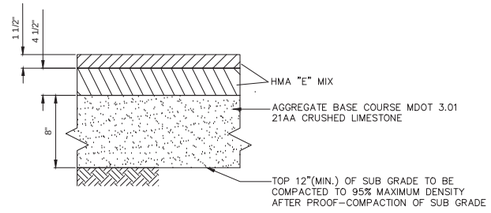


SPILL - OUT CURB & GUTTER

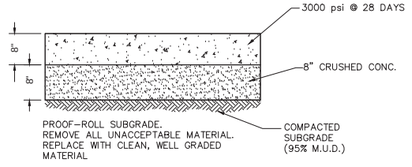




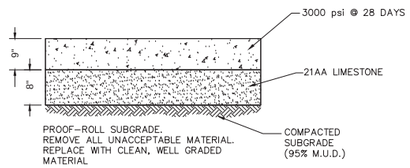
ASPHALT PAVING DETAIL PARKING SPACES



ASPHALT PAVING DETAIL DRIVE AISLE



CONCRETE PAVING DETAIL @ DUMPSTER



CONCRETE PAVING DETAIL @ APPROACH

SPA 2026-09-24

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KEMP BUILDING AND DEVELOPMENT
275 WEST GIRARD AVE. MADISON HEIGHTS, MI. 48071

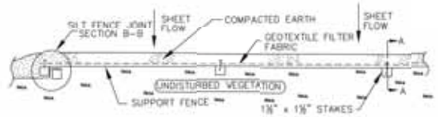
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FIELD OK: net

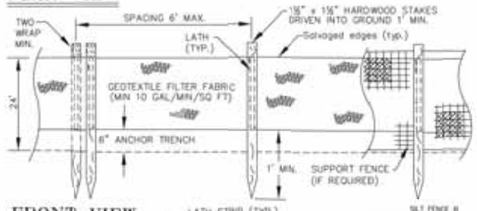
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DATE: 09-08-2026
JOB NO. 25-051
SHEET 5

SILT FENCE (SP-2)

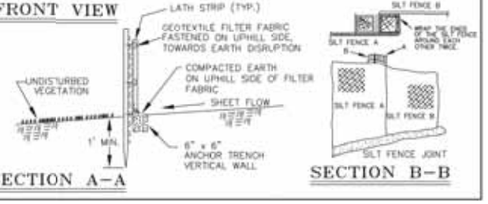
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PLAN VIEW



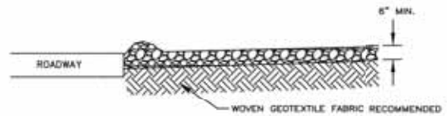
FRONT VIEW



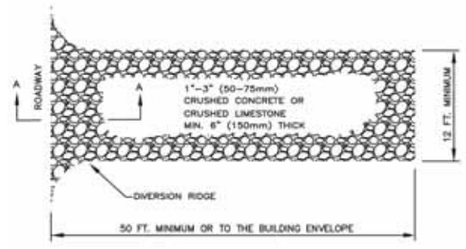
SECTION A-A

SECTION B-B

TEMPORARY STONE ACCESS DRIVE (SP-9)



CROSS SECTION A-A



PLAN VIEW

INLET FILTER
INLET PROTECTION DEVICE (IF-1)
INSTALLATION AND MAINTENANCE GUIDE



SPA 2026-09-24

MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2108 BRISTLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 425-9789 mason_brown@sbcglobal.net

KEMP INDUSTRIAL BUILDING
SITE DETAILS

KEMP BUILDING AND DEVELOPMENT
275 WEST GIRARD AVE. MADISON HEIGHTS, MI. 48071

REVISIONS:

DESIGN: ---
DRAWN: mb
CHECKED: MB

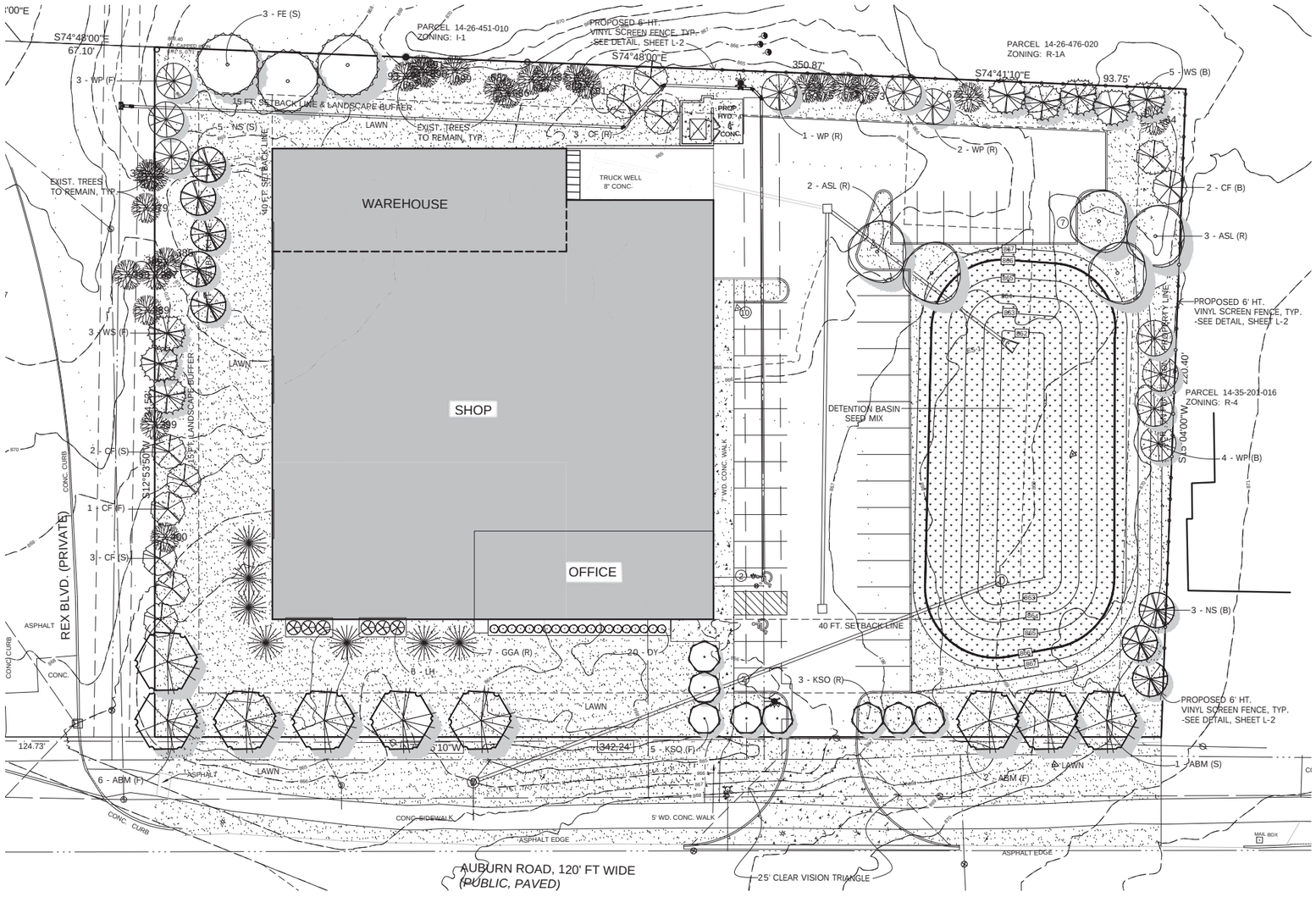
25-051.DWG
FIELD CK: net

SCALE: NONE

DATE: 09-08-2026

JOB NO. 25-051

SHEET 6



PROPOSED SITE LANDSCAPE PLAN

SCALE: 1"=20'

PLANT MATERIAL KEY:
(S) SITE
(F) FRONTAGE
(B) BUFFER
(R) REPLACEMENT

LANDSCAPE REQUIREMENTS SUMMARY:

SITE LANDSCAPING: 1 Tree per 1000 sq ft of 20% of Net Site Area
Total Site 78,822 sq ft
Less Retention Basin (9,440) sq ft
Net Site Area= 69,382 sq ft x .20= 13,876.4 sq ft/1000= 13.86= 14 Trees
Trees Required =14 Trees Provided= 14

FRONTAGE REQUIREMENTS: 1 Tree per 30/LF of Road Frontage
AUBURN ROAD-PUBLIC R.O.W.= 342.24 LF/30= 11.4 = 12 Trees
Trees Required= 12 Trees Provided= 12
REX BLVD.- PRIVATE R.O.W.= 234.53 LF/30= 7.81 = 8 Trees
Trees Required= 8 Trees Provided= 8

BUFFER REQUIREMENT ADJACENT TO RESIDENTIAL ZONING DISTRICT: 1 Tree per 20 LF
BUFFER LENGTH: 220.4 +93.75= 314.15 LF/20= 15.7
Trees Required= 16 Trees Provided= 16

TOTAL LANDSCAPE TREES REQUIRED= 50 TOTAL LANDSCAPE TREES PROVIDED= 50

REPLACEMENT TREES REQUIRED: (See Sheet WP-1)
TOTAL REPLACEMENT TREES REQUIRED= 69 TOTAL REPLACEMENT TREES PROVIDED= 69

GENERAL NOTES

1. ALL LANDSCAPE INSTALLATION SHALL CONFORM TO THE LANDSCAPE REQUIREMENTS AS OUTLINED IN THE ORDINANCES FOR AUBURN HILLS, MICHIGAN.
2. ALL PLANT MATERIAL TO BE INSTALLED PER PLANTING DETAILS & SPECIFICATIONS.
3. ALL LAWN AREA (AS INDICATED) ARE TO BE SEEDED, UNLESS NOTED OTHERWISE, WITH A MINIMUM 4" OF TOPSOIL.
4. ALL LAWN AND LANDSCAPE PLANTING BED AREAS (AS INDICATED) WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12AM AND 5AM.
5. ALL EDGING (AS INDICATED) TO BE AS SPECIFIED ON DRAWINGS & DETAILS, INSTALL PER MANUFACTURERS SPECIFICATIONS.
6. SIZE AND QUALITY OF LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY "THE AMERICAN ASSOCIATION OF NURSERYMEN'.
7. LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY PROPOSED CHANGE IN PLANT MATERIAL AND OR LOCATION. LANDSCAPE ARCHITECT TO APPROVAL ALL SUBSTITUTIONS AND OR CHANGES IN WRITING, PRIOR TO INSTALLATION.
8. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THE DOES NOT MEET THE OWNER, LANDSCAPE ARCHITECT, OR INDUSTRY STANDARDS.
9. LANDSCAPE ARCHITECT TO APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION, ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS MAY BE ADJUSTED ON SITE IF NECESSARY.
10. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SAFETY PATHS, SIDEWALKS, CURBS, PARKING STALLS & FIRE DEPARTMENT CONNECTIONS (HYDRANTS): DECIDUOUS TREES – 5 Lf., ORNAMENTAL & CONIFEROUS TREES – 10 Lf., SHRUBBERY LESS THAN 12" HT. x 12" WD. (AT MATURITY) – 2 Lf.
11. NO DECIDUOUS OR CONIFEROUS TREES ARE TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UNDERGROUND UTILITY LINES AS SHOWN ON THE OVERALL SITE LANDSCAPE PLAN. REFER TO CIVIL ENGINEERING PLANS FOR EXACT LOCATIONS AND DETAILS.
12. THE LANDSCAPE CONTRACTOR SHALL DEVELOP & IMPLEMENT A LANDSCAPE MAINTENANCE PROGRAM & SHALL GUARANTEE ALL PLANT MATERIAL FOR A MINIMUM OF TWO (2) YEARS AFTER THE DATE THE WORK IS ACCEPTED IN WRITING BY CONROY & ASSOCIATES, INC. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, ALL DISEASED, DAMAGED OR DEAD PLANTS, IN ACCORDANCE WITH THE STANDARDS OF THE AUBURN HILLS ZONING ORDINANCE. REPLACEMENT MATERIAL SHALL CONFORM TO THE ORIGINAL SPECIFICATION.

PLANTING TREES & SHRUBS

1. DIG PLANT POCKET MINIMUM 24" WIDER THAN BALL.
2. DIG PLANT POCKET FOR SHRUBS A MINIMUM OF 6" WIDER THAN BALL OR CONTAINER.
3. LOOSEN SOIL ON SIDES OF POCKET TO BREAK GLAZING CAUSED BY DIGGING. THOROUGHLY COMPACT SUBGRADE.
4. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING BED OR POCKET PRIOR TO INSTALLATION.
5. COMPLETELY REMOVE ALL CONTAINERS AT THE TIME OF PLANTING.
6. ALL UNSUITABLE SOIL TO BE REMOVED FROM SITE.
7. ALL HEIGHTS SHOWN ON DETAILS ARE BEFORE PRUNING.
8. ALL DEPTHS SHOWN ON DETAILS ARE BEFORE SETTLING.
9. SET 7/8 OF BALL IN POCKET, EXPOSING 1/8 OF BALL AT GRADE MINIMUM.
10. BACKFILL PREPARED SOIL TO 1/3 THE DEPTH & COMPACT THOROUGHLY, BACKFILL SECOND 1/3 & COMPACT THOROUGHLY, FINISH BACKFILL & COMPACT THOROUGHLY.
11. LOOSEN & REMOVE ALL LACING FROM BALL.
12. BACKFILL WITH PREPARED SOIL.
13. COVER TREE PLANT POCKET AREAS & ALL PLANTING BEDS WITH A MINIMUM 3" DEPTH SHREDDED BARK MULCH. LEAVE 3" RING EXPOSED AT BASE OF ALL INDIVIDUAL TREES. MULCH TO BE NATURAL IN COLOR.
14. ALL ANNUAL & PERENNIAL BEDS ARE TO BE EXCAVATED TO A DEPTH OF 6" & REPLACED WITH A PLANTING MIX CONSISTING OF 50% SANDY SOIL & 50% LEAF COMPOST.
15. ALL PLANTS ARE TO BE PLUMB PRIOR TO STAKING. STAKING IS NOT TO BE USED TO STRAIGHTEN LEANING MATERIAL.
16. ALL STAKING & GUYING MATERIAL TO BE REMOVED BY LANDSCAPE CONTRACTOR ONE (1) YEAR AFTER INSTALLATION.

STATE OF MICHIGAN — PATRICK S. CONROY — LANDSCAPE ARCHITECT NO. 862 — REGISTERED LANDSCAPE ARCHITECT

Patrick S. Conroy

PATRICK S. Conroy AND ASSOCIATES
Landscape Architecture & Construction Management
Site Planning Golf Course Architecture
P.O. Box 542
Lake Orion, Michigan 48361-0542
P: 248.814.8082

SHEET TITLE: PROPOSED SITE LANDSCAPE PLAN

ISSUED FOR	DATE
SPA	07/17/2026
SPA	08/10/2026
PER MUNICIPAL REVIEW	09/03/2026
SPA	09/08/2026

PROJECT: KEMP INDUSTRIAL BUILDING
AUBURN HILLS, MI

CLIENT: KEMP BUILDING AND DEVELOPMENT
275 WEST GIRARD AVE.
MADISON HEIGHTS, MI 48071

DRAWN BY: LKM
DRAWING DATE: 07/14/2026
PROJECT No. 26.100
SHEET No. L–1

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PLANT MATERIAL LIST

DIVERSITY REQUIREMENTS:
ONE GENUS TO CONTRIBUTE NO MORE THAN 40% OF THE TREES (69 TREES X 0.40 = 28 TREES)
ONE SPECIES TO CONTRIBUTE NO MORE THAN 20% OF THE TREES (69 TREES X 0.20 = 14 TREES)

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	PERCENTAGE SPECIES	PERCENTAGE GENUS
9	ABM	ACER R. 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE (SINGLE STEM)	2.5" CAL.	B&B	13%	13%
8	KSO	QUERCUS ROBUR X. BILCOLOR 'NADLER'	KINDRED SPIRIT OAK	2.5" CAL.	B&B	12%	12%
5	ASL	TILIA A. 'MCKSENTRY'	AMERICAN SENTRY LINDEN	2.5" CAL.	B&B	7%	7%
3	FE	ULMUS 'FRONTIER'	FRONTIER ELM	2.5" CAL.	B&B	4%	4%
11	CF	ABIES CONCOLOR	CONCOLOR FIR	8' HT.	B&B	16%	16%
8	NS	PICEA ABIES	NORWAY SPRUCE	8' HT.	B&B	12%	24%
8	WS	PICEA GLAUCA	WHITE SPRUCE	8' HT.	B&B	12%	
10	WP	PINUS STROBUS	WHITE PINE	8' HT.	B&B	15%	15%
7	GGA	THUJA P. 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8' HT.	B&B	10%	10%
20	DY	TAXUS M. 'DENSIFORMIS'	DENSE YEW	24-30".	B&B		
6	LH	HYDRANGEA P. 'LIMELIGHT'	LIME LIGHT HYDRANGEA	5 GAL	CON'T		

Michigan Wildflower Farm - Detention Basin Mix

Mix Ratio Forbs40% Grasses60%

Detention Basin Mix - Forbs

Scientific Name	Common Name
Anemone canadensis	Canada Anemone
Angelica atropurpurea	Angelica
Asclepias incarnata	Swamp Milkweed
Eupatorium maculatum	Joe-Pye Weed
Eupatorium perfoliatum	Boneset
Helenium autumnale	Sneezeweed
Hibiscus mosheutose	Swamp Rose Mallow
Iris virginica	Southern Blue Flag
Liatris spicata	Marsh Blazing Star
Lobelia siphilitica	Great Blue Lobelia
Rudbeckia fulgida	Sweet Black-eyed Susan
Solidago graminifolia	Grass-leaved Goldenrod
Symphyotrichum puniceum	Swamp Aster
Verbena hastata	Blue Vervain
Vernonia missurica	Ironweed

Detention Basin Mix - Grasses

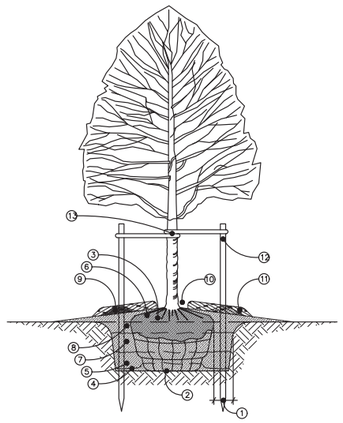
Scientific Name	Common Name
Carex spp.	Carex species
Elymus virginicus	Virginia Wild Rye
Scirpus spp.	Scirpus species
Sparganium eurycarpum	Common Bur Reed

A note about cover crop...

If you are seeding on bare soil or slope, we recommend including a temporary cover crop at a rate of 15 lbs. per acre, $3 per lb.

Michigan Wildflower Farm
11770 Cutler Road
Portland, MI 48875
517.647.6010
michiganwildflowerfarm@gmail.com

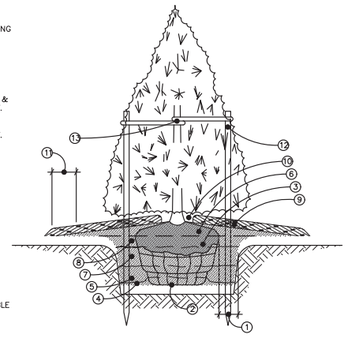
NOTES:
1) IRRIGATED SEEDED LAWN TO BE SEEDED WITH MDOT CLASS A SEED MIX AND 12-12-12 FERTILIZER WITH STRAW MULCH.
2) DETENTION BASIN SEED MIX TO BE COVERED WITH A BIODEGRADABLE EROSION CONTROL BLANKET.



INSTALLATION NOTES:

1. DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
2. THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
3. REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 1/8 OF BALL ABOVE FINISH GRADE.
4. PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN TREE. THOROUGHLY COMPACT TO FILL ALL VOIDS.
5. BACKFILL PLANT POCKET 1/3 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
6. BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
7. BACKFILL PLANT POCKET SECOND 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
8. BACKFILL PLANT POCKET LAST 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
9. IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
10. SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 2-3" RING EXPOSED AT BASE OF TRUNK.
11. MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD NOT EXTEND BEYOND PLANT POCKET.
12. MINIMUM 2"x2"x60" HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
13. 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOSE TO BE USE TO GUY TREES. TWO (2) GUYS PER TREE.

DECIDUOUS TREE PLANTING DETAIL
TREE 3" CAL. & UNDER
NOT TO SCALE
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INSTALLATION NOTES:

1. DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
2. THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
3. REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 1/8 OF BALL ABOVE FINISH GRADE.
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6. BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
7. BACKFILL PLANT POCKET SECOND 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
8. BACKFILL PLANT POCKET LAST 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
9. IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
10. SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 2-3" RING EXPOSED AT BASE OF TRUNK.
11. MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD EXTEND 6" BEYOND LOWEST BRANCH OF EVERGREEN TREES.
12. MINIMUM 2"x2"x60" HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
13. 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOSE TO BE USE TO GUY TREES. TWO (2) GUYS PER TREE.

EVERGREEN TREE PLANTING DETAIL
TREE 8' HT. & UNDER
NOT TO SCALE
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THE VERANDA LINDEN 6' HEIGHT, VINYL PRIVACY FENCE



About This Product
The Linden vinyl fence system offers a DIY friendly, professional grade fencing solution.
The durable vinyl panel delivers a perfect combination of high quality and low-maintenance,
while it's lightweight design and coordinating pre-routed posts make installation fast and easy.
Backed by a transferable limited lifetime warranty and manufactured in the USA.
Add privacy and security to your home or outdoor space with Linden.

Highlights
Made of heavy-duty, low maintenance vinyl for long-lasting beauty
Works with coordinating pre-routed posts: line post, corner post, and end post
Coordinating gates: 4 ft. width and 5 ft. width
Panel comes unassembled; kit includes top rail, bottom rail and infill boards, posts, post tops and gates sold separately
Features ProSeal technology - ultra-durable composite rails combined with our exclusive barbed gripping system
distributes weight evenly across the entire fence panel eliminating sag
Vinyl material withstands rain and moisture and does not require sanding, staining or painting in comparison to wood fencing
Vinyl fence panel is rackable up to 8 in. over 8 ft. of slopped terrain
Easy fence installation - no special tools, brackets or screws required
Transferable limited lifetime warranty
Assembled panel dimensions: 67.75 in. H x 94 in. W

Conroy ASSOCIATES
PATRICK S. Conroy
P.O. Box 542
Lake Orion, Michigan 48361-0542
P: 248.814.8082
Landscape Architecture & Construction Management
Site Planning Golf Course Architecture

SHEET TITLE: PLANT LIST AND DETAILS

ISSUED FOR	DATE
SPA	07/17/2026
SPA	08/10/2026
PER MUNICIPAL REVIEW	09/03/2026
SPA	09/08/2026

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PROJECT: KEMP INDUSTRIAL BUILDING
AUBURN HILLS, MI

CLIENT: KEMP BUILDING AND DEVELOPMENT
275 WEST GIRARD AVE.
MADISON HEIGHTS, MI 48071

DRAWN BY: LKM
DRAWING DATE: 07/14/2026
PROJECT No.: 26.100
SHEET No.: L-2

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LANDSCAPE RENDERING PLAN

0' 7.5' 15' 30'
SCALE: 1"=15'

N
Conroy

PATRICK S. Conroy AND ASSOCIATES
P.O. Box 542
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Landscape Architecture & Construction Construction Management
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SHEET TITLE: LANDSCAPE RENDERING PLAN

ISSUED FOR	DATE
CLIENT REVIEW	08/26/2026
PER MUNICIPAL REVIEW	09/03/2026
SPA	09/08/2026

PROJECT: REX AND AUBURN
AUBURN HILLS, MI

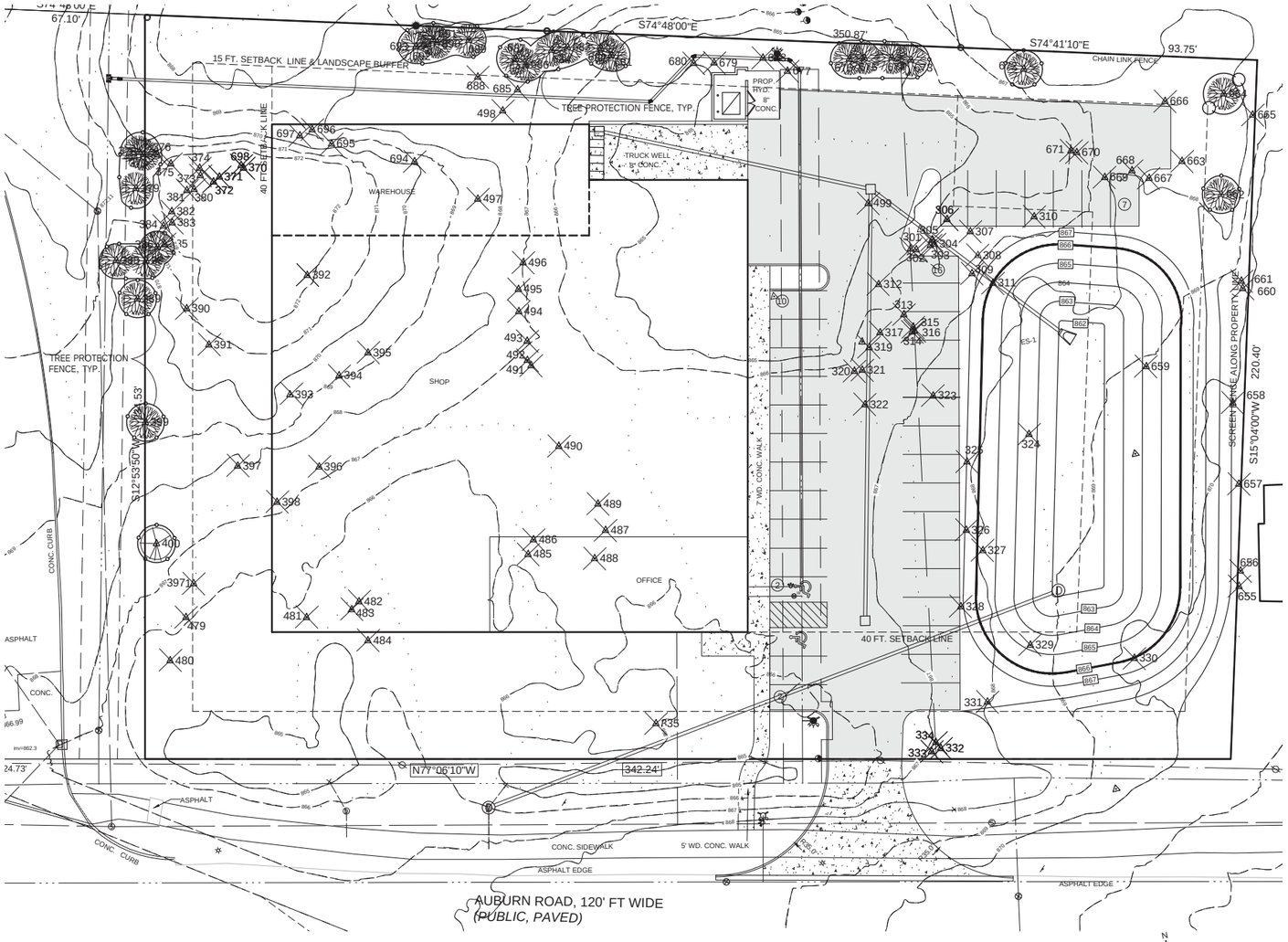
CLIENT: KEMP BUILDING AND DEVELOPMENT
275 WEST GIRARD AVE.
MADISON HEIGHTS, MI 48071

DRAWN BY: LKM
DRAWING DATE: 07/14/2026

PROJECT No.: 26.100

SHEET No.: L-3

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WOODLAND PRESERVATION PLAN

0' 10' 20' 40'
SCALE: 1"=20'

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Conroy

TREE PROTECTION DETAIL



TREE PROTECTION NOTES

- Identify on site all trees or areas of trees which are being proposed to be preserved with fluorescent orange spray paint (chalk base) or by red flagging tape.
- Erect barriers of four (4) foot high fencing staked with metal "T-posts" five (5) feet on center or all such trees or groups of trees proposed to remain
- Protective barriers are to be erected prior to any clearing or grubbing on the site, and barriers are to remain in tact until approved by the City to be removed, or when a Certificate of Occupancy is issued.
- Keep clear all debris or fill, equipment, and material from within the required protective barrier.
- During construction, the owner, developer, or agent shall not cause or permit any activity within the fence line of any protected tree or group of trees, including, but not limited to, the storage of equipment, dumpsters, boulders, dirt, and excavated material, building or waste material, or any other material harmful to the life of a tree.
- No damaging attachment, wires (other than cable wires for trees), signs, or permits may be fastened to any tree protected by this Ordinance.

TREE PROTECTION FENCE DETAIL
NOT TO SCALE

KEY:

000 TREE TO BE REMOVED

000 DECIDUOUS TREE TO BE SAVED

000 EVERGREEN TREE TO BE SAVED

TOTAL TREES ON SITE:	125
TOTAL TREES ON SITE TO BE REMOVED:	103
TOTAL REGULATED (NON-LANDMARK) TREES TO BE REMOVED:	62
TOTAL NON-REGULATED TREES TO BE REMOVED:	44
TOTAL LANDMARK TREES TO BE REMOVED:	2
TOTAL CALIPER INCHES OF LANDMARK TREES TO BE REMOVED:	62
REPLACEMENT TREES REQUIRED:	
REGULATED TREES 1:1	62
LANDMARK TREES	
(62 INCHES CALIPER X .25/2.5"= 6.20= 7 TREES)	7
TOTAL REPLACEMENT TREES REQUIRED:	69
TOTAL REPLACEMENT TREES PROVIDED:	69

Tag No	OFF SITE TREES	Botanical Name	Common Name	Size (inch)	Conditon	LANDMARK	REGULATED	NON-REGULATED	STATUS	STATUS
301		PICEA	SPRUCE	12	F	NO	X		REMOVE	
302		PICEA	SPRUCE	11	F	NO	X		REMOVE	
303		PICEA	SPRUCE	11	F	NO	X		REMOVE	
304		PICEA	SPRUCE	9	F	NO	X		REMOVE	
305		PICEA	SPRUCE	14	F	NO	X		REMOVE	
306		ULMUS RUBRA	SLIPPERY ELM	9	P	NO	X		REMOVE	
307		ULMUS RUBRA	SLIPPERY ELM	9 10 10	P	NO	X		REMOVE	
308		ULMUS RUBRA	SLIPPERY ELM	11	P	NO	X		REMOVE	
309		ULMUS RUBRA	SLIPPERY ELM	7	P	NO	X		REMOVE	
310		PRUNUS	CHERRY	6	P	NO	X		REMOVE	
311		PINUS	PINE	15	P	NO	X		REMOVE	
312		QUERCUS	OAK	10 8	F	NO	X		REMOVE	
313		PINUS	PINE	10	F	NO	X		REMOVE	
314		PINUS	PINE	17	F	NO	X		REMOVE	
315		PINUS	PINE	15	F	NO	X		REMOVE	
316		PINUS	PINE	15	F	NO	X		REMOVE	
317		QUERCUS	OAK	9	P	NO	X		REMOVE	
318		QUERCUS	OAK	11	F	NO	X		REMOVE	
319		QUERCUS	OAK	12	F	NO	X		REMOVE	
320		QUERCUS	OAK	12	P	NO	X		REMOVE	
321		QUERCUS	OAK	9	P	NO	X		REMOVE	
322		ACER	MAPLE	10	F	NO	X		REMOVE	
323		ACER	MAPLE	10 8	F	NO	X		REMOVE	
324		ACER	MAPLE	23	P	NO	X		REMOVE	
325		ACER	MAPLE	24	F	NO	X		REMOVE	
326		ACER PLATANOIDES	NORWAY MAPLE	11	F	NO	X		REMOVE	
327		ACER PLATANOIDES	NORWAY MAPLE	19	G	NO	X		REMOVE	
328		ACER PLATANOIDES	NORWAY MAPLE	15	G	NO	X		REMOVE	
329		ACER PLATANOIDES	NORWAY MAPLE	24	G	YES	X		REMOVE	
330		ACER RUBRUM	RED MAPLE	11	F	NO	X		REMOVE	
331		PICEA	SPRUCE	15	P	NO	X		REMOVE	
332		PINUS	PINE	16	P	NO	X		REMOVE	
333		PINUS	PINE	13	P	NO	X		REMOVE	
334		ACER PLATANOIDES	NORWAY MAPLE	18	G	NO	X		REMOVE	
335		ACER NEGUNDO	BOX ELDER	15 18	P	NO		X	REMOVE	
370		ULMUS RUBRA	SLIPPERY ELM	23	F	NO		X	REMOVE	
371		ROBINIA PSEUDOACACIA	BLACK LOCUST	11	P	NO		X	REMOVE	
372		ROBINIA PSEUDOACACIA	BLACK LOCUST	10	P	NO		X	REMOVE	
373		ROBINIA PSEUDOACACIA	BLACK LOCUST	10	P	NO		X	REMOVE	
374		ROBINIA PSEUDOACACIA	BLACK LOCUST	11	P	NO		X	REMOVE	
375		ACER NEGUNDO	BOX ELDER	11	P	NO		X	REMOVE	
376		ROBINIA PSEUDOACACIA	BLACK LOCUST	12 8	P	NO		X	REMOVE	
377	OFF SITE	ROBINIA PSEUDOACACIA	BLACK LOCUST	8	P	NO		X		SAVE
378	OFF SITE	ROBINIA PSEUDOACACIA	BLACK LOCUST	14	P	NO		X		SAVE
379	OFF SITE	ROBINIA PSEUDOACACIA	BLACK LOCUST	11	P	NO		X		SAVE
380		ROBINIA PSEUDOACACIA	BLACK LOCUST	9	P	NO		X	REMOVE	
381		ROBINIA PSEUDOACACIA	BLACK LOCUST	9	P	NO		X	REMOVE	
382		ROBINIA PSEUDOACACIA	BLACK LOCUST	6 11	P	NO		X	REMOVE	
383		ROBINIA PSEUDOACACIA	BLACK LOCUST	15	P	NO		X	REMOVE	
384		ROBINIA PSEUDOACACIA	BLACK LOCUST	14	P	NO		X	REMOVE	
385		ROBINIA PSEUDOACACIA	BLACK LOCUST	15	P	NO		X	REMOVE	
386		ROBINIA PSEUDOACACIA	BLACK LOCUST	14 5	P	NO		X		SAVE
387		ROBINIA PSEUDOACACIA	BLACK LOCUST	8	P	NO		X		SAVE
388	OFF SITE	ULMUS RUBRA	SLIPPERY ELM	7	P	NO		X		SAVE
389	OFF SITE	MALUS	CRAB	6 4 5	P	NO		X		SAVE
390		MALUS	CRAB	7 6 7	P	NO		X	REMOVE	
391		ULMUS PUMILA	SIBERIAN ELM	7 5	F	NO		X	REMOVE	
392		MALUS	CRAB	6 7 6 6	F	NO	X		REMOVE	
393		ULMUS PUMILA	SIBERIAN ELM	7	F	NO		X	REMOVE	
394		ULMUS PUMILA	SIBERIAN ELM	DEAD	DEAD	NO		X	REMOVE	
395		ULMUS PUMILA	SIBERIAN ELM	14	P	NO		X	REMOVE	
396		ULMUS PUMILA	SIBERIAN ELM	8 8 10	F	NO		X	REMOVE	
397		ULMUS PUMILA	SIBERIAN ELM	6	F	NO		X	REMOVE	
398		PICEA	SPRUCE	15	F	NO	X		REMOVE	
399		ULMUS RUBRA	SLIPPERY ELM	6	F	NO	X		REMOVE	
400		ULMUS RUBRA	SLIPPERY ELM	10	F	NO	X			SAVE
479		PINUS	PINE	8	P	NO	X			SAVE
480		ACER SACCHARINUM	SILVER MAPLE	12 7 6 6	F	NO	X		REMOVE	
481		ACER SACCHARINUM	SILVER MAPLE	10	P	NO	X		REMOVE	
482		ACER PLATANOIDES	NORWAY MAPLE	18	G	NO	X		REMOVE	
483		ACER	MAPLE	14	F	NO	X		REMOVE	
484		ACER	MAPLE	18 10	F	NO	X		REMOVE	
485		ACER	MAPLE	21	F	NO	X		REMOVE	
486		ULMUS PUMILA	SIBERIAN ELM	7 10 7 10	P	NO		X	REMOVE	
487		ACER	MAPLE	8 6 8 6	F	NO	X		REMOVE	
488		ACER NEGUNDO	BOX ELDER	12	P	NO		X	REMOVE	
489		CEDRUS	CEDAR	8	P	NO	X		REMOVE	
490		PRUNUS	CHERRY	9 7	P	NO	X		REMOVE	
491		ACER	MAPLE	22	F	NO	X		REMOVE	
492		PINUS NIGRA	AUSTRIAN PINE	16	F	NO	X		REMOVE	
493		PSEUDOTSUGA MENZIESII	DOUGLAS FIR	15 5	F	NO	X		REMOVE	
494		PINUS	PINE	17	F	NO	X		REMOVE	
495		PINUS RESINOSA	RED PINE	12	F	NO	X		REMOVE	
496		PINUS	PINE	16	F	NO	X		REMOVE	
497		PINUS	PINE	12	F	NO	X		REMOVE	
498		ACER NEGUNDO	BOX ELDER	8	P	NO		X	REMOVE	
499		ACER NEGUNDO	BOX ELDER	11	P	NO		X	REMOVE	
555	OFF SITE	QUERCUS	OAK	15 16	F	NO	X		REMOVE	
556	OFF SITE	ULMUS PUMILA	SIBERIAN ELM	20	F	NO		X	REMOVE	
557		ACER	MAPLE	9	F	NO	X		REMOVE	
558		ACER PLATANOIDES	NORWAY MAPLE	18	G	NO	X		REMOVE	
559		MORUS ALBA	MULBERRY	16 18	F	NO		X	REMOVE	
560		ACER RUBRUM	RED MAPLE	15	F	NO	X		REMOVE	
561		ACER SACCHARINUM	SILVER MAPLE	24	F	NO		X	REMOVE	
562		ACER SACCHARINUM	SILVER MAPLE	20	F	NO		X	REMOVE	
563		ACER NEGUNDO	BOX ELDER	21	P	NO		X		SAVE
564		ACER NEGUNDO	BOX ELDER	18	P	NO		X	REMOVE	
565		ACER NEGUNDO	BOX ELDER	11	P	NO		X		SAVE
566		ACER NEGUNDO	BOX ELDER	11	P	NO		X	REMOVE	
567		MORUS ALBA	MULBERRY	12	F	NO		X	REMOVE	
568		MORUS ALBA	MULBERRY	14	P	NO		X	REMOVE	
569		ULMUS PUMILA	SIBERIAN ELM	6	P	NO		X	REMOVE	
570		ULMUS PUMILA	SIBERIAN ELM	8	F	NO		X	REMOVE	
571		ULMUS PUMILA	SIBERIAN ELM	6	P	NO		X	REMOVE	
572		ACER NEGUNDO	BOX ELDER	6	P	NO		X	REMOVE	
573		QUERCUS	OAK	36	P	NO	X			SAVE
574		MORUS ALBA	MULBERRY	9	F	NO		X		SAVE
575		ACER PLATANOIDES	NORWAY MAPLE	14	F	NO	X			SAVE
576		ACER PLATANOIDES	NORWAY MAPLE	9	F	NO	X			SAVE
577		QUERCUS	OAK	15	F	NO	X			SAVE
578		QUERCUS	OAK	9 7	P	NO	X		REMOVE	
579		QUERCUS	OAK	6	F	NO	X		REMOVE	
680		POPULUS	POPULAR	37	G	NO		X	REMOVE	
681		QUERCUS RUBRA	RED OAK	10	F	NO	X		REMOVE	
682		QUERCUS RUBRA	RED OAK	23	F	NO	X			SAVE
683		QUERCUS RUBRA	RED OAK	12	F	NO	X			SAVE
684		QUERCUS RUBRA	RED OAK	29	F	YES	X			SAVE
685		QUERCUS RUBRA	RED OAK	17 10	F	NO	X			SAVE
686		QUERCUS RUBRA	RED OAK	18	F	NO	X		REMOVE	
687		QUERCUS RUBRA	RED OAK	12	F	NO	X			SAVE
688		QUERCUS RUBRA	RED OAK	15 10	F	NO	X			SAVE
689		QUERCUS RUBRA	RED OAK	9	P	NO	X		REMOVE	
690		QUERCUS RUBRA	RED OAK	19	F	NO	X			SAVE
691		QUERCUS RUBRA	RED OAK	11 5	P	NO	X			SAVE
692		QUERCUS RUBRA	RED OAK	8	F	NO	X			SAVE
693		QUERCUS RUBRA	RED OAK	12	F	NO	X			SAVE
694		QUERCUS RUBRA	RED OAK	20	F	NO	X			SAVE
695		ULMUS PUMILA	SIBERIAN ELM	38	G	YES	X		REMOVE	
696		POPULUS	POPULAR	9	P	NO		X	REMOVE	
697		POPULUS	POPULAR	10	P	NO		X	REMOVE	
698		ROBINIA PSEUDOACACIA	BLACK LOCUST	11	F	NO		X	REMOVE	
				10	P	NO		X	REMOVE	

TREE SURVEY DATA PROVIDED BY:
Conroy and Associates, Inc.,
Michigan Land Surveying &
Site Specific, Inc.

STATE OF MICHIGAN
PATRICK S. CONROY
LANDSCAPE ARCHITECT
NO. 862
REGISTERED LANDSCAPE ARCHITECT

Patrick S. Conroy

PATRICK S. Conroy AND ASSOCIATES
P.O. Box 542
Lake Orion, Michigan 48361-0542
P: 248.814.8082
Landscape Architecture & Consultation Construction Management
Site Planning Golf Course Architecture

SHEET TITLE WOODLAND PRESERVATION PLAN

ISSUED FOR	DATE
SPA	07/17/2026
SPA	08/10/2026
PER MUNICIPAL REVIEW	09/03/2026
SPA	09/08/2026

PROJECT
KEMP INDUSTRIAL BUILDING
AUBURN HILLS, MI

CLIENT
KEMP BUILDING AND DEVELOPMENT
275 WEST GIRARD AVE.
MADISON HEIGHTS, MI 48071

DRAWN BY LKM
DRAWING DATE 07/14/2026
PROJECT No. 26.100
SHEET No. WP–1

ALL DESIGNS, DETAILS AND NOTES ARE THE PROPERTY OF PATRICK S. CONROY AND ASSOCIATES AND ARE FOR INTERPRETATION OF LANDSCAPE MANAGEMENT SOLUTIONS AND ARE INTENDED FOR USE ON THIS SPECIFIC PROJECT. ANY USE OF THIS INFORMATION ON OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN PERMISSION AND AGREEMENT OF PATRICK S. CONROY AND ASSOCIATES AND UNAUTHORIZED MODIFICATIONS IS STRICTLY PROHIBITED.

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building data

LOCAL AGENCY:	AUBURN HILLS BUILDING DEPARTMENT 1827 N. SQUIRREL RD. AUBURN HILLS, MI 48326
REFERENCE CODE:	2021 MICHIGAN BUILDING CODE WITH STATE AMENDMENTS 2021 MICHIGAN PLUMBING CODE WITH STATE AMENDMENTS 2021 MICHIGAN MECHANICAL CODE WITH STATE AMENDMENTS 2023 NATIONAL ELECTRICAL CODE WITH STATE AMENDMENTS MICHIGAN ENERGY CODE ASHRAE 90.1 - 2015
BUILDING AREA:	OFFICE: 2,440 SQ. FT. SHOP: 16,229 SQ. FT. WAREHOUSE: 3,500 SQ. FT. TOTAL: 22,169 SQ. FT.
USE GROUP:	(F-1) FACTORY AND INDUSTRIAL
CONSTRUCTION TYPE:	VB (COMBUSTIBLE, UNPROTECTED)
PROPOSED USE:	INDUSTRIAL FACILITY
OCCUPANT LOAD:	OFFICE: 1 PER 150 SF, GROSS = 2,440 / 150 = 16 OCCUPANTS (TABLE 1004.5) SHOP AREA: 1 PER 100 SF, GROSS = 16,229 / 100 = 163 OCCUPANTS (TABLE 1004.5) WAREHOUSE AREA: 1 PER 500 SF, GROSS = 3,500 / 500 = 7 OCCUPANTS (TABLE 1004.5) TOTAL: 186 OCCUPANTS
FIRE RESISTANCE RATING OF STRUCTURAL ELEMENTS PER TABLE 601:	0 HOURS
FIRE RESISTANCE RATING OF EXTERIOR NON-LOADBEARING WALLS PER TABLE 602 AND TABLE 705.5:	0 HOURS
FIRE RESISTANCE RATING OF EXTERIOR LOAD BEARING PARTITION WALLS PER TABLE 602 AND TABLE 705.5:	0 HOURS
FIRE RESISTANCE RATING OF NON-LOAD BEARING PARTITION WALLS PER TABLE 602:	0 HOURS
FIRE RESISTANCE RATING OF INTERIOR LOAD-BEARING WALLS, LOAD BEARING PARTITIONS, COLUMNS, GIRDERS, PER TABLE 602:	0 HOURS
FIRE RESISTANCE RATING OF TENANT SEPERATION WALLS PER TABLE 602:	1 HOUR
FIRE RESISTANCE RATING OF ROOF CONSTRUCTION INCLUDING BEAMS, TRUSSES AND FRAMING, ARCHES AND ROOF DECK PER TABLE 601 AND SECTION 714.5:	0 HOURS
FIRE RESISTANCE RATING OF INTERIOR FINISH PER TABLE 803.4:	REQUIRED VERTICAL EXITS + PASSAGEWAYS + CLASS I CORRIDORS PROVIDING EXIT ACCESS + CLASS II ROOFS OR ENCLOSED SPACES + CLASS III
FIRE RESISTANCE RATING OF INTERIOR FLOOR FINISH PER SECTION 805.2:	REQUIRED VERTICAL EXITS + PASSAGEWAYS + CLASS II CORRIDORS PROVIDING EXIT ACCESS + CLASS II ROOFS OR ENCLOSED SPACES + DCC-IV-I
MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD PER TABLE 1006.3:	(2) TWO EXITS (3 PROVIDED)
MAXIMUM LENGTH OF EXIT ACCESS TRAVEL PER TABLE 1006.3 (WITH FIRE SUPP. SYSTEM):	250 FEET

allowable area:

Type VB Construction:
ALLOWABLE AREA PER MBC, TABLE 506, IS 34,000 SF.

(F-1) Factory Industrial &
(B) Business - Non Seperated Mixed Use

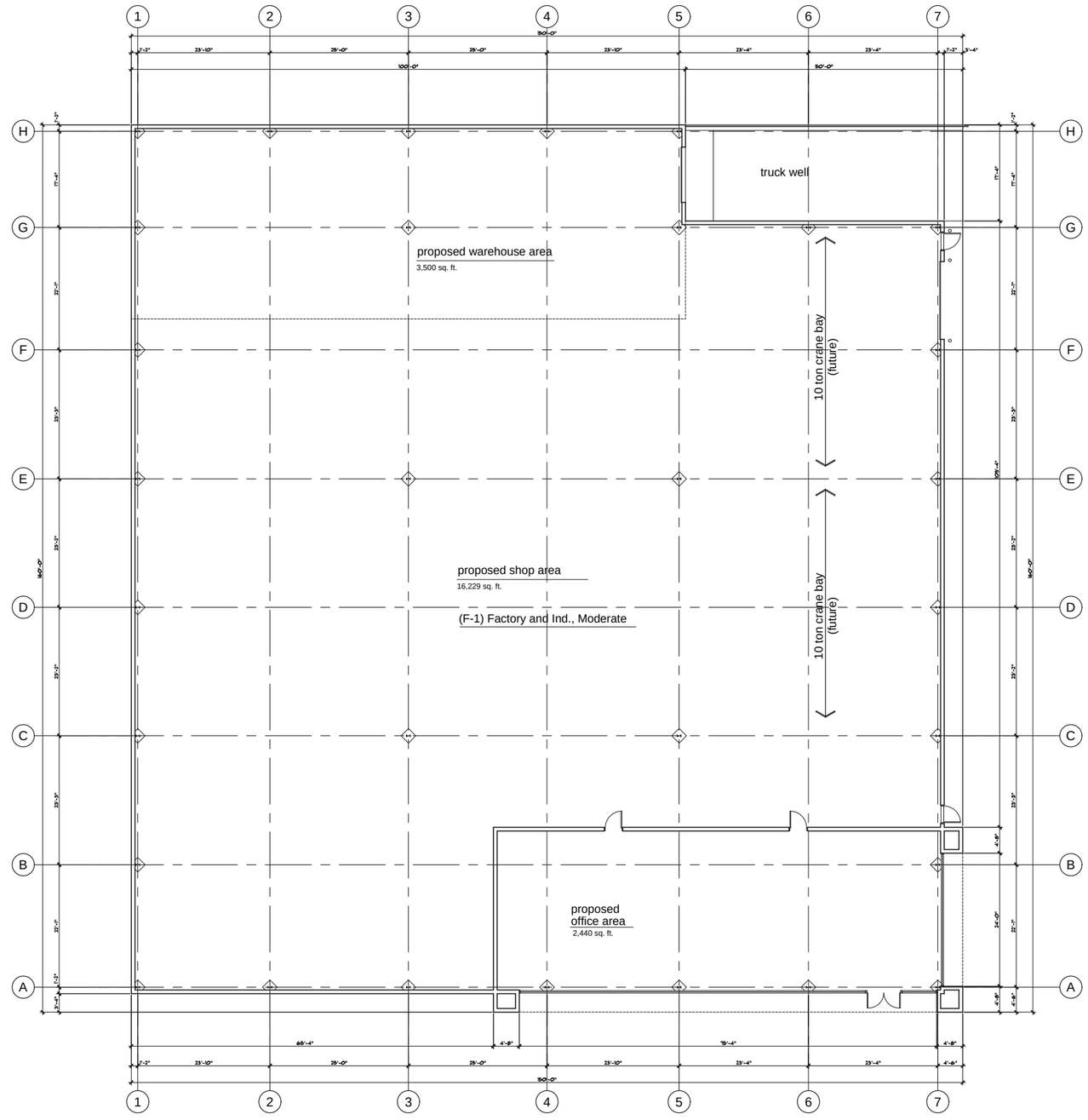
ALLOWABLE AREA CALCULATIONS:
TOTAL AREA: 22,169 SQUARE FEET

NOTE:
TOTAL AREA IS UNDER ALLOWABLE AREA.

fire suppression system note:

ENTIRE BUILDING TO BE 100% FIRE SUPPRESSED. FIRE PROTECTION CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL.

PRIOR TO THE INSTALLATION OF AN AUTOMATIC SPRINKLER SYSTEM, PLANS SHALL BE SUBMITTED AND APPROVED BY THE FIRE MARSHAL. A MINIMUM OF THREE (3) SETS OF COMPLETE SPRINKLER PLANS SHALL BE SUBMITTED. TWO (2) SETS WILL BE RETAINED BY THE FIRE DEPARTMENT, AND ALL OTHERS WILL BE RETURNED TO THE SPRINKLER CONTRACTOR. THE SPRINKLER SYSTEM SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL ORDINANCES.



floor plan

3/32" = 1'-0"

building square footage

office:	2,440 sq. ft.
shop:	16,229 sq. ft.
warehouse:	3,500 sq. ft.
total:	22,169 sq. ft.

Frank Salamone Architect
architects
engineers
planners
48701 hayes rd
shelby, mi 48315
586.532.0091

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Date Issued:

S.P.A. 09/04/26

Project:
Proposed Speculative Industrial Facility for:

Kemp Industrial Building
Auburn Rd. & Rex Blvd.
Auburn Hills, MI

Client:

Kemp Building & Development Co.
275 West Girard
Madison Hts, MI 48071

Sheet Title:
FLOOR PLAN

Project Number:
126-112

Drawn By:
JFN

Checked By:
F.S.

Issue:
- ☐ preliminary
- ■ construction
- ☐ record

Sheet Number:
A-1

NOTE

ANY MODIFICATIONS TO THE FACADE (INCLUDING COLORS) SHALL BE RESUBMITTED TO THE CITY OF AUBURN HILLS FOR REVISED APPROVAL.

Signage Calculation:

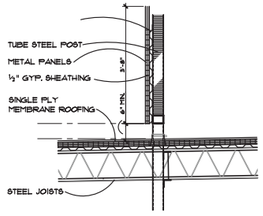
AUBURN RD:

342.24' FRONTAGE
342.24' / 10 = 34.22 x 8 SQ. FT. = 273.76 SQ. FT.

REX BOULEVARD:

234.53' FRONTAGE
234.53' / 10 = 23.45 x 8 SQ. FT. = 187.6 SQ. FT.

TOTAL AREA:
273.76 + 187.6 = 461.36 SQ. FT. ALLOWABLE

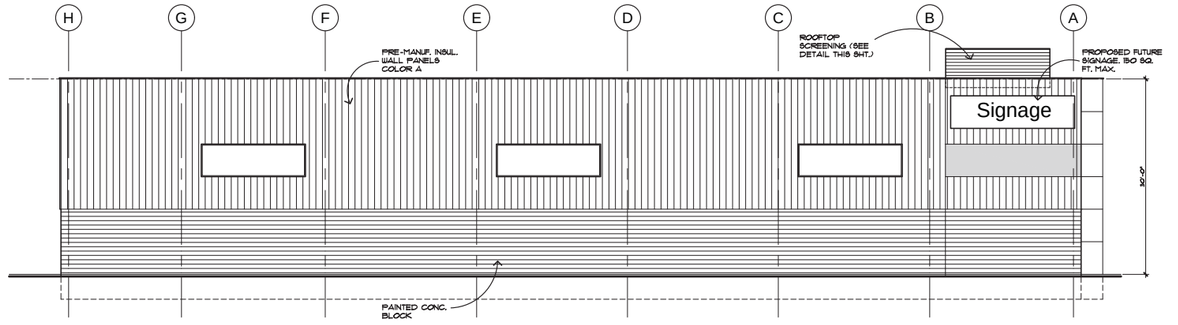


roof top screening detail

no scale

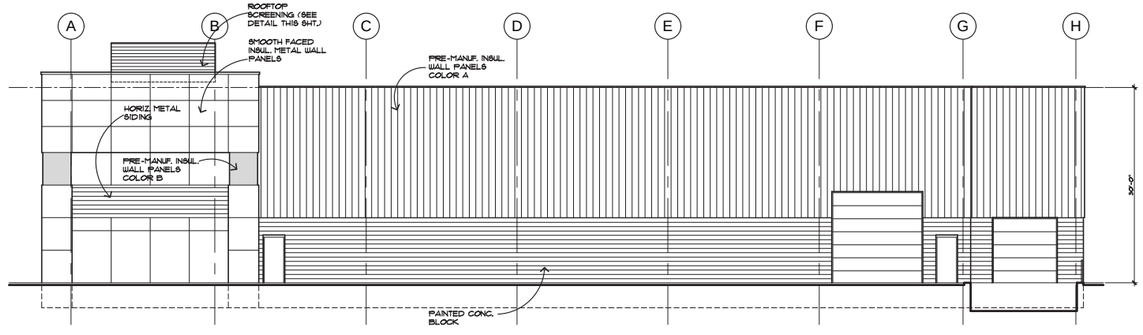
NOTE

ROOFTOP UNITS WILL BE SCREENED PER ORDINANCE REQUIREMENTS.



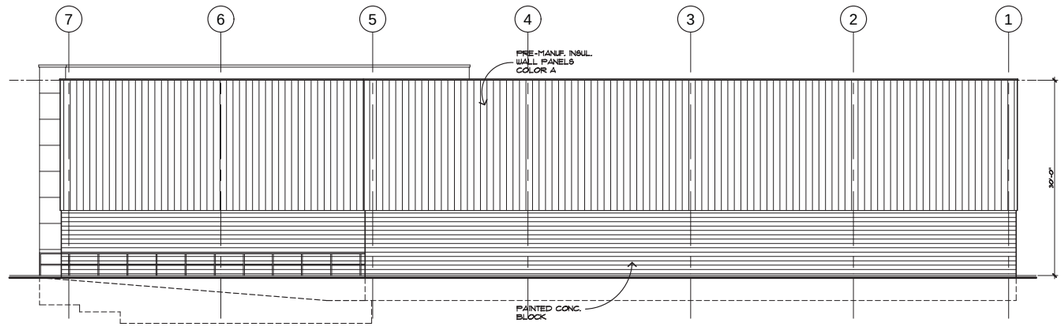
west (side) elevation

3/32" = 1'-0"



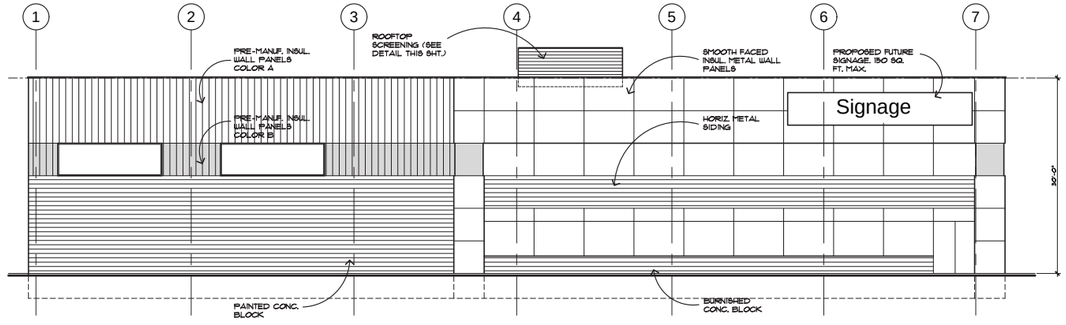
east (side) elevation

3/32" = 1'-0"



north (rear) elevation

3/32" = 1'-0"



south (front) elevation

3/32" = 1'-0"

Frank Salamone Architect

architects
engineers
planners

48701 hayes rd
shelby, mi 48315
586.532.0091

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Date Issued:

S.P.A. 09/04/26

Project:

Proposed Speculative Industrial Facility for:

Kemp Industrial Building

Auburn Rd. & Rex Blvd.
Auburn Hills, MI

Client:

Kemp Building & Development Co.
275 West Girard
Madison Hts, MI 48071

Sheet Title:

ELEVATIONS

Project Number:

126-112

Drawn By:

JFN

Checked By:

F.S.

Issue:

- ☐ preliminary
- ■ construction
- ☐ record

Sheet Number:

A-2

CHECKLIST

PROJECT NAME

Kemp-Sherman Industrial Building

(Check all that apply)

- [ ] REZONING
- [x] SITE PLAN
- [ ] SPECIAL LAND USE
- [x] TREE REMOVAL PERMIT
- [ ] REZONING
- [ ] PUD

The following items have <u>not</u> been included in your packet of information since they are either common, non-controversial items or the recommendations have been noted in the project's cover letter.

Public Notice
Police Department Approval Letter
Fire Department Approval Letter
Woodlands Consultant Approval Letter
Citizen's Participation Letter and Report

However, if you wish to see a copy of the above documents, they are on file in the Community Development Department.

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 19, 2026 **AGENDA ITEM NO 14A**

14a. CLOSED SESSION

No Electronic Information Available

MOTION

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

12 OCT 2026 PM 1:12

CITY CLERK
CITY OF AUBURN HILLS
1827 N.SQUIRREL ROAD
AUBURN HILLS, MI 48326

STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION NOTICE OF HEARING
FOR THE ELECTRIC CUSTOMERS OF
DTE ELECTRIC COMPANY
CASE NO. U-22168

- DTE Electric Company requests Michigan Public Service Commission for approval of its Integrated Resource Plan pursuant to MCL 460.6t, Clean Energy Plan pursuant to MCL 460.1051, Certificates of Necessity pursuant to MCL 460.6s, related accounting authorizations, and for other relief.

- The information below describes how a person may participate in this case.

- You may call or write DTE Electric Company, 1 Energy Plaza, Detroit, MI 48226, (800) 477-4747, for a free copy of its application. Any person may review the documents at the offices of DTE Electric Company or on the Commission's website at: https://mi-psc.my.site.com/s/.

- A pre-hearing will be held:

DATE/TIME:	**Friday, October 23, 2026 at 10:00 AM**
BEFORE:	**Administrative Law Judge Jonathan F. Thoits**
LOCATION:	Video/Teleconference
PARTICIPATION:	Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at LARA-MOAHR-PSC@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Electric Company's (DTE Electric) September 24, 2026 application requesting the Commission to: 1) find that DTE Electric's 2026 Integrated Resource Plan (IRP) satisfies MCL 460.6t, the Commission's applicable IRP Filing Requirements and Michigan Integrated Resource Planning Parameters, and all other applicable law; 2) approve the 2026 IRP and determine that the Proposed Course of Action (PCA) represents the most reasonable and prudent means of meeting DTE Electric's energy and capacity needs; 3) approve DTE Electric's Clean Energy Plan (CEP) and find that the CEP and the resources and implementation strategy reflected in the PCA satisfy the applicable Clean Energy Standard requirements set forth in MCL 460.1051, the Commission's applicable CEP Filing Requirements, and other applicable law; 4) determine that the approved and planned energy storage resources reflected in DTE Electric's resource plan support compliance with, and are forecasted to exceed, its proportional share of the statewide energy-storage target established under MCL 460.1101, subject to any specific approvals required in subsequent proceedings; 5) determine that DTE Electric has complied with the Commission's applicable Competitive Procurement Guidelines for the procurement processes; 6) determine that DTE Electric's Certificates of Necessity (CON) applications satisfy MCL 460.6s, the Commission's

applicable CON Filing Requirements, and all other applicable law; 7) approve the three requested Certificates of Necessity pursuant to MCL 460.6s for the approximately 1,400 MW Livingston County project: (i) a certificate under MCL 460.6s(3)(a) determining that the power to be supplied is needed; (ii) a certificate under MCL 460.6s(3)(b) determining that the project's size, fuel type, and other design characteristics represent the most reasonable and prudent means of meeting that need; and (iii) a certificate under MCL 460.6s(3)(d) determining that the estimated capital costs and financing plan will be recoverable in rates, subject to MCL 460.6s(4)(c); 8) approve the three requested Certificates of Necessity pursuant to MCL 460.6s for the approximately 700 MW Monroe County project: (i) a certificate under MCL 460.6s(3)(a) determining that the power to be supplied is needed; (ii) a certificate under MCL 460.6s(3)(b) determining that the project's size, fuel type, and other design characteristics represent the most reasonable and prudent means of meeting that need; and (iii) a certificate under MCL 460.6s(3)(d) determining that the estimated capital costs and financing plan will be recoverable in rates, subject to MCL 460.6s(4)(c); 9) approve under MCL 460.6s the financing plans for the Livingston County project and Monroe County project, including authorization to include the projected Construction Work in Progress (CWIP) balances for the projects in rate base through future general rate cases without a corresponding Allowance for Funds Used During Construction (AFUDC) offset to the extent the associated financing costs are recovered in approved base rates; 10) authorize AFUDC to accrue on project construction costs not reflected in approved rate base; and grant the accounting and ratemaking treatment necessary to implement the approved financing plans; 11) pursuant to MCL 460.6t(11), specify and approve for future recovery the following costs for investments and resources included in the PCA and planned to commence within three years after the Commission's order approving the IRP: a. $21.3 million in projected capital costs for planned investments in the CoolCurrents demand-response resource during 2028 through 2030; b. $130 million in projected capital costs for acquisition of the existing 138 MW Michigan Power Cogeneration facility; and c. The [BEGIN CONFIDENTIAL] [END CONFIDENTIAL] under the proposed 20-year solar PPA with [BEGIN CONFIDENTIAL] [END CONFIDENTIAL]; 12) determine, consistent with MCL 460.6t(11), that the costs approved for the investments and resources identified, as proposed, that are commenced within three years after the Commission's order approving the IRP are reasonable and prudent for cost recovery purposes; 13) authorize the financial incentive for the proposed 20-year Solar PPA under MCL 460.6t(15), calculated annually based on the applicable contract payments and DTE Electric's pretax weighted average cost of permanent capital established in the Commission's final order in DTE Electric's most recent general rate case, as updated by succeeding general rate cases during the term of the Solar PPA; 14) authorize DTE Electric to submit subsequent ex parte applications seeking approval of eligible renewable and energy storage projects, associated contracts, and project costs selected through competitive procurements consistent with the Commission's Competitive Procurement Guidelines; 15) determine, for purposes of Public Utilities Policies Act (PURPA), that DTE Electric does not have a material long-term need for generation capacity during the five-year planning period of 2027 through 2031; 16) accept DTE Electric's Verification and Letter of Transmittal and find that DTE Electric has satisfied the applicable filing requirements; 17) grant DTE Electric any other and/or additional relief described as proposed by DTE Electric and as the Commission may deem suitable and appropriate.

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

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by October 16, 2026. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Electric Company's attorney, John A. Janiszewski, One Energy Plaza, 1635 WCB, Detroit, MI 48266.

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

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

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. **U-22168**. Statements may be emailed to: LARA-MPSC-edockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

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

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

The Utility Consumer Representation Fund has been created for the purpose of aiding in the representation of residential utility customers in various Commission proceedings. Contact the Chairperson, Utility Consumer Participation Board, Department of Licensing and Regulatory Affairs, P.O. Box 30004, Lansing, Michigan 48909, for more information.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; and Parts 1 & 4 of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106 and R 792.10401 through R 792.10448.