JANUARY 2017

09  City Council Workshop, 5:30 p.m., Admin Conference Room ❖
09  City Council, 7:00 p.m., Council Chamber ◆
10  Tax Increment Finance Authority, 4:00 p.m., Admin Conference Room ❖
11  Planning Commission, 7:00 p.m., Council Chamber ◆  CANCELLED
12  Zoning Board of Appeals, 7:00 p.m., Council Chamber ◆  CANCELLED
16  Downtown Development Authority, 5:30 p.m., Admin Conference Room ❖
17  Brownfield Redevelopment Authority, 6:00 p.m., Admin Conference Room ❖ CANCELLED
18  Beautification Advisory Commission, 6:00 p.m., Council Conference Room ◆
23  City Council, 7:00 p.m., Council Chamber ◆
24  Public Safety Advisory Committee, 6:00 p.m., Public Safety Building ☹
26  Library Board, 7:00 p.m., Auburn Hills Public Library ☹
FEBRUARY 2017
(1-19-17)

09 Zoning Board of Appeals, 7:00 p.m., Council Chamber CANCELLED
13 City Council Workshop, 5:30 p.m., Admin Conference Room ✤
13 City Council, 7:00 p.m., Council Chamber ◆
14 Tax Increment Finance Authority, 4:00 p.m., Admin Conference Room ❇
15 Beautification Advisory Commission, 6:00 p.m., Council Conference Room ◆
15 Planning Commission, 7:00 p.m., Council Chamber-◆
20 Downtown Development Authority, 5:30 p.m., Admin Conference Room ❇
21 Brownfield Redevelopment Authority, 6:00 p.m., Admin Conference Room ❇
23 Library Board, 7:00 p.m., Auburn Hills Public Library ❘
27 City Council, 7:00 p.m., Council Chamber ◆
1. **MEETING CALLED TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL OF COUNCIL**

4. **APPROVAL OF MINUTES**
   - 4a. Regular City Council – January 9, 2017
   - 4b. Workshop Minutes – January 9, 2017

5. **APPOINTMENTS AND PRESENTATIONS**
   - 5a. Presentation - Oakland University Senior Services PT Partnership
   - 5b. Motion - Appointment of Michael Kneffel to the Tax Increment Finance Authority Board of Directors.

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. Minutes of Brownfield Redevelopment Authority – December 27, 2016

8. **OLD BUSINESS**
   - 8a. Motion – Declare tentative Necessity and tentative Intent to proceed with the project and set a Public Hearing for road improvements to Pacific Drive.
   - 8b. Motion - Declare tentative Necessity and tentative Intent to proceed with project and Set a Public Hearing for road improvements to North Atlantic Boulevard and Continental Drive.

9. **NEW BUSINESS**
   - 9a. Motion - Approve the purchase of Cable Playback and Web Streaming Solution
   - 9b. Motion - Approve Revised Resolution of Extension of IFEC 2009-049 for Norma Michigan Inc
   - 9c. Motion - Approve Revised Resolution for Extension of IFEC 2011-466 Real Property for PyeongHwa Automotive USA, LLC.

10. **COMMENTS AND MOTIONS FROM COUNCIL**

11. **CITY ATTORNEY’S REPORT**

12. **CITY MANAGER’S REPORT**

13. **EXECUTIVE SESSION** – To discuss the sale of land

14. **ADJOURNMENT**

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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.
The City of Auburn Hills
City Council Meeting
DRAFT Minutes
January 9, 2017

CALL TO ORDER: Mayor McDaniel at 7:00 p.m.
LOCATION: City Council Chamber, 1827 N. Squirrel Road, Auburn Hills, MI 48326
Present: Mayor McDaniel, Council Members Burmeister, Hammond, Kittle, Knight, Mitchell and Verbeke
Absent: None
Also Present: City Manager Tanghe, Assistant City Manager Grice, Police Chief Olko, City Clerk Kowal, Finance Director/Treasurer Schulz, Director of Public Works Melchert, Public Utilities Manager Michling, Business Development Manager Carroll, Management Assistant Harris, Engineer Juidici, Oakland County Water Commission Representative Cox
3 Guests

4. APPROVAL OF MINUTES
4a. Regular City Council – December 12, 2016
Moved by Mitchell; Seconded by Kittle.
RESOLVED: To approve the December 12, 2016 City Council meeting minutes as amended.
VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell, Verbeke
No: None
Resolution No. 17.01.001 Motion Carried (7 - 0)

4b. Workshop Minutes – December 12, 2016
Moved by Hammond; Seconded by Mitchell.
RESOLVED: To approve the December 12, 2016 City Council meeting workshop minutes as amended.
VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell, Verbeke
No: None
Resolution No. 17.01.002 Motion Carried (7 - 0)

5. APPOINTMENTS AND PRESENTATIONS
5a. Motion - Appointment of Floyd Warczak to the Board of Review
Mayor McDaniel noted that Council received a copy of Mr. Warczak’s application. Mr. Warczak was not in attendance at the meeting.

Moved by Burmeister; Seconded by Knight.
RESOLVED: To confirm the appointment of Floyd Warczak to the Board of Review for a term ending December 31, 2020.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell, Verbeke
No: None

Resolution No. 17.01.003       Motion Carried (7 - 0)

6. PUBLIC COMMENT - None

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. Minutes of Tax Increment Finance Authority – December 13, 2016
7a3. Minutes of Board of Review – December 13, 2016

7b. Motion - Amend 2017 Approved List of Authorized Broker/Dealers
RESOLVED: To adopt the attached amended resolution approving the list of authorized broker/dealers used by the Investment Manager on behalf of the City of Auburn Hills.
(Attachment A)
Moved by Verbeke; Seconded by Mitchell.
RESOLVED: To approve the Consent Agenda items 7a1, 7a2, 7a3, and 7b.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell, Verbeke
No: None

Resolution No. 17.01.004       Motion Carried (7 - 0)

8. OLD BUSINESS
8a. Motion – Approve the Agreement for the Construction and Finance of Improvements and Creation of Special Assessment on Property for Deepwood Drive Road Project
Mr. Melchert explained the agreement to create the special assessment district (SAD) for the Deepwood Drive Road Project. He explained that 50% of the road construction will be paid for by the City and 50% will be paid for by the three property owners that front Deepwood Drive. He noted that all three property owners have expressed support of the project and have signed the agreement. Once the agreement is executed by the City, this will complete the SAD procedure as identified in the ordinance.

Moved by Verbeke; Seconded by Burmeister.
RESOLVED: To approve the Agreement for the Construction and Finance of Improvements and Creation of Special Assessment on Property for the Deepwood Drive road project.
VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell, Verbeke
No: None

Resolution No. 17.01.005       Motion Carried (7 - 0)

8b. Motion – Approve the Creation of New Chapter 20 Drain Drainage District for improvements to the Pontiac Diversion Sewer Treatment Plan
Mr. Michling explained that the recommendation is to create a new Chapter 20 drainage district which will fund improvements to the Pontiac Wastewater Treatment Facility. The proposed drainage district will include all the Clinton Oakland Sewage Disposal System Communities and the City of Pontiac.

Carrie Cox, representing the Oakland County Water Commissioner's Office, explained that four years ago the City of Auburn Hills was exceeding its contract capacity with the Oakland County Water Resource Commissioners Office and in turn receiving quarterly penalties. The City performed a Sanitary Sewer Master Plan that came up with several alternatives to remedy it. The cheapest alternative was to participate
in the County’s regional project. The County chose to do a diversion from the Clinton Oakland system to the City of Pontiac’s waste water treatment plant in order to resolve a downstream bottleneck. This allowed the City of Auburn Hills to increase its contact capacity from 9.2 cfs to over 28 cfs. As part of the diversion, the County knew that in the future, there may potentially be a biosolids problem at the Pontiac waste water treatment plant as it was not designed to take that much average daily flow. Due to issues at the Pontiac plant, that project has been moved up and needs to be bonded. The current project is estimated to cost $38 million.

Mr. Knight questioned if the County would then own the facility. Ms. Cox explained that the facility is owned by the drainage district, which is the thirteen Clinton Oakland Communities and the City of Pontiac.

In response to a question by Mr. Kittle, Ms. Cox explained that the Clinton-Oakland is a customer of OMID drainage district

Ms. Cox explained for Mr. Knight that, with regard to OMID and the Perry Street Diversion, it was decided by the thirteen Clinton Oakland communities that the rate charged would be the same rate to all thirteen communities.

Ms. Mitchell questioned when improvements of this nature are recommended for the wastewater treatment facility, what is the process used to determine that the improvements are required. Ms. Cox explained the process used. She noted that the County purchased the debt from the City of Pontiac, performed an asset management plan and looked at the potential. She explained that the County did understand that the biosolids was an area that needed improvement. She also noted that a master planning process was done to look at potential growth and green energy reuse for the plant. She explained the reduction in trucking; the new waste will be fertilizer which will be offered to drainage district members for free from the Pontiac Wastewater Treatment Plant.

Moved by Mitchell; Seconded by Verbeke.

RESOLVED: To approve the petition for the creation of a new Chapter 20 Drain Drainage District to fund improvements to the Pontiac Wastewater Treatment Facility for the Clinton-Oakland Sewage Disposal System. (Attachment B)

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell, Verbeke

No: None

Motion Carried (7 - 0)

8c. Motion – Approve the Newly Designed City Logo

Mr. Tanghe explained that the item of branding and generating a new logo for the City came out of a workshop discussion. Ms. Carroll explained that the committee met over several months and determined that the proposed logo best represents the City of Auburn Hills.

Mr. Kittle questioned if the words “Auburn Hills” will always be under the symbol. Ms. Carroll explained that if the logo is printed small the words “Auburn Hills” will not be used. Mr. Kittle stated that he is in favor of the new logo.

Ms. Verbeke expressed support of the logo. She questioned the plan for the replacement of signs and purchase of new signs. Mr. Tanghe explained that the new logo would be used on the basis of replacement needs such as stationary and business cards. He noted that signs would be transitioned out and as new vehicles are purchased, the new logo would be used. At some point the City may want to make a concerted effort, perhaps for the 2018 budget.

In response to a question from Mr. Knight, Mr. Tanghe explained that the tagline was designed to be interchangeable. For example, the City needs to order new banners with Oakland University for University
Drive. The tagline would be used “Connecting you to...Education”. The tagline could be tweaked to fit the need throughout the City such as “Shopping” or “Downtown”.

Mr. McDaniel stated that it would be beneficial to have discussion around the tagline. He noted that he could see the Historical Society or the DDA use the tagline such as “Connecting you to...Business” or “Connecting you to...the Past”. Mr. Tanghe pointed out that the standard would be “Connecting you to...Now” and would be customized based on other uses.

Mr. Knight expressed concern with suddenly changing the logo. He suggested using both the old and new logo on letterhead.

Mr. Burmeister expressed support of the new logo and questioned if anyone could use it. Mr. Tanghe noted that the City does not have a copyright on the logo today.

Mr. McDaniel thanked the volunteers on the committee who helped to design the new logo. He commented that he is happy with what was brought forward and is confident that this is the right move for the City. It goes well with the mix when you look at where social media and web development are going. Overall the visibility around the logo will be better.

Ms. Carroll explained that the committee discussed how to memorialize the current logo. When you get a new logo, you do not erase your past, you honor it. John Young has indicated his willingness to come back and guide us through that process.

Mr. Tanghe noted that, if the logo were adopted, the City has new entry signs budgeted.

Ms. Hammond noted that the City is thirty years old. She questioned how many times it needs to be rebranded. She stated that for her this is just a “no go”.

Moved by Burmeister; Seconded by Verbeke.

RESOLVED: To adopt the attached logo, in the colors of charcoal and auburn, as the City's official logo, effective immediately. (Attachment C)

Ms. Mitchell thanked everyone that took time to work on the logo. She stated that she was not in favor of the logo change at this time. The City has come off a year where it did some brave things because of finances such as special assessment districts, transitioning employees from the City to the County, asked residents to adjust the fire millage for taxes, and are looking to continue this activity into the 2017 calendar year. We are talking about things such as charging for community events and eliminating community events. For her, making a change of this nature, in this type of climate, does not align with her priorities and because of that she is unable to support it. She noted that the current logo is not the best thing on earth, but she cannot make an argument that it is hindering the City from a prosperity standpoint, from the standpoint of attracting businesses to our community and from the standpoint of attracting residents.

VOTE: Yes: Burmeister, Kittle, McDaniel, Verbeke
No: Hammond, Knight, Mitchell

Resolution No. 17.01.007 Motion Carried (4 - 3)

Ms. Verbeke questioned how administratively the controls would be put in place as far as who is authorized to change the tagline. Mr. McDaniel suggested adopting the standard “Connecting you to...Now”, then as appropriate allow staff to make adjustments.
Ms. Verbeke supports the use of “Business”, “Technology”, “Education”, “Future”, “History”, and these other items, but questioned what other options could be used and should it be limited to just those items. Mr. McDaniel stated that if there is something controversial, staff will bring that to Council.

Moved by Verbeke, Seconded by Kittle.

RESOLVED: To adopt the tagline for the City of Auburn Hills “Connecting you to...Now” or appropriate verbiage.

Ms. Mitchell stated that she likes the idea of a tagline. She questioned the meaning of “Connecting to...Now” and what is the City trying to convey. Ms. Carroll explained that it came from the ideas surrounding what is Auburn Hills, where it is going. The word “Now” was in the forefront in that we are leaders in the business community. The Committee discussed leadership, excellence, being proactive, and the word that captured all of that is “now”. Mr. Kittle expressed his interpretation that it means “today”, “current”, “21st Century”, “We are in touch with today.”

Mr. McDaniel noted the Committee gave some consideration to honoring the past, building the future, looking ahead, and what is going on right now. We are at the forefront and leaders in taking charge of change. Auburn Hills looks at doing things in a better way and we are always looking at that right now.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell, Verbeke
No: None

Resolution No. 17.01.008 Motion Carried (7 - 0)

9. NEW BUSINESS
10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Knight
- Referred to a reference he read about having the library and community center downtown. He stated that it is a good idea when you are building a downtown, but in Auburn Hills it might not be very smart since the current locations are in the middle of the City. To move those downtown, would isolate 2/3 of the City.

Mr. Kittte
- Wished everyone Happy New Year
- On the Board of Review report, he came up with a revenue hit of about $95,000 from the adjustments made for the taxable values of those impoverished. He request that information be confirmed. He questioned if it applies to the tax collection in 2017 or 2018. Mr. Tanghe will confirm with the Assessor.

Mr. Burmeister
- The calendar looks great and he likes the scenery throughout the City.
- Around Christmas time, the Christmas tree lights and some of the downtown tree lights were out around 7:00/8:00 PM. Mr. Melchert commented that weather may have been a factor as rain has historically causes a lot of disruptions, however he will have to check into it.

Ms. Verbeke
- The calendar looks great
- Thanked Ms. Mitchell and Mr. Tanghe for the Library information and the follow up on it. She looks forward to continuing to hear more about it.
- She looks forward to seeing everyone at the State of the City address at 8:30 next Thursday.

Mr. McDaniel
- Wished everyone Happy New Year and looking forward to a great and prosperous Auburn Hills 2017 under the leadership of Mr. Tanghe and the staff.
- Thanked everyone on the much anticipated and much weighted fire department staffing workshop discussion. One of the things Council has done very well over the years is to stay to the task in
terms of tackling these topics one at a time and really digging deep and bringing staff forward to give us some great presentations and recommendations.

11. CITY ATTORNEY’S REPORT
12. CITY MANAGER’S REPORT
Mr. Tanghe

- The City is holding a Martin Luther King Day celebration next Monday at 8:00 AM with a service project. We are collecting a number of items that will be donated to Grace Centers of Hope in Pontiac. If you are interested in participating or contributing items information is available on the City website.
- Tonight is Management Assistant Sam Harris’s last Council meeting. We wish him well and thank him for his service to the community. He did a great job for us. Mr. McDaniel congratulated Mr. Harris on his new career. He noted that Mr. Harris has been a great asset to this community and has done an outstanding job on behalf of the residents.

13. ADJOURNMENT
Hearing no objections, the meeting adjourned at 8:07 p.m.

______________________________  ________________________________
Kevin R. McDaniel, Mayor     Terri Kowal, City Clerk
ATTACHMENT A

RESOLUTION TO APPROVE LIST OF AUTHORIZED BROKERS / DEALERS FOR THE CITY OF AUBURN HILLS

WHEREAS, Section 7.0 of the City of Auburn Hills Investment Policy states that “The City Treasurer 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 following brokers/dealers as legal pass-thru agents for all public monies effective to December 31st, 2017

Bank of Montreal  
Barclays Capital  
BNP Paribas Securities  
Cantor Fitzgerald  
Citigroup Global Markets  
Credit Agricole  
Credit Suisse  
Daiwa Capital Markets  
Deutsche Bank  
FTN Financial  
Goldman Sachs  
HSBC  
INTL FCStone Financial  
J.P. Morgan Securities  
Jefferies  
Keybanc Capital Markets  
Merrill Lynch, Pierce, Fenner & Smith  
Mizuho Securities  
Morgan Stanley  
Nomura Securities International  
Oppenheimer & Co.  
Piper Jaffray  
Raymond James & Associates  
RBC Capital Markets  
RBS Securities  
Robert W. Baird  
Stifel Nicolaus  
SunTrust Robinson Humphrey  
TD Securities  
U.S. Bancorp Investments  
UBS Securities  
Wells Fargo Securities

Amended 1/9/2017 for the following additions:

Mitsubishi Financial Group  
National Australia Bank  
Blaylock Beal Van
ATTACHMENT B

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUBURN HILLS, as follows:

1. That the City make and cause to be filed a petition in form substantially as follows:

PETITION

TO THE DRAINAGE BOARD FOR THE
HEREINAFTER MENTIONED OAKLAND
COUNTY, MICHIGAN DRAIN PROJECT

The undersigned public corporation hereby petitions for the location, establishment and construction of an intra-county drain project consisting of facilities to extend and improve the existing City of Pontiac Wastewater Treatment Facility, an intra-county drain located in the City of Pontiac and established pursuant to the provisions of Chapter 20 of Act 40, Public Acts of Michigan, 1956, as amended (“Chapter 20”), for the treatment of sanitary sewage. The drain project shall consist of biosolids handling and septage receiving facilities located at the site of the Auburn Wastewater Treatment Plant in the City of Pontiac, Michigan, including but not limited to the construction of a new thermal hydrolysis pretreatment system, sludge dewatering system improvements, expansion and improvement of the existing dewatered biosolid storage facility, construction of a new septage receiving facility, and related improvements.

The drain project is necessary for the public health, will serve property located within the limits of the City of Auburn Hills, the Charter Township of Independence, the City of Lake Angelus, the Village of Lake Orion, the Charter Township of Oakland, the Charter Township of Orion, the Charter Township of Oxford, the Village of Oxford, the City of Pontiac, the City of Rochester, the City of Rochester Hills, the Charter Township of Waterford and the Charter Township of West Bloomfield, and will receive, treat and discharge sanitary sewage originating in the County of Oakland only.

This petition is filed pursuant to the provisions of Chapter 20.

It is understood and agreed that the entire cost of the drain is to be assessed against the petitioner and other public corporations that benefit from the drain project and contribute to the conditions that make the drain project necessary.

A certified copy of the resolution of the governing body of the public corporation executing this petition authorizing its execution is attached hereto.

BY:

_________________________________  Thomas A. Tanghe, City Manager
2. That the Mayor and the City Clerk are authorized and directed to execute the petition for and on behalf of the City and to file the same with the Water Resources Commissioner of the County of Oakland.

3. That the City consents to the location of the drain project within the limits of the public corporations as listed in the petition and to the assessment of part of the cost of the drain project against the City as shall be determined by the drainage board for the drain project in accordance with the provisions of Chapter 20 of Act 40, Public Acts of Michigan, 1956, as amended.
CALL TO ORDER: by Mayor McDaniel at 5:32 p.m.
LOCATION: Administrative Conference room, 1827 N. Squirrel Road, Auburn Hills, MI 48326
Present: Mayor McDaniel, Council Members Burmeister, Hammond, Kittle, Knight, Mitchell, Verbeke
Absent: None
Also Present: City Manager Tanghe, Assistant City Manager Grice, Police Chief Olko, Fire Chief Manning, City Clerk Kowal, Assistant Fire Chief Macias, DPW Director Melchert, Finance Director/Treasurer Schulz, Accountant Bommarito, Fire Lt. Strunk, Fire Lt. Hering, Executive Assistant Stockley, City Engineer Juidici, Management Assistant Harris, and City Attorney Beckerleg. In addition, four Fire Fighters were present.

Councilmember Kittle introduced Mr. Ray Riggs of SEMCOG, a retired Fire Fighter, who is familiar with budgets and planning for various fire departments. He asked Mr. Riggs to attend this meeting to offer any suggestions or opinions he may have on this topic.

City Manager Tanghe reminded City Council that the issue of converting the Fire Department staff from 12 hour shifts to 24 hours shifts has been discussed for quite some time. Fire Chief Manning and Ms. Bommarito have prepared some cost components to share with them this evening.

Fire Chief Manning explained that currently there are three administrative staff members; himself, Asst. Chief Macias, and Fire Department Clerk Torres. In addition, there are 19 Suppression/EMS personnel, with two open positions, two Inspectors who cover Fire Prevention, nine Paid-On-Call (POC), and nine part time for a total of 42 total staff members. Currently, Station 1 is not staffed but has one POC on the roster; Station 2 has four Firefighters 24/7, with four POC; and Station 3 has two Firefighters scheduled 8 am – 5 pm, with four POC on the roster. There are an additional nine part time employees who supplement daily shift staffing.

Fire Chief Manning discussed current response times by district, and explained that those times can vary depending on the staffing at different times. He also went on to discuss the occasions when all staffed units were assigned to a call and there were no units available for other calls. Sometimes there are no additional resources available at all. Paid-on-Call staff often have other full time jobs. Star EMS or Mutual Aid cover an average of 17.42 incidents per month due to our short staffing.

The proposed staffing plan was revealed to Council. The goal would be to have two firefighters 24/7 at Station1, with one part timer on from 8 – 5 pm. Station 2, which handles 66% of the runs, would have four firefighters 24/7, and Station 3 would have two firefighters on 24/7 shifts and one part timer.
8 am – 5 pm. With the part time staff assisting, an engine could remain at the station rather than assisting with ambulance runs.

Fire Chief Manning went on to explain that 24 hour shifts would allow a total schedule of 3 platoons rather than 4, and the part time hours would be decreased.

Ms. Bommarito explained that the firefighters would make the same pay, although they would work more hours. Overall, there will be a savings to the City if the 24 hour schedule were adopted, including a 24.85% reduction in overtime.

There would be additional costs for converting the stations to accommodate 24 hour shifts, such as installing fire alarms in the stations, and adding furniture and bedding into Stations 1 and 3. Station 2 is already set up through a grant we had received.

Several questions were asked and answered of both Ms. Bommarito and Fire Chief Manning.

Council’s consensus was to move forward with the 24 hour schedules. They would like to move forward as soon as possible.

City Manager Tanghe mentioned that there are several issues that must be addressed prior to this change occurring, however, he understands Council’s direction and will do his best to move the plan forward quickly but prudently.

The workshop adjourned at 6:35 pm.

Respectfully submitted,

Terri Kowal, City Clerk
5a. Oakland University Senior Services PT Partnership

NO ELECTRONIC INFORMATION AVAILABLE
To: City Council  
From: Kevin R. McDaniel, Mayor, Samantha Mariuz, Director of Authorities  
Submitted: January 19, 2017  
Subject: Motion – Confirming appointment of Michael Kneffel to the Tax Increment Finance Authority Board of Directors for a term ending January 31, 2021.

INTRODUCTION AND HISTORY

Please consider confirming the following appointment/reappointment:

<table>
<thead>
<tr>
<th>Name</th>
<th>Board</th>
<th>Term Ending Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Michael Kneffel</td>
<td>Tax Increment Finance Authority</td>
<td>January 31, 2021</td>
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</table>

MOTION

Move to confirm the appointment of Michael Kneffel to the Tax Increment Finance Authority Board of Directors for a term ending January 31, 2021.
The City of Auburn Hills
1827 N. Squirrel Road • Auburn Hills MI 48326
Phone: 248-370-9400 • Fax: 248-370-9348
www.auburnhills.org

RESUME FOR APPOINTMENT TO
CITY BOARDS AND COMMISSIONS

I AM INTERESTED IN: Tax Increment Finance Authority (TIFA)

NAME: Kneefel Michael J.
(Please Print) (Last) (First) (Middle) (Maiden)

HOME ADDRESS: 2539 Castlhill Dr. Auburn Hills, 48326 248-333-2425
(Number/Street) (City/Zip) (Telephone)

BUSINESS ADDRESS: 2539 Castlhill Dr. Auburn Hills, 48326 248-333-2425
(Number/Street) (City/Zip) (Telephone)

PLACE OF BIRTH: Detroit, MI DATE OF BIRTH: 8/30/60

E-MAIL ADDRESS: mike@2xlcompany.com

ARE YOU A CITIZEN OF THE UNITED STATES? Yes I HAVE LIVED IN AUBURN HILLS 25 YEARS

MILITARY HISTORY (include honors received):

CIVIC ACTIVITIES (offices held, honors, etc.):

LIST NAME, ADDRESSES AND PHONE NUMBERS OF THREE REFERENCES NOT RELATED TO YOU:
Sandy McCarrick, Calambo & Calambo, P.C., Bloomfield Hills, 248-645-9300
Steve Malach, Lipson National Cole Seltzer Corbin, P.C., Bloomfield Hills, 248-593-5000
Edward Brown, Willis of Auburn Hills, 248-373-4440

EDUCATION:
High School St. Alphonsus, Dearborn, MI

Business or Vocational

College or Technical Olivet College, Olivet, MI

Graduate or Professional University of Detroit-Mercy, Detroit, MI
EMPLOYMENT:


2539 Croft Hill Dr., Auburn Hills, MI 48326
(Number/Street) City/State Zip Code

Owner Marketing/Advertising
Title of Position Type of Business/Organization

Your Duties and Responsibilities: Work with lawyers and law firms to help them develop new business.

Dates of Employment: 1994-Present

Previous Positions of Employment:

<table>
<thead>
<tr>
<th>Company/Organization</th>
<th>City/State</th>
<th>Dates of Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hoosier Lottery</td>
<td>Indianapolis, IN</td>
<td>1989-1991</td>
</tr>
</tbody>
</table>

ADDITIONAL INFORMATION YOU WISH TO INCLUDE (use separate sheet if necessary):

I have watched Auburn Hills grow into a very nice city and am excited about the opportunity to help with future growth.

IF APPOINTED, DO YOU PREFER YOUR MAIL SENT TO: [ ] Business [ ] Residence

ZKL Company, P.O. Box 214, 721, Auburn Hills, MI 48321-4721

I HEREBY CERTIFY THAT THIS FORM IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Michael J. Knoffel 1-6-17
(Signature) (Date)
Mike Kneffel
2539 Croft Hill Dr.
Auburn Hills, MI 48326

2XL Company, Founder, Auburn Hills, MI 1994-Present

- Marketing agency specializing in revenue producing brand development for lawyers and law firms.
- Proprietary marketing plan process that provides specific actions to drive success.
- Equipped to handle the full spectrum of marketing services; including internet marketing, website/webpage development and management, blog creation/management, print/radio advertisement creation and placement, social media campaigns, article writing and placement, press releases, promotional items, etc.
- Every law firm we work with has increased the number of attorneys on its staff.
- www.2XLcompany.com

OCresume.net, Founder, Auburn Hills, MI 2015-Present

- Internet based service that helps college students create a resume that stands out from the herd.
- Developing fully automated website that will be launched during February 2017.
- www.OCresume.net

Doner Advertising, V.P. Account Director, Southfield, MI 1991-1994


Hoosier Lottery, Marketing Director, Indianapolis, IN 1989-1991

- Started working at the Hoosier Lottery two-months before it launched.
- Helped grow annual sales to $500 million by the end of its second year.
- Provided strategic direction to advertising agency, public relations agency, and suppliers of the technology and products needed to create and sell the Lottery games.
- Created Saturday night game show; occasionally broadcast live from various places around Indiana.
- Identified strengths of the brand and positioned the Lottery's products and incentives to gain favorable distribution and in-store placement.
- Worked with Mark Goodson Productions to bring the power of Hollywood into the Lottery industry.

Doner Advertising, Account Executive, Southfield, MI 1982-1989

- Heavily involved in competitive market analysis and strategic planning for brands including Eckerd Drug Stores, United Brands (Chiquita), Hygrade Meats (Ball Park Franks), Little Caesars, Kodak, Faygo, and the Michigan and Kentucky Lotteries.
- Helped Chiquita gain distribution of its bananas into convenience stores across the U.S.A.
- Helped create strategic plan that allowed Little Caesars to “own” the value segment of the pizza industry.

Education

- University of Detroit-Mercy, Detroit, MI: M.B.A. with a concentration in Marketing.
- Olivet College, Olivet, MI: B.A. degrees in Business Administration & Interpersonal Communication.
CORRESPONDENCE

Chairman Capen introduced City Manager Tanghe to speak about a development opportunity that included assistance from the Brownfield Redevelopment Authority. Mr. Tanghe stated that he is currently in the process of drafting a letter of interest for Moceri Companies to develop the Mound Steel and Superior properties. Mr. Tanghe passed around copies of preliminary site plans and building renderings.

Mr. Tanghe reviewed the history of the site and explained that there are two ways a site can be developed; the land can be sold at a higher price per acre and act as the developer by completing infrastructure and utility work by the city; or, the land can be sold at a much cheaper price and the purchaser is responsible for utilities and infrastructure. Mr. Tanghe added that it is more desirable to sell land cheaper and ask the developer to perform the additional work. He reviewed that there about 12 acres that are developable. It was explained to the Board that the current letter of intent asks that this site be sold for $104,000 with the possibility of the Brownfield Board reimbursing up to $104,000 for any Brownfield remediation activities.

Mr. Knight confirmed that the Brownfield Board can grant money. Ms. Mariuz added that the LSRRF Policy does allow the Board to grant money for public improvements. If the developer is adding a road through the site, that can be considered a public improvement to the site.

Chairman Capen asked if the site must be qualified as a facility first. Mr. McCallion added that there is already a Brownfield Plan on this site. He believes there will be some residual contaminants on the site as concrete is removed. The concrete removal is considered an eligible activity.

Mr. Knight added that the Board has already spent money on the site. Mr. McCallion responded that because there is a Plan on the site, the Board does have the ability to capture tax increment revenue to repay for the already incurred cost. Mr. McCallion doesn’t believe there is a TIF plan for the site. Ms. Mariuz informed the Board that it might not be wise to collect tax increment revenue on this site because it would take away from the Downtown Development Authority. Mr. Tanghe added that he and Ms. Mariuz had a
discussion prior about the problem of overlay districts. Ms. Mariuz reiterated the LSRRF Grant Policy and ability to grand money for a public improvement.

Mr. Knight added that City Council is supportive of projects that lower the price of the land in lieu of the city performing the infrastructure improvements.

Ms. Mariuz noted that this would look similar to how the LSRRF reimbursements are structured, where the developer submits receipts for repayment.

Mr. Douglas asked if the board is interested in recouping the money that it has already spent to make the site redevelopment ready. Ms. Mariuz said that she was not exactly sure of the amount that has been spent on the site to date. Mr. McCallion added that the work done on the site prior was intended to be repaid through TIF capture when a developer purchased the land and redeveloped. The proposed request is for a grant up to $104,000 for eligible activities. Mr. McCallion said that if the goal is to allow the DDA to capture the TIF on the site, then the Plan would be utilized to benefit the site, and then dissolved before tax capture begins.

Chairman Capen reminded the Board of the Dutton project and how it forgo tax capture because the Authority had enough money. He stated that the Board has a healthy fund balance and it would not need to capture tax increment revenue for this specific project. Mr. Tanghe added that if capture began for the Brownfield, it would stymied the growth of the DDA.

Chairman Capen asked if the Brownfield would be interfering with the current Brownfield Plan by accepting the proposed letter of intent. Mr. McCallion stated that the Plan needs to stay in place throughout the duration of the activities on the site. The Board would remove the plan from the site a year later, or prior to tax capture. Chairman Capen confirmed that because this site is City-owned, there is zero land value. He was concerned that this project could appear as though the Brownfield is giving money to the City. He reiterated that the Brownfield Plan negates any such appearance and the grant would go directly to the developer for actual costs incurred. Mr. McCallion added that the Brownfield’s history on this site also is in align with legislation and justified. Chairman Capen confirmed that the sale is for Mound Steel and Superior. Mr. Tanghe confirmed.

Mr. Tanghe asked Mr. McCallion if Brownfield money can be used for the acquisition of land. Mr. McCallion replied yes, the Brownfield Authority does have the ability to purchase land as well as bond. Mr. McCallion is not sure if LSRRF funds can be used to purchase land. The Board discussed the opportunity to purchase land to the south of the parcel but ultimately decided that it is not time to delve in the acquisition of land.

Mr. McCallion asked if the letter of intent has a period of due diligence. Mr. Tanghe confirmed and recited to the board the exact language as it exists currently in the letter of intent. Mr. McCallion asked what happens if remediation exceeds $104,000. Mr. Tanghe responded that the letter is intended to limit the City and Brownfield’s exposure. The developer is limited to a grant up to $104,000 from the Brownfield. Mr. McCallion specified that the developer is not asking for site demo dollars, they are limited to contamination issues. Mr. Tanghe confirmed. Mr. Knight added that he does not want the removal of concrete to be included in the letter of intent. The Board agreed that concrete removal and disposal should not be included in the letter of intent, it must be limited to environmental contamination only. Mr. Tanghe agrees to explicitly exclude concrete removal and disposal, limiting the grant to contaminated soil. Ms. Hawley agrees with the exclusion of concrete and overall grant because it utilizes Brownfield money to assist with the redevelopment of a site and also helps the DDA.

Mr. Knight acknowledges Mr. Tanghe’s courtesy to discuss this opportunity with the Brownfield Board prior to finalizing negotiations with the developer.

**APPROVAL OF MINUTES**
**Item 4a. September 20, 2016:**
There was no additional discussion about this item.

Moved by Mr. Knight to approve the September 20, 2016 Auburn Hills Brownfield Redevelopment Authority Meeting Minutes as submitted.
Supported by Mr. Douglas

Yes: Capen, Douglas, Hawley, Knight, Slocum
FINANCIAL REPORT
Item 5a. November 30, 2016:
Ms. Mariuz presented the financial statements for period ending November 30, 2016. She reviewed that there have been no significant changes to the Balance Sheet in the last month. The Board maintains a healthy fund balance of $4.6 million. At the time of this report, Ms. Mariuz reported that the Board was still waiting from a disbursement from the State of Michigan Department of Environmental Quality Brownfield Redevelopment Loan. She updated the board to confirm that the payment has been received to date.

It was noted that there was an increase of $5,179 in the local community stabilization fund. These revenues are specific to Dutton for the personal property tax loss in the district. Additionally, over the last month there was around $24,000 of activity for consultant services including the first LSRRF Draw Request by Foremost Development Company. To date, the AHBRA has received all of its budgeted revenue for the year. Ms. Mariuz added that the Board can expect to see nearly all of the draw requests complete in the next quarter.

Mr. Douglas asked if it is a liability for us regarding payroll details for each contractor on the site being remediated. Mr. McCallion added that this is only applicable to federally funded projects.

Mr. Douglas asked why we have received over 100% of expected revenue and utilized over 100% of the budgeted expenditures. Ms. Mariuz added that revenues were higher than expected because the local community stabilization share was actualized much earlier than previous fiscal years. She added that the budgeted expenditures overages will be addressed with a budget amendment under Item 7c.

Chairman Capen asked why there was so much cash on hand. Ms. Mariuz said that she did not know. Finance Director Schulz typically handles investments, so she will ask her if there is a plan to move some of the money to investments so we earn interest. Mr. Knight added that we typically earn 8/10% on investments.

Moved by Mr. Knight to receive and file the Auburn Hills Brownfield Redevelopment Authority Financial report for period ending November 30, 2016. Supported by Ms. Hawley.

Yes: Capen, Douglas, Hawley, Knight, Slocum
No: None

Motion carried

OLD BUSINESS
None.

NEW BUSINESS
Item 7a. 2017 Election of officers
i.) Chairperson
Ms. Mariuz called for nominations for 2017 Chairperson for the Brownfield Redevelopment Authority. Mr. Capen was nominated by Ms. Hawley and supported Mr. Douglas. Ms. Mariuz called roll, there were no objections or further nominations.

Yes: Capen, Douglas, Hawley, Knight, Slocum
No: None

Motion carried
ii.) Vice Chairperson
Ms. Mariuz called for nominations for 2017 Vice Chairperson for the Brownfield Redevelopment Authority. Ms. Hawley was nominated by Mr. Douglas supported by Mr. Slocum. Ms. Mariuz called roll, there were no objections or further nominations.

Yes: Capen, Douglas, Hawley, Knight, Slocum
No: None

Motion carried

Item 7b. Adoption of 2017 Board Meeting Schedule
Ms. Mariuz presented a memo dated December 6, 2016 for the 2017 Board Meeting Schedule. She informed that board in preparation for the publication of the 2017 Auburn Hills Calendar, the Brownfield Redevelopment Authority, in 2016, requested a set, published, meeting schedule. Ms. Mariuz confirmed that the presented 2017 meeting schedule remains the third Tuesday of each month at 6:00 PM in the City Hall Administrative Conference Room. She reminded the Board that guiding legislation does allow for changes to the meeting date and time as long as the change is posted 19 hours prior to the original meeting time.

Moved by Mr. Knight to approve the 2017 Auburn Hills Brownfield Redevelopment Authority Board of Directors meeting schedule as the Third Tuesday of each month at 6:00 PM in the City Hall Administrative Conference Room.
Supported by Mr. Douglas.

Yes: Capen, Douglas, Hawley, Knight, Slocum
No: None

Motion carried

Item 7c. Budget Amendments
Ms. Mariuz presented a memo dated December 16, 2016 regarding final budget amendments to Brownfield Funds. She stated that she was unaware if the Brownfield Redevelopment Authority had previously adopted any budget amendments in previous years. The Board agreed that they had not amended a budget in previous years.

Ms. Mariuz reviewed previous mass amendments in September. She explained that amending the final budget allows the Board to facilitate better planning and maintain compliance with state laws governing budgets expenditures. Mr. Knight reminded the Board that legally, only expenditures need to be amended for compliance.

In December, Ms. Mariuz performed another review of 2016 activity for the Brownfield and found three funds that need to be amended. The only increases necessary are due to MDEQ and LSRRF Reimbursements to Foremost Development Company and Primary Place for consultant services. These expenditures were not originally budgeted for due to lack of information.

Chairman Capen confirmed that these amendments are for known dollar amounts. Mr. Mariuz confirmed and referenced the revenue and expenditure report for exact amounts as well as the LSRRF and MDEQ current outstanding checks.

Moved by Mr. Knight to approve the 2016 Amendments to the selected Brownfield Fund budgets as attached.
Supported by Vice Chairperson Hawley.

Yes: Capen, Douglas, Hawley, Knight, Slocum
No: None

Motion carried

BOARD MEMBER COMMENTS
Mr. Douglas added that Ms. Mariuz is doing a great job and the board is happy with the direction and detail of the information provided at each meeting.
The Board asked when Mr. Wyatt’s term expires. Ms. Mariuz said that she did not know off the top of her head, but she would report back to the Board about all Board member terms.

Mr. Knight informed Chairman Capen that he can inform the Mayor if he would like more members on the Board. Ms. Mariuz confirmed that the Board can have no less than five, and up to nine members. Chairman Capen added that the Board can conduct business with a majority of quorum. Mr. Knight disagreed with Chairman Capen and asked if legislation dictates majority vote of all appointed members, or a majority of quorum. Ms. Mariuz said that she would consult with the legislation as well as the attorney to clarify the definition of quorum and its impact on voting.

Mr. Knight added that the removal of Mr. Wyatt for his lack attendance behooves the Board, because with six members a quorum is four, whereas with five members quorum is three. Ms. Mariuz said that she is reviewing Mr. Wyatt’s status regarding his term and she will inform the board about the steps for removal if his term is not expiring.

ADJOURNMENT
There being no objections, the meeting adjourned at 7:22 PM

Respectfully submitted:

Samantha Mariuz
Executive Director
To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Ronald J. Melchert, Director of Public Works
Submitted: January 19, 2017
Subject: Motion – Adopt Resolution Declaring Tentative Necessity and Tentative Intent to Proceed with Project and Setting Public Hearing (Resolution No. 2)

INTRODUCTION AND HISTORY
On October 24, 2016, the Auburn Hills City Council adopted Resolution No. 1 to direct the City Manager to prepare plans, specifications and cost estimates to support establishment of the proposed Special Assessment District (SAD) for road improvements to Pacific Drive. City Staff has planned for road improvements to be performed on Pacific Drive as part of the City’s 5 year road maintenance plan. The asphalt road surface, concrete curb and gutter pan, and portions of the base have deteriorated to the point where a significant maintenance repair is needed to preserve the road and protect the City’s investment to this asset. Therefore, it is appropriate for the City Council to consider a substantial maintenance repair of the road at this time.

As plans, specifications, and cost estimates are being finalized, a public hearing must be scheduled to present the plan, cost estimate for construction, and intent to establish a SAD to the public for comment. A written notice will be sent to the property owners to be assessed at least 10 days prior to the public hearing recommended for February 13, 2017. The notice must include the following: Provide the day, time and place of the public hearing; the road construction plan, cost estimate and City Manager’s recommendation to proceed with the SAD for road improvements is on file with the City Clerk for review prior to the meeting; indicate the requirement for property owners to appear in person before the City Council (or by letter received by the City Clerk prior to the February 13, 2017 Public Hearing) to state for the record their protest of the SAD assignment. Protest of the SAD must be stated for the record to allow property owner’s the ability to appear before the Michigan Tax Tribunal (MTT) to appeal the SAD.

Provided in the packet is a cover letter with Resolution No. 2 prepared by City Attorney, Derk Beckerleg, declaring the tentative necessity and tentative intent to proceed with the Pacific Drive SAD road improvement project, and setting the public hearing. Adoption of the resolution will schedule a public hearing for Monday, February 13, 2017, to allow the public to present statements and/or objections to the SAD road improvement project. Included with the resolution is a list of properties to which the tentative SAD assigns a portion of the project costs. Subsequent resolutions for consideration will provide City Council with pertinent information required by City Ordinance as the SAD proceedings move forward.

STAFF RECOMMENDATION
Staff recommends approval of the resolution provided regarding the proposed SAD for road improvements to Pacific Drive.

MOTION
Move to approve Resolution No. 2, a RESOLUTION DECLARING TENTATIVE NECESSITY AND TENTATIVE INTENT TO PROCEED WITH PROJECT AND SETTING PUBLIC HEARING on February 13, 2017 at 7:00 p.m. in City Hall at 1827 N. Squirrel Road, Auburn Hills, MI 48326, for the purpose of hearing statements and objections to the proposed Special Assessment District No. 4 regarding the repair of and improvements to Pacific Drive.

I CONCUR: Donald K. Grice
Donald K. Grice, Assistant City Manager
CITY OF AUBURN HILLS

RESOLUTION DECLARING TENTATIVE NECESSITY AND TENTATIVE INTENT TO PROCEED WITH PROJECT AND SETTING PUBLIC HEARING

(RESOLUTION NO. 2)

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 p.m. on the 23rd day of January, 2017, the following resolution was offered by Councilperson ________________ and supported by Councilperson ________________:

WHEREAS, the City is considering the construction of the proposed improvement described below and the establishment of a special assessment district to defray a portion of the cost of such improvement by special assessment against the benefitted properties; and

WHEREAS, the proposed improvement (“the project”) is the repair of and improvements to Pacific Drive; and

WHEREAS, plans, specifications and cost estimates have been prepared by the City’s engineers, OHM, and have been submitted to the City and filed with the City Clerk, for construction of the project and the City is tentatively considering the establishment of a special assessment district to finance and defray a portion of the costs of the project and the City Manager has recommended that the City Council proceed with the project; and

WHEREAS, the project is designed and intended to specially benefit all of the properties in the proposed special assessment district by repairing and improving Pacific Drive, thereby allowing said property owners better and safer access and travel on said road, preserving property values and protecting said property owners’ and their invitees’ and customers’ vehicles, among other things.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council tentatively determines that the project is necessary and that it tentatively intends to proceed with the project and to establish the special assessment district to defray a portion of the costs of the project.

2. The City’s engineers, OHM, who are registered professional engineers, have prepared plans describing the project and a preliminary estimate of the cost of the project in the amount of $1,529,000 has now been determined, of which $1,529,000 amount it is estimated that approximately $764,500 will be defrayed by special assessments against the properties in the special assessment district. Such plans and cost estimates have been filed with the City Clerk and the City Manager recommends proceeding with the project.

3. The City Council tentatively designates all of the properties on the list attached to this Resolution as the special assessment district against which a portion of the costs of the project is to be assessed and which will be identified as Special Assessment District No. 4 (the “district”).
4. The City Clerk shall give notice that the City Council shall conduct a public hearing on February 13, 2017 at 7:00 p.m. in the City Hall at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, for the purpose of hearing statements and objections to the project and to the tentatively established district. Notice of the public hearing shall be published twice in a newspaper published and/or circulated in the City, with the first publication being at least ten (10) days before the February 13, 2017 hearing and notice shall also be sent by first class mail to each record owner or party in interest in whose name the land in the district is to be assessed as shown on the City’s last preceding tax assessment roll for ad valorem tax purposes, with said notices to be mailed at least ten (10) days before the date of the hearing. The notices to be published and mailed by first class mail shall include the following:

(a) The date, time and place of the public hearing;

(b) A statement that the report, plan and estimate and the City Manager’s recommendation is on file with the City Clerk for public examination.

(c) A statement that appearance and protest at the hearing is required in order to appeal the matters to be considered at the hearing to the Michigan Tax Tribunal and that an owner and/or party in interest, or their agent, may appear in person at the hearing to protest, or they may appear by filing their appearance or protest by letter, which shall then not require their personal appearance provided that said letter is received by the City Clerk prior to and/or at the February 13, 2017 hearing.

AYES:
NAYES:
ABSENT:
ABSTENTIONS:

STATE OF MICHIGAN )
COUNTY OF OAKLAND )

I, TERRI KOWAL, 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 23rd day of January, 2017, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this _____ day of ____________, 2017.

________________________________
TERRI KOWAL
City Clerk
Pacific Drive
Special Assessment District No. 4
List of Properties Included

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To: Mayor and City Council  
From: Thomas A. Tanghe, City Manager; Ronald J. Melchert, Director of Public Works  
Submitted: January 19, 2017  
Subject: Motion – Adopt Resolution Declaring Tentative Necessity and Tentative Intent to Proceed with Project and Setting Public Hearing (Resolution No. 2)

**INTRODUCTION AND HISTORY**

On October 24, 2016, the Auburn Hills City Council adopted Resolution No. 1 to direct the City Manager to prepare plans, specifications and cost estimates to support establishment of the proposed Special Assessment District (SAD) for road improvements to North Atlantic Boulevard and Continental Drive. City Staff has been planning for significant road improvements to be performed on North Atlantic Boulevard and Continental Drive for several years. The road surface and portions of the base have deteriorated to the point where patching efforts have become costly. Maintenance cost for patching in 2016, including material, equipment and labor, exceeded $28,000.00. This does not include winter pot hole patching efforts. Therefore, it is appropriate for the City Council to consider a complete reconstruction of the roads at this time.

As plans, specifications, and cost estimates are being finalized, a public hearing must be scheduled to present the plan, cost estimate for construction, and intent to establish a SAD to the public for comment. A written notice will be sent to the property owners to be assessed at least 10 days prior to the public hearing recommended for February 13, 2017. The notice must include the following: Provide the day, time and place of the public hearing; the road construction plan, cost estimate and City Manager’s recommendation to proceed with the SAD for road improvements is on file with the City Clerk for review prior to the meeting; indicate the requirement for property owners to appear in person before the City Council (or by letter received by the City Clerk prior to the February 13, 2017 Public Hearing) to state for the record their protest of the SAD assignment. Protest of the SAD must be stated for the record to allow property owner’s to appear before the Michigan Tax Tribunal (MTT) to appeal the SAD.

Provided in the packet is a cover letter with Resolution No. 2 prepared by City Attorney, Derk Beckerleg, declaring the tentative necessity and tentative intent to proceed with the North Atlantic Boulevard and Continental Drive SAD road improvement project, and setting the public hearing. Adoption of the resolution will schedule a public hearing for Monday, February 13, 2017, to allow the public to present statements and/or objections to the SAD road improvement project. Included with the resolution is a list of properties to which the tentative SAD assigns a portion of the project costs. Subsequent resolutions for consideration will provide City Council with pertinent information required by City Ordinance as the SAD proceedings move forward.

**STAFF RECOMMENDATION**

Staff recommends approval of the resolution provided regarding the proposed SAD for road improvements to North Atlantic Boulevard and Continental Drive.

**MOTION**

Move to approve Resolution No. 2, a RESOLUTION DECLARING TENTATIVE NECESSITY AND TENTATIVE INTENT TO PROCEED WITH PROJECT AND SETTING PUBLIC HEARING on February 13, 2017 at 7:00 p.m. in City Hall at 1827 N. Squirrel Road, Auburn Hills, MI 48326, for the purpose of hearing statements and objections to the proposed Special Assessment District No. 5 regarding the repair of and improvements to North Atlantic Boulevard and Continental Drive.

I CONCUR: 

[Signature]
Donald K. Grice, Assistant City Manager
CITY OF AUBURN HILLS

RESOLUTION DECLARING TENTATIVE NECESSITY AND TENTATIVE INTENT TO PROCEED WITH PROJECT AND SETTING PUBLIC HEARING
(RESOLUTION NO. 2)

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 p.m. on the 23rd day of January 2017, the following resolution was offered by Councilperson ___________________ and supported by Councilperson ___________________:

WHEREAS, the City is considering the construction of the proposed improvement described below, and the establishment of a special assessment district to defray a portion of the cost of such improvement by special assessment against the benefitted properties; and

WHEREAS, the proposed improvement ("the project") is the repair of and improvements to North Atlantic Boulevard and certain portions of Continental Drive; and

WHEREAS, plans, specifications and cost estimates have been prepared by the City’s engineers, OHM, and have been submitted to the City and filed with the City Clerk, for construction of the project and the City is tentatively considering the establishment of a special assessment district to finance and defray a portion of the costs of the project and the City Manager has recommended that the City Council proceed with the project; and

WHEREAS, the project is designed and intended to specially benefit all of the properties in the proposed special assessment district by repairing and improving North Atlantic Boulevard and certain portions of Continental Drive, thereby allowing said property owners better and safer access and travel on said roads, preserving property values and protecting said property owners’ and their invitees’ and customers’ vehicles, among other things.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council tentatively determines that the project is necessary and that it tentatively intends to proceed with the project and to establish the special assessment district to defray a portion of the costs of the project.

2. The City’s engineers, OHM, who are registered professional engineers, have prepared plans describing the project and a preliminary estimate of the cost of the project in the amount of $3,407,000 has now been determined, of which $3,407,000 amount it is estimated that approximately $1,703,500 will be defrayed by special assessments against the properties in the special assessment district. Such plans and cost estimates have been filed with the City Clerk and the City Manager recommends proceeding with the project.

3. The City Council tentatively designates all of the properties on the list attached to this Resolution as the special assessment district against which a portion of the costs of the project is to be assessed and which will be identified as Special Assessment District No. 5 (the “district”).
4. The City Clerk shall give notice that the City Council shall conduct a public hearing on February 13, 2017 at 7:00 p.m. in the City Hall at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, for the purpose of hearing statements and objections to the project and to the tentatively established district. Notice of the public hearing shall be published twice in a newspaper published and/or circulated in the City, with the first publication being at least ten (10) days before the February 13, 2017 hearing and notice shall also be sent by first class mail to each record owner or party in interest in whose name the land in the district is to be assessed as shown on the City’s last preceding tax assessment roll for ad valorem tax purposes, with said notices to be mailed at least ten (10) days before the date of the hearing. The notices to be published and mailed by first class mail shall include the following:

   (a) The date, time and place of the public hearing;

   (b) A statement that the report, plan and estimate and the City Manager’s recommendation is on file with the City Clerk for public examination.

   (c) A statement that appearance and protest at the hearing is required in order to appeal the matters to be considered at the hearing to the Michigan Tax Tribunal and that an owner and/or party in interest, or their agent, may appear in person at the hearing to protest, or they may appear by filing their appearance or protest by letter, which shall then not require their personal appearance provided that said letter is received by the City Clerk prior to and/or at the February 13, 2017 hearing.

AYES: NAYES: ABSENT: ABSTENTIONS:

STATE OF MICHIGAN )
COUNTY OF OAKLAND ) ss

I, TERRI KOWAL, 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 23rd day of January, 2017, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this _____ day of _____________, 2017.

________________________________
TERRI KOWAL
City Clerk
North Atlantic Drive & Continental Drive
Special Assessment District No. 5
List of Properties Included

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To: Mayor and City Council
From: Thomas A. Tanghe, City Manager and Stephanie Carroll, Manager of Business Development and Community Relations
Submitted: January 19, 2017
Subject: Motion-Approve Playback and Web Streaming Solution

INTRODUCTION AND HISTORY

In an effort to increase the quality of our playback capabilities on our local cable channel, it was recommended that our current playback system be replaced. Keeping in mind, this is only one piece of the puzzle that will increase the overall quality of the picture and sound of our local channel. In addition to increased quality, the new system will also provide web streaming and video on demand services, which will encourage citizen participation via increased awareness. The new system will also allow staff to have better control of the programming and allow for web interface for all components.

Bids were opened on December 14, 2016, and only two bids were received at that time. The RFP was advertised on MITN and the website.

It should be noted that these types of systems are very unique and compatibility with our current system was a key factor. Most the equipment we already have is updated and in good condition, so we wanted to be sure that the system chosen, would allow us to continue to use what we already have installed.

<table>
<thead>
<tr>
<th>Company Name</th>
<th>Address</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telve Corp</td>
<td>1600 Horizon Way, Ste 100</td>
<td>$20,552.70</td>
</tr>
<tr>
<td></td>
<td>Mt. Laurel, NJ 08054</td>
<td></td>
</tr>
<tr>
<td>Key Code Media</td>
<td>380 Sussex Fair</td>
<td>$10,335.00</td>
</tr>
<tr>
<td></td>
<td>Rochester Hills, MI 48309</td>
<td></td>
</tr>
</tbody>
</table>

STAFF RECOMMENDATION

Staff from Community Media Network (CMN), who helped prepare the RFP based on our current configurations in the AV Room, along with myself reviewed the bids received.

After thorough review, it was determined that the bid from Key Code Media did not include video on demand or web streaming capabilities.

I have checked with Oakland Township and Rochester, both who use TelVue and they are extremely pleased with the product and have indicated it is very easy to use. While the bid of Key Code Media is nearly half, I would not recommend the equipment as the TelVue equipment is far superior in terms of quality and workflow.

MOTION

Move to approve the proposal from Telvue in the amount of $20,552.70 for playback and web streaming solutions.
I CONCUR: Donald K. Grice
DONALD GRICE, ASST. CITY MANAGER
To: Mayor and City Council
From: Thomas A. Tanghe, City Manager and William Griffin, City Assessor
Submitted: January 19, 2017
Subject: Request to Approve Revised Resolution of Extension of IFEC 2009-049 (Amended) for Norma Michigan, Inc. (Torca Products).

INTRODUCTION AND HISTORY
A request for an extension of IFEC 2009-049 has been received for real property and personal property from Norma Michigan, Inc. for a facility located at 2430 E. Walton Blvd.

Existing Certificate
IFEC 2009-049 was approved for 8 years, after construction, with an expiration of December 30, 2016. It includes both real property and personal property. The certificate was for the following amounts:
- Real property component: $3,805,000
- Personal property component: $16,783,500
- Total investment $20,588,800

Under Public Act 198, as amended, if an Industrial Facility Exemption Certificate was issued for less than 12 years;

(a) The owner or lessee of the replacement facility, new facility, or speculative building may, within the final year in which the certificate is effective, within 12 months after the certificate expires, or, as permitted by the local governmental unit, at any other time in which the certificate is in effect apply for another certificate under this act. If the legislative body of a local governmental unit disapproves an application submitted under this subdivision, then the applicant has no right of appeal of that decision as described in section 6.

(b) The legislative body of a local governmental unit shall not approve applications for certificates the sum of whose periods exceeds the maximum permitted under section 16 for the user or lessee of a replacement facility, new facility, or speculative building. (Amended in 2008, Act 306, Imd. Eff. Dec 18, 2008).

The decision to approve or disapprove an application for an additional certificate to extend the benefit of the abatement is strictly discretionary by the legislative body of the local governmental unit, and there is no right to appeal.
Extension of Certificate
Section VI of the Property Tax Incentive Policy provides:

“Applicants requesting Tax Incentives for a facility under a lease must provide a lease that includes an initial length of lease equal to the length of the incentive plus the additional two or four years as required in A. or B. above. Options to extend a lease will not be counted as part of the initial term of the lease.”

OWNERSHIP AND TERM OF ABATEMENT
IFEC 2009-049 was issued to Norma Michigan Inc. for real and personal property, beginning December 31, 2009 and ending December 30, 2016. Norma Michigan, Inc. has requested the city council approve extending the abatement an additional 2 years.

Norma Michigan, Inc. has signed the city’s Tax Abatement Agreement Extension of Exemption Period. This requires business residence for an additional 4 years beyond the term of this certificate, if the request is approved.

Norma Michigan Inc. has requested City Council approve extending the abatement for another 2 years.

Norma Michigan, Inc. has agreed to remain in the facility for an additional 4 years after the expiration of the certificate.

TAX SAVINGS
If the abatement is extended by an additional 2 years the taxes that will be generated by the investment during the additional 2 years will be approximately $50,540, including $10,470 in city revenues.

PROPERTY TAX DELIQUENCIES
To the best of staff’s knowledge, the applicant is not delinquent in any of its property taxes for any of its parcels with the City of Auburn Hills.

OTHER ABATEMENTS IN CITY
• None.

PROPERTY TAX APPEALS
To the best of staff’s knowledge:
• There is no outstanding and/or pending appeal(s) involving the property that is the subject of this application.
• There is no outstanding and/or pending appeal(s) involving the applicant filing for this tax incentive within the City of Auburn Hills.

TAX INCENTIVE REVIEW COMMITTEE RECOMMENDATION (TIRC)
Not applicable for transfers and extensions of existing abatement certificates.

1 Approved January 25, 2016.
STAFF RECOMMENDATION
Approval of extension is recommended.

MOTION
Move to approve the request for an additional two (2) years of abatement for Norma Michigan Inc. and IFEC 2009-049 by adopting the attached resolution.

I CONCUR:

Donald K. Grice, Assistant City Manager
RESOLUTION
APPROVING ADDITIONAL YEARS
FOR THE FACILITY
UNDER INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
2009-049 for NORMA MICHIGAN INC.

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills MI 48326 at 7:00 p.m. on the 10th day of October, 2016.

The following resolution was offered by Councilperson ____________ and supported by Councilperson ______________:_

WHEREAS, the City of Auburn Hills and the State Tax Commission approved an Industrial Facility Exemption Certificate in the year 2009 for Norma Michigan Inc. for a facility located at 2430 E Walton Blvd, and

WHEREAS, the certificate, known as Industrial Facility Exemption Certificate 2009-049, was approved for 7 years for real property and personal property, and

WHEREAS, Norma Michigan Inc. completed construction of the real estate on April 1, 2009 and completed installation of personal property on April 1, 2010, and

WHEREAS, Norma Michigan Inc. has requested that another certificate be granted for additional years for the facility under Industrial Facility Exemption Certificate 2009-049 as provided by Public Act 198, of 1974, Sec 16a, and

WHEREAS, the Clerk has notified in writing the Assessor of the City of Auburn Hills and the legislative body of each taxing unit which levies ad valorem property tax within the City of Auburn Hills and given notice to the general public so that they shall be afforded an opportunity to be heard at this public hearing to determine whether the extension of the Industrial Facilities Exemption Certificate shall be approved or disapproved; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the city of Auburn Hills after granting this certificate will exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property exempted.

WHEREAS, it is hereby found and determined by the City of Auburn Hills Council that the granting of another certificate for the facility previously approved under Industrial Facility Exemption Certificate 2009-049 is reasonable and proper, and
NOW, THEREFORE, BE IT RESOLVED that the request for another certificate to extend the years approved under Industrial Facilities Exemption Certificate 2009-049 for real property and personal property for the facility located at 2430 E Walton Blvd is hereby approved, and

The City Council of Auburn Hills finds and determines that granting of this Industrial Facilities Exemption Certificate, together with the aggregate amount of the certificates previously granted and currently in force, under PA 198 of 1974 and PA 255 of 1978, shall not have the affect of substantially impeding the operating of the City of Auburn Hills, or of impairing the financial soundness of a taxing unit which levies an ad valorem property tax in the City of Auburn Hills.

That another certificate be granted to extend the years approved under Industrial Facility Exemption Certificate 2009-049 for an additional two (2) years for real property and personal property, and

Norma Michigan Inc. agrees to operate the facility for which the Industrial Facility Exemption Certificate is granted for the term of the certificate, plus an additional four (4) years after the date of the certificate’s expiration.

The City Clerk shall send an original copy of this resolution to the State Tax Commission.

AYES:

NAYS:

ABSENT:

ABSTENTIONS:

RESOLUTION

STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and appointed Clerk of the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the City Council held on the 10th day of October, 2016 the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this XXth day of October, 2016.

__________________________________________ Terri Kowal, City Clerk
To: Mayor and City Council
From: Thomas A. Tanghe, City Manager and William Griffin, City Assessor
Submitted: January 17, 2017
Subject: Public Hearing and Request to Approve Revised Resolution for Extension of IFEC 2011-466 Real Property for PyeongHwa Automotive USA, LLC.

INTRODUCTION AND HISTORY
A request for an extension of IFEC 2011-466 has been received for real property from PyeongHwa Automotive USA, LLC. for a facility located at 765 Standard Pkwy.

Existing Certificate
IFEC 2011-466 was approved for 5 years, after construction, with an expiration of December 30, 2016. It includes both real property and personal property. The certificate was for the following amounts:
- Real property component: $2,400,000
- Personal property component: $121,667
- Total investment $2,521,667

Under Public Act 198, as amended, if an Industrial Facility Exemption Certificate was issued for less than 12 years;

(a) The owner or lessee of the replacement facility, new facility, or speculative building may, within the final year in which the certificate is effective, within 12 months after the certificate expires, or, as permitted by the local governmental unit, at any other time in which the certificate is in effect apply for another certificate under this act. If the legislative body of a local governmental unit disapproves an application submitted under this subdivision, then the applicant has no right of appeal of that decision as described in section 6.

(b) The legislative body of a local governmental unit shall not approve applications for certificates the sum of whose periods exceeds the maximum permitted under section 16 for the user or lessee of a replacement facility, new facility, or speculative building. (Amended in 2008, Act 306, Imd. Eff. Dec 18, 2008).

The decision to approve or disapprove an application for an additional certificate to extend the benefit of the abatement is strictly discretionary by the legislative body of the local governmental unit, and there is no right to appeal.
Extension of Certificate
Section VI of the Property Tax Incentive Policy provides:

“Applicants requesting Tax Incentives for a facility under a lease must provide a lease that includes an initial length of lease equal to the length of the incentive plus the additional two or four years as required in A. or B. above. Options to extend a lease will not be counted as part of the initial term of the lease.”

OWNERSHIP AND TERM OF ABATEMENT
IFEC 2011-466 was issued to PyeongHwa Automotive USA, LLC. for real and personal property, beginning December 31, 2011 and ending December 30, 2016. PyeongHwa Automotive USA, LLC. has requested the city council approve extending the Real Property abatement an additional 5 years.

PyeongHwa Automotive USA, LLC. has signed the city’s Tax Abatement Agreement Extension of Exemption Period. This requires business residence for an additional 4 years beyond the term of this certificate, if the request is approved.

PyeongHwa Automotive USA, LLC. has requested City Council approve extending the Real Property abatement for another 5 years.

PyeongHwa Automotive USA, LLC. has agreed to remain in the facility for an additional 4 years after the expiration of the certificate.

TAX SAVINGS
If the abatement is extended by an additional 5 years the taxes that will be generated by the investment during the additional 5 years will be approximately $155,460, including $31,780 in city revenues.

PROPERTY TAX DELIQUENCIES
To the best of staff’s knowledge, the applicant is not delinquent in any of its property taxes for any of its parcels with the City of Auburn Hills.

OTHER ABATEMENTS IN CITY
- None.

PROPERTY TAX APPEALS
To the best of staff’s knowledge:
- There is no outstanding and/or pending appeal(s) involving the property that is the subject of this application.
- There is no outstanding and/or pending appeal(s) involving the applicant filing for this tax incentive within the City of Auburn Hills.

TAX INCENTIVE REVIEW COMMITTEE RECOMMENDATION (TIRC)
Not applicable for transfers and extensions of existing abatement certificates.

1 Approved January 25, 2016.
STAFF RECOMMENDATION
Approval of extension is recommended.

MOTION
Move to approve the request for an additional five (5) years of Real Property abatement for PyeongHwa Automotive USA and IFEC 2011-466 by adopting the attached resolution.

I CONCUR:

Donald K. Grice
DONALD GRICE, ASST. CITY MANAGER
At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills MI 48326 at 7:00 p.m. on the 24th day of October, 2016.

The following resolution was offered by Councilperson ____________ and supported by Councilperson ______________:

WHEREAS, the City of Auburn Hills and the State Tax Commission approved an Industrial Facility Exemption Certificate in the year 2011 for Pyeonghwa Automotive USA, LLC. for a facility located at 765 Standard Pkwy. and,

WHEREAS, the certificate, known as Industrial Facility Exemption Certificate 2011-466, was approved for 5 years for real property and personal property, and

WHEREAS, Pyeonghwa Automotive USA LLC. completed construction of the real estate on July 6, 2011 and completed installation of personal property on October 1, 2011, and

WHEREAS, Pyeonghwa Automotive USA LLC has requested that another certificate for real property only be granted for additional 5 years for the facility under Industrial Facility Exemption Certificate 2011-466 as provided by Public Act 198, of 1974, Sec 16a, and

WHEREAS, the Clerk has notified in writing the Assessor of the City of Auburn Hills and the legislative body of each taxing unit which levies ad valorem property tax within the City of Auburn Hills and given notice to the general public so that they shall be afforded an opportunity to be heard at this public hearing to determine whether the extension of the Industrial Facilities Exemption Certificate shall be approved or disapproved; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the city of Auburn Hills after granting this certificate will exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property exempted.

WHEREAS, it is hereby found and determined by the City of Auburn Hills Council that the granting of another certificate for real property for the facility previously approved under Industrial Facility Exemption Certificate 2011-466 is reasonable and proper, and
NOW, THEREFORE, BE IT RESOLVED that the request for another certificate to extend the years approved under Industrial Facilities Exemption Certificate 2011-466 for real property for the facility located at 765 Standard Pkwy. is hereby approved, and

The City Council of Auburn Hills finds and determines that granting of this Industrial Facilities Exemption Certificate, together with the aggregate amount of the certificates previously granted and currently in force, under PA 198 of 1974 and PA 255 of 1978, shall not have the affect of substantially impeding the operating of the City of Auburn Hills, or of impairing the financial soundness of a taxing unit which levies an ad valorem property tax in the City of Auburn Hills.

That another certificate be granted to extend the years approved under Industrial Facility Exemption Certificate 2011-466 for an additional Five (5) years for real property, and

Pyeonghwa Automotive USA LLC agrees to operate the facility for which the Industrial Facility Exemption Certificate is granted for the term of the certificate, plus an additional four (4) years after the date of the certificate's expiration.

The City Clerk shall send an original copy of this resolution to the State Tax Commission.

AYES:

NAYS:
ABSENT:
ABSTENTIONS:

RESOLUTION

STATE OF MICHIGAN)

COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and appointed Clerk of the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the City Council held on the 24th day of October, 2016 the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this XXth day of October, 2016.

______________________________  Terri Kowal, City Clerk
Arson suspected in Auburn Hills apartment building fire

By John Turk, The Oakland Press

Wednesday, January 4, 2017

Officials are now investigating after a fire was determined to be an arson Wednesday morning in Auburn Hills.

Local firefighters at 9:40 a.m. were sent to 695 Tall Oaks Court after a fire was reported at a multi-family apartment building. First responders spotted heavy smoke in apartment No. 10 of the complex, and personnel went into the unit to contain the flames.

Auburn Hills police also assisted in helping evacuate the other tenants from the building.

The fire was ultimately put out, but the apartment suffered fire, smoke and water damage. The apartment one unit above also suffered minor smoke damage, officials said in a media release.

A 25-year-old man who lives in the apartment building was standing outside of the building with his two pets when authorities arrived. He was not harmed.

Investigators later discovered evidence at the scene that indicated the fire was set on purpose Auburn Hills police and fire officials are working with the Oakland County Sheriff’s Fire Investigations Unit to follow up on the incident.

The 25-year-old man was later taken to Common Ground for evaluation.

Firefighters from Rochester Hills, Rochester, Troy and Oakland Township also assisted with the incident and coverage for the city during the blaze.

No one was injured in the fire.


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Electricity being restored after ice knocks out power

By Stephen Frye, The Oakland Press

Tuesday, January 17, 2017

The ice storm knocked out electricity for thousands of metro Detroiter's on Tuesday morning, along with closing schools and disrupting traffic, but large outages have been restored before the noon hour.

The biggest outage has restored to more than half.

In Lake Orion, DTE Energy reports that 4,213 customers had lost power at 5:23 a.m. Tuesday due to ice on the power lines. Early estimates indicated that power could be restored by 11 a.m. today. The area impacted is east and west of Lapeer Road around the Clarkston Road area. Before noon, about 1,300 remained without electricity and the estimated restoration was updated to 2 p.m.

In Shelby Township, power is back on for 1,641 customers in the area surrounding Shelby Road and 23 Mile Road, who lost it, again, due to ice on the power lines. Electricity was lost at 7:02 a.m. and could be restored by 9:30 a.m., according to early DTE estimates. It was restored before noon.

In northern Troy, in the area east of Adams Road around South Boulevard, 581 customers lost power at 4:44 a.m. and was restored 11:30 a.m. Tuesday, beating DTE’s early estimates.

The largest remaining outage is in Northville, where 2,193 homes and businesses both north and south of 8 Mile Road have been without power since 5:12 a.m. and have an estimated restoration of 2:30 p.m. Tuesday.

Other smaller outages are disrupting mornings in the Bloomfield Hills-Bloomfield Township area, as well as in Birmingham, Auburn Hills, Franklin and West Bloomfield.

Ongoing power issues include:

• A small area of outages in Auburn Hills just east of Lapeer Road and south of Dutton,

• 311 customers lost power at 4:35 a.m. in Bloomfield Township, along Lone Pine Road east and west of Telegraph due to damage caused by icy trees. Power should be back on by 4:30 to 6:30 p.m. Tuesday.

• 798 customers lost power just before 6 a.m. in Birmingham just west of Woodward Avenue at 14 Mile Road and Adams Road, and it should return by 1:30 p.m. Tuesday, DTE reports.
• 107 customers do not have a restoration estimate in West Bloomfield near 14 Mile and Middlebelt roads, having lost electricity at 3:49 a.m.

Look for updates to this story here.

URL: http://www.theoaklandpress.com/general-news/20170117/electricity-being-restored-after-ice-knocks-out-power

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Fiat Chrysler Automobiles in good position to compete, CEO says

By Joseph Szczesny
Special to Digital First Media

The reconstruction of Fiat Chrysler Automobiles is nowhere near complete because of the evolving world and automotive environment.

Olivier Francois, the FCA executive who is the author of the company’s series of Super Bowl ads, said this week that the overall the company’s image is in pretty good shape overall.

FCA’s image got another shot in the arm when the new Chrysler Pacifica was named North American Utility Vehicle of the Year.

Meanwhile, the company and its dealers are moving to meet other challenges such as boosting the sales of the luxury cars built by Alfa-Romeo, while showing off the newest vehicles such as the hybrid version of the Pacifica and even more futuristic vehicles such as the self-driving minivans the company is building for Waymo, Google’s automotive unit.

“We don’t want to try and duplicate Silicon Valley in Michigan,” said Sergio Marchionne, Fiat Chrysler N.V.’s chief executive officer and the principal architect of the transformation that has revived the old Chrysler Group, following the near disaster of its 2007 separation from Daimler AG and the bankruptcy that followed the 2008-2009 recession.

Marchionne, however, said this week during a round table with reporters from U.S. Europe and Canada that the company is continuing to hire engineers to staff the technical departments as well as its design and research and development effort at its sprawling campus in Auburn Hills.

Jim Morrison, the head of FCA’s Ram Brand, noted in an interview with The Oakland Press that the automotive business remains very dynamic and is always changing, which is one of the reasons companies such as FCA have no choice but to adapt.

Morrison, was one a group of youthful executives, Marchionne has employed to lead the company’s ongoing transformation.

Separating Ram from Dodge has allowed FCA to focus more closely than ever on the sale of its pick-up trucks, which are enormously popular with buyers in the U.S. and Canada.
Ram sales increased by 11 percent in 2016, Morrison said, and the growth helped FCA hold on to its market share last year. Pickup trucks are still very much a lifestyle buyers who need a truck to pull a horse trailer or a bass boat, Morrison said.

The Ram sales and marketing team based in Auburn Hills continues to push the brand’s expansion of the commercial business with the introduction of new work-oriented vans. Ram also is preparing for the introduction of a new Ram pickup truck that will be built at the company’s assembly plant in Sterling Heights.

Marchionne said FCA’s original plan to build a new generation of fuel efficient passenger cars in Sterling Heights, which was set in motion after the recession, turned out to be a “terrible mistake.” The new cars such as the Chrysler 200 built in Sterling Heights were much better vehicles than the models the replaced but the market had shifted away from passenger cars to trucks and utility vehicles.

FCA is now in the midst of once-again re-tooling the Sterling Heights plant to build the new Ram pickup truck, which FCA expects to make its debut at the North American International Auto Show in 2018.

Marchionne also said he expects to have the new Jeep Wrangler in production by next November, giving FCA two all to put in showrooms at the beginning of 2018.

The launch of the new Ram 1500 will allow FCA to clear the Warren Truck assembly plant, which will be used to produce the Jeep Wagoneer, Grand Wagoneer and Heavy-Duty pick, which will be move up to Michigan from Mexico to move forward with the next step in FCA’s transformation, Marchionne said.


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Financial firm opens new office

Retirement Resources plans to hold classes

By Natalie Broda
nbroda@digitalfirstmedia.com
@NatalieBroda on Twitter

Retirement Resources LLC, a registered investment advisory firm specializing in retirement matters, recently moved to a new location in Auburn Hills and is planning to hold financial literacy classes for the community from the new space.

Previously located at 691 Squirrel Road in Auburn Hills, the new 17,000 square-foot facility at 1625 Opdyke Road features a new 2,000 square-foot education center able to hold up to 100 people. Retirement Resources focuses on representing its clients back to the financial service industry and educating them on risks in the market, when and how to invest and tools to plan retirement.

David Boike, CHFC, RFC, president and CEO of Retirement Resources, was once a high school teacher and coach.

“I've always looked at my job primarily as educating because on options to enhance their retirement planning. We've always been holding classes and seminars, but we never had a big enough facility,” Boike said.

The company plans to work with the Auburn Hills Chamber of Commerce to open up financial literacy classes to the public in the next year.

“I believe this (financial) industry is going through a lot of changes and it's too much about selling and not about teaching. People are paying way too much with hidden fees. They're investing without understanding risk level...that's why we stepped out of that industry to help them navigate it,” Boike said.

The classes would be free to the community, as Boike said some of the company's best clients have come through taking classes or seminars with them.

Retirement Resources will only use about 11,000 square-feet of the building with plans to lease out the rest of the space to a similar company.

In total, the company is investing approximately $2 million into the space, with Boike estimating the appraised value to become somewhere between $3 and $5 million.

“We wanted to make a major footprint here, this area is up and growing, we've been watching it for the past 10 years and we just felt we wanted to be a part of this community,” Boike said.

Information on Retirement Resources workshops and classes can be found at theretirementresource.org.
One person was killed in a crash in Auburn Hills Thursday that involved three vehicles and forced the closure of Opdyke Road for several hours.

At 11 a.m. Thursday, Jan. 5, Auburn Hills police and firefighters were called to Opdyke Road at Knollwood, which is between Auburn Road and South Boulevard, and involved three vehicles, including a semi-truck carrying diesel.

Police reported that a 71-year-old Pontiac man was killed almost instantly when the southbound maroon Chevrolet Equinox he was driving drifted across several lanes and into the path of a northbound gravel hauler semi-truck.

The Equinox also struck another northbound vehicle, a blue Ford sedan, police spokeswoman Lt. Jill McDonnell said in a statement.

Neither driver of the Ford or the gravel hauler was injured.

Later, hazmat teams were called to the scene to clean up spilled diesel.

The crash is being investigated by the Southeast Oakland County Crash Investigation Team, which includes crash investigators from Auburn Hills and other departments.

The victim’s identity was not immediately released.

The Auburn Hills Police Department asks that any witnesses of the crash or who were in the area just before the crash call investigators as 248.370.9460.

Knollwood is on the east side of Opdyke, opposite of Heatherwood Lane, just between Auburn Road and South Boulevard.

This is the second incident this week in the area involving a gravel hauler, as one was badly burned after a crash and subsequent fire that disrupted traffic for several hours in Pontiac on Wednesday.

And this is the third fatal crash involving Pontiac this week. On Wednesday morning, two men in their 20s, one from Pontiac and one from Auburn Hills, were killed in a wrong-way crash on I-75 near I-94 in Detroit.
And early Tuesday morning, a westbound motorist on M-59 in Pontiac crossed the median and collided with other vehicles, dying in a fiery crash. The age and hometown of the victim in that crash were not immediately released.


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OAKLAND COUNTY

Martin Luther
King Jr. Day
offers chance
to volunteer

By Anne Runkle
arunkle@oakpress.com
@AnneRunkle1 on Twitter

Events in commemoration of
Martin Luther King Jr. Day, on
Monday, Jan. 16, will feature
many opportunities to volunteer.

Auburn Hills

- The city's free observation of
the holiday will take
place from 11:30 a.m. - 1 p.m. Jan.
16 with a continental breakfast,
followed by a number of speakers,
at the Auburn Hills Community Center, 1827 N. Squirrel
Road. Attendees are encouraged
to bring donations for Grace Cen-
ters of Hope, such as dental care
items; backpacks or cinch sacks;
winter hats, scarves, gloves, ear-
muffs and socks; new or gently
used coats; and blankets.

Limited seating is available for
this event. To RSVP, call the Com-
munity Center at 248.370.9353.

- Oakland University's observ-
ance of the holiday will take
place from 11:30 a.m. - 1 p.m. Jan.
16 in the Oakland Center. The
keynote speaker is Holly Robin-
son Peete. Robinson Peete is per-
haps best known for her roles as
Judy Hoffs on the Fox TV police
drama, "21 Jump Street," Vanessa
Russell on the ABC sitcom "Han-
gin' with Mr. Cooper," and Dr.
Malena Ellis on the NBC/WB sitcom
"For Your Love." She also had
a recurring role on the hit com-
edy CBS series, "Mike & Molly."
She served as one of the original
five co-hosts of the CBS daytime
talk show, "The Talk," and is star-

FROM PAGE 1

ring alongside her family in the
highly acclaimed docu-
series, "For Peete's Sake" on
the OWN Network.

In 1997, Robinson Peete
and her husband, former
NFL quarterback Rodney
Peete, formed the HollyRod
Foundation. Her philan-
thropic efforts have earned
her numerous awards and
honors, including Ford's
Freedom Sisters, American
Mentor Award, The South-
ern California Broadcast-
ers Association Community
Service Award, and
many more.
Detroit Pistons moving to downtown Detroit

Some are critical of process that brought team downtown to join Red Wings

Arn Tellem was once a skeptic.

As a longtime Los Angeles resident, the Palace Sports & Entertainment vice chairman now readily admits he was doubtful that the opening of Staples Center in 1999 would somehow transform a desolate landscape of parking lots.

But the rise of retail and residential investment in downtown L.A. and a similar occurrence with the MCI Center (now Verizon Center) in the Chinatown neighborhood in Washington, D.C., in 1997 has convinced Tellem of the potential of Little Caesars Arena and the surrounding development to work similar magic in downtown Detroit.

And with the Detroit Pistons, who are housed under the PS&E umbrella, joining the Detroit Red Wings in the new building in the fall, Tellem and the organization he runs are eager to see the organization become part of the story of Detroit’s revitalization.

But there are some critical of the process that brought the Pistons downtown.

The issue is the memorandum of understanding between Pistons owner Tom Gores, Ilitch Holdings and the Detroit Downtown Development Authority, which earmarks $34.5 million to pay to retrofit the under-construction arena for NBA-compliant locker rooms, floor seating, TV lighting and other modifications to the original plan.

The understanding also says the Pistons will eventually move business operations and construct a new practice facility downtown in the near future.

The $34.5 million will be generated by refinancing and extending $250 million in public bonds previously issued to help pay for the arena’s construction.

The money is coming entirely from DDA funds, which are specifically available for infrastructure and economic development.

“Those dollars really aren’t going to us,” Tellem told the Free Press. “These were earmarked funds from the DDA for infrastructure and economic development and it’s being earmarked to have the arena comply with NBA standards.”

But the Staples Center and MCI Center were both built without city tax dollars, although both facilities have been subject to the private-public debate.

The use of a public dollars for sports and entertainment has become commonplace, but a chorus of criticism has come with it.

And although Olympia Development is sharing the construction costs with DDA, that hasn’t stopped some from criticizing the entire project, although the Pistons’ portion is a very small slice of the financial pie.

Related:

Lawsuit: Detroit DDA broke state law with Pistons deal

In a city that has only recently emerged from bankruptcy and is struggling in many areas — including public education — the entire thing is just bad optics for the critics.

Even for those who actually prefer the Pistons downtown.

“Unfortunately, as I looked at the details of the deal, there’s no reason why the Ilitch family and or Tom Gores, who are wealthy, who have vast resources, could not contribute to those costs without adding additional cost to the taxpayer of the city of Detroit and of the state of the Michigan,” local activist Robert Davis told the Free Press this past week.
Happy day

After months of rumors, the Pistons, the city and the Ilitch organization announced just before Thanksgiving the basketball team would leave the Palace of Auburn Hills, its home for 29 seasons, to join the Red Wings in the new arena starting next season.

The news conference at an auditorium in Cass Tech, which overlooks the arena construction, had a festive mood.

Gores, Chris Ilitch, Detroit Mayor Mike Duggan and NBA Commissioner Adam Silver shared the stage to make the announcement.

Duggan, while cautioning work still remained, hailed the deal as bringing Detroit’s four professional sports franchises within walking distance of each other.

“In Denver, they got basketball and hockey and baseball downtown, and the Broncos play a mile outside,” Duggan said. “But who would believe, that it’s only the city of Detroit, now becoming one of the great entertainment cities in America, that has all four professional teams in their downtown area.”

Related: How Pistons’ move leads to concert empire, shakes up music scene

It was the realization of months of negotiations between Tellem and the Ilitches.

Tellem was hired in June 2015 after many years as sports agent and was tasked with helping chart the organization’s direction.

Within a short period of time, the obvious option was looking to join the Red Wings’ venture.

It goes beyond playing games downtown, as the two entities are forming a partnership that includes the new arena and their respective concert venues.

Tellem declined to reveal the nature of the discussions with the city and the Ilitches, citing confidentiality concerns.

But when you consider the arena’s price tag is north of a half billion dollars, another $34.5 million could be seen as a small price to help further ensure the plan’s success.

The Pistons also agreed to a list of community benefits including paying $2.5 million over six years to repair 60 neighborhood basketball courts. They have committed to hire 51% of the construction workers involved in their work from among city residents, to donate $100,000 in job-training funds to the Detroit Employment Solutions Corp. workforce training organization, and to offer free youth basketball camps, clinics and other events. They also will donate 20,000 tickets per year to Detroit residents and youth.
“We’re not just playing our games there,” Tellem said. “We’re moving our offices. Our practice facility development will wind up being in excess of $50 (million) approaching $75 or more million dollars development in the city. A lot of that money will be going to Detroit employees and Detroit firms to do the building.

“We’re going to employ hundreds of people downtown, we’re going to be paying city income taxes where the city is going to get dollars every year. When you talk about the players’ (salaries), that will be significant income. So we’re going to be contributing in a lot of ways and the study we provided that was done by the University of Michigan, the economic impact we will have on the city will be in the hundreds of millions.”

A study commissioned by PS&E estimated the move will generate nearly $600 million in economic impact for the city and create more than 2,000 direct and indirect jobs.

The opposing view

Not all see it that way.

The deal has re-ignited transparency concerns with the DDA.

Davis filed a lawsuit in Wayne County Circuit Court that claims members of the DDA violated the state's Open Meetings Act when they met privately right before a public vote.

The five members of the DDA's finance committee met privately for four hours Nov. 22 to comb over the Pistons deal, according to the lawsuit. Later that day, after the finance committee's discussions, the DDA's full board approved the deal during a half-hour public meeting. The Cass Tech news conference followed.

The DDA is a public body (http://www.degc.org/about-degc/city-of-detroit-downtown-development-authority) with 13 members, including Duggan, other city officials and some from the business community.

DDA spokesman Bob Rossbach said in an e-mail to the Free Press at the time: “The Detroit Downtown Development Authority has not been officially notified of a lawsuit, and in general it does not comment on pending litigation. The DDA does reaffirm that, as it conducts its business, it meets all the requirements of the state of Michigan's open meeting and other applicable laws.”

The process leads Davis to ask: “If it was such a great deal, why wasn’t this discussed in the open?”

And he questioned the effectiveness of the community benefits arrangements.
“Don’t get me wrong — having the increase of traffic and business in downtown Detroit is a great thing for the city, but at the same time, this is no disrespect to Mr. Gores and to those who are a part of the development team making this come to fruition, contributing … basketball courts in the neighborhoods aren’t enough …,” Davis said.

A former school board member in Highland Park, Davis was convicted in 2014 of embezzling $200,000 from the school district. He spent 10 months in jail.

**What’s next?**

The Detroit City Council will vote on whether to finalize the deal early this year. Members have publicly withheld judgment until they can see financial details.

Davis said he expects a significant presence from those opposing the deal at the next public airing.

Several outlets voiced concerns on the day of the announcement.

“If it’s reasonable, then they should have no trouble raising the money through private means,” said Michael LaFaive, director of the Morey Fiscal Policy Initiative at the Mackinac Center for Public Policy. “What is the opportunity cost to building these stadiums? Is it a library not funded? Is it a school underfunded?”

It’s not clear what happens without the council seal of approval.

But here’s a dose of reality: The Pistons are playing downtown next season.

**Related:**

How Gores’ meeting with Illitches made Pistons’ move to downtown happen


Detroit Pistons’ move downtown vindicates those who stuck it out


Tellem told the Free Press that the lease agreement that will eventually be signed will be the same as the length of Olympia Development’s agreement with the DDA.

Based on the Free Press’ understanding of the deal, that agreement is for 35 seasons. Then Olympia has options to sign 12 five-year extensions.

The organization is in the process of clarifying the impact the move will have on current Palace season-ticket holders. A person with firsthand knowledge of the situation said the organization “is close” to a decision for the site for the practice facility.

There are two options: land around the arena or land in the Midtown area.

The saying goes rising tides lifts all boats.

“What the Illitches are undertaking here, in this area, is more ambitious, is larger scale and I have no doubt — and that was part of what I was convinced in spending time with them — that this is going to work and with all the teams together in one area, with all the entertainment in one area, that this will be a sports and entertainment district second to none,” Tellem said in comparing the area to other places around the country.

Davis actually welcomes that and says downtown is “where they should have been all along.”

The issue is with how the DDA conducts its business and the cost to taxpayers. Davis says these questions should have been raised long before a shovel touched a speck of dirt along Cass Avenue.

“This is not anti-Pistons,” Davis said. “This goes to the true lack of transparency of the DDA and what they have failed to do in being accountable to the citizens of the city of Detroit. That’s the issue here — not the Pistons.

“I believe that Tom Gores and his team wouldn’t have any issue with any negotiations be held in a public forum because I believe Tom Gores and his organization are transparent and want to be transparent because it helps them succeed with the move to the city.”

*Contact Vince Ellis at vellis@freepress.com (mailto:vellis@freepress.com). Follow him on Twitter @vincent_ellis56*
The HUB Stadium opens, brings “bombowling” to Oakland County

By Natalie Broda, nbroda@digitalfirstmedia.com, @NatalieBroda on Twitter

Thursday, January 5, 2017

The HUB Stadium, once the former Big Buck Brewery at 2550 Takata Drive in Auburn Hills, opened during the last few days of December and within the past week the owner has decided to make a few changes in hopes of attracting a larger customer base.

The restaurant and bar’s main draw are the 16 fowling — what the owner refers to as “bombowling” — alleys set up throughout the 600-seat venue. The sport is similar to regular bowling, but instead uses a football and pits players against one another to knock down their opponent’s pins, inspired by elements of both bowling and horse shoes. The sport is more commonly known as fowling, which is trademarked by Chris Hutt, who is owner of the Fowling Warehouse, 3901 Christopher St. in Hamtramck.

RELATED: See more than 60 photos from inside The HUB Stadium.

RELATED: See photos and learn about the last moments of the giant beer bottle that once stood at the old Big Buck Brewery.

“It’s been really good...but we’re going to lower the (menu) prices to try and generate some buzz. I think we need to do this right,” owner and developer of the property Gary Tenaglia, CEO of Rochester-based Envision Electric Contracting LLC, said.

In addition to changing some menu prices, the structure of renting out an alley will change as well. Originally, all lanes were $50 per hour, with the management expecting between six to eight people on each lane. However, many of the customers have been couples and smaller groups. On the south courts in the venue, players can pay $15 and play all day, from open to close. After 7 p.m. on Fridays and Saturdays, that rate rises to $20.

“I don’t have a magic eight ball, we’re just trying to figure out what works best for us,” Tenaglia said. “I want the executive types in here but I also want to see Oakland University students as well.”

The north lanes can be reserved at a higher price by the hour for $50 and $75 after 7 p.m. on Fridays and Saturdays.
The changes, according to Tenaglia, are all based on customer feedback received online or in-person over the past week the restaurant has been open. Management is still in the works of planning a grand opening event.

- The restaurant also features a 50,000-watt sound system with 12 subwoofers and 32 speakers, as well as a DJ booth attached to the ceiling and a 25-foot television screen above the back bar.

- Two rooms stand on opposite ends of the back of the restaurant, a biergarten room and a private club lounge.

- The HUB Stadium has also been approved to construct an outdoor patio, with that construction slated to begin in spring.

- Both bars come included with a “bottom’s up” beer tap, which fills the beer from the bottom of the cup using a magnetic bottom, preventing a foamy head on the beer.

Tenaglia’s three sons work with him at the restaurant, which Tenaglia said he hopes he can one day leave to them. Their handprints can be seen cast into the concrete floor down the main aisle of the venue.

“I’m humbly hoping this works out and people here embrace our vision and dreams, and then I will consider myself a success,” Tenaglia said.

The HUB Stadium is currently looking to hire an office manager. Those interested can apply online at thehubstadium.com. Hours of operation are 11 a.m. to 2 a.m. seven days a week, with close varying depending on business. Happy hour takes place from open to 7 p.m. and again from 10 p.m. to close and includes a discounted drink and bar menu.


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MEMORANDUM

To: Thomas A. Tanghe, City Manager
CC: Steven J. Cohen, Director of Community Development
From: Shawn Keenan, Assistant City Planner
Date: January 10, 2017
Re: Clinton River Water Quality Data

Clinton River Monitoring January 2016 through December 2016

Below are the test results for E-coli.

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<th>DATE</th>
<th>DRY WEATHER OR WET WEATHER</th>
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Using County Health Department and EPA water quality standards, counts less than 1,000 are safe for partial body contact and counts less than 300 are safe for full body contact.