



The City of Auburn Hills
City Council Meeting
Minutes

September 9, 2013

CALL TO ORDER: by Mayor McDonald at 7:00 p.m.
LOCATION: City Council Chamber, 1827 N. Squirrel Road, Auburn Hills, MI 48326
Present: Mayor McDonald, Mayor Pro-Tem Hammond, Council Members Kittle, Knight, McDaniel, Verbeke
Absent: Council Member Doyle
Also Present: City Manager Auger, Assistant City Manager Tanghe, Deputy Director/Police Hardesty, Assessor Lohmeier, Community Development Director Cohen, DPW Director Melchert, City Clerk Kowal, Treasurer Buschmohle, Deputy Treasurer Keiser, Roads & Facilities Manager Brisson, City Attorney Beckerleg, City Engineers Juidici and Stevens.
37 Guests

4. APPROVAL OF MINUTES

4. Regular Council Meeting – August 19, 2013

Moved by Hammond; Seconded by Verbeke.

RESOLVED: To approve the August 19, 2013, meeting minutes.

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke

No: None

Motion Carried (6-0)

Resolution No. 13.09.148

4b. Workshop - August 26, 2013

Moved by Kittle; Seconded by Knight.

RESOLVED: To approve the August 26, 2013, Workshop minutes.

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke

No: None

Motion Carried (6-0)

Resolution No. 13.09.149

5. APPOINTMENTS AND PRESENTATIONS – none.

6. PUBLIC COMMENT

Scott Bicknell, 3720 Crestwood, a Friends' of the Library member for the past few years, noted after hearing "chatter" at the Library, he decided to attend his first Library Board meeting. He was amazed to see the un-cohesiveness between the Library Director, the Library Board and the Friends of the Library; each being pulled in another direction. After the meeting, he read through minutes posted on the internet of past Library and Council meetings. He noted Council had requested a meeting with the Library Board since last May, and as of yet, it hasn't happened.

Continuing, Mr. Bicknell noted a meeting had taken place between the Library Board and Friends of the Library, with the only minutes available from that meeting are those of the Friends of the Library. He supplied copies of those minutes for Council and noted the Friends of the Library used words such as ambush, threats, intimidation, to describe how the Friends are treated by the Library Director and Board. He heard the Library spent thousands of dollars in attorney fees for attorneys to be present at that meeting.

He asked Council to help with getting all concerned Library partners together and assist with heading them in the right direction.

Kay Sendegas stated College Heights has not improved one bit since she was last at Council complaining of the conditions. She asked if anything was done, could be done, or will be done by the City, or if there is something she can do to get the ball rolling. Continuing, she stated some of the homes are being sold for a few dollars and are not habitable. There are some with no running water, which is a health issue, and she feels the City can do something about those situations.

Mr. Auger stated over the last five years there have been improvements in code enforcement in the area. The City has worked with several generations of management of the park over the years. The park is ruled by the State Mobile Home Commission, which are more enforceable than City ordinances. City personnel are not permitted to enter any of those mobile homes to check for water heaters, furnaces or running water, unless invited.

Mayor McDonald suggested to Ms. Sendegas that she and the residents write to the State of Michigan Mobile Home Commission expressing the living conditions.

Ms. Sendegas mentioned OSHA has in the past helped fix these homes; however, lately OSHA will not fix these homes, knowing the homes are no longer worth fixing. She would like the City and OSHA to help find homes for these families to live in.

Mr. Knight asked if the City has the authority to follow-up on a citizen's complaint, such as no running water.

Mr. Beckerleg stated the complaint should be forwarded and followed-up by the Mobile Home Commission; there is nothing the City can do.

Ms. Hammond suggested a link to the State's Mobile Home Commission website be available on the City's website as well as information on the cable channel, enabling residents the information to send complaints and/or questions.

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

7a.1. Beautification Advisory Commission – July 17, 2013

7a.2. Planning Commission – July 30, 2013

7a.3. Tax Incentive Review Committee – August 12, 2013

7a.4. Retiree Health Care Board – August 14, 2013

7a.5. Pension Board – August 14, 2013

7a.6. Planning Commission – August 27, 2013

Item 7b. was removed from the Consent Agenda by Ms. Verbeke.

7c. Motion – Approve Special Land Use Permit / Auburn Hills Christian Center

RESOLVED: To accept the Planning Commission's recommendation and approve the Special Land Use Permit for the Auburn Hills Christian Center – Automatic Changeable Copy Sign, subject to staff and consultants' conditions.

7d. Motion – Approve Site Plan / Pontiac Road Industrial

RESOLVED: To accept the Planning Commission's recommendation and approve the Site Plan for Pontiac Road Industrial subject to staff and consultants' conditions.

Moved by Knight; Seconded by Verbeke.

RESOLVED: To approve the Consent Agenda items 7a., 7c., and 7d.

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke

No: None

Motion Carried (6-0)

Resolution No. 13.09.150

7b. Motion – Approve 2013 Street Marking

Ms. Verbeke asked if the Street Marking had gone out for bid as required.

Mr. Brisson stated yes, this had gone out for bid; this is the second year of a three year contract.

Mr. Knight isn't pleased with the striping job done downtown, the paint looks diluted, and the stripes are already fading.

Mr. McDaniel concurred many of the stripes are already fading.

Mr. Brisson noted the parking stripes were done in-house and not by PK Contracting.

Mr. Knight stated he still isn't happy with the all the street markings and lane configurations downtown.

Moved by Verbeke; Seconded by Kittle.

RESOLVED: To approve PK Contracting, 1965 Barrett, Troy, Michigan 48084 to perform street marking services for the not-to-exceed cost of \$ 77,250.00. Funding is provided from Major Streets (202-452-935.100) and Local Streets (203-453-935.100).

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke

No: None

Motion Carried (6-0)

Resolution No. 13.09.151

8. OLD BUSINESS

8a. Motion – Approve LED Lighting

Mr. Brisson stated he took a closer look at the ZON's LED product at Legend Valve in Auburn Hills and at Ultimate Soccer on South Blvd. in Pontiac. He spoke with the manager at Legend Valve who is very happy with the product that has been used for about a year. Ultimate Soccer had retrofits done in the parking lot and currently the interior lights are being retrofitted.

Mr. Kittle asked what the energy savings of Legend Valve was, since the retrofit.

Mr. Brisson stated he does not know what the savings have been. Generally, the expected savings is between 60% and 70% with LED over other types of lighting.

Responding to Mr. Kittle, Mr. Brisson explained the cost of the installation should be paid back in 45 months.

Mr. Knight asked why the price difference in the actual bid and what is being proposed.

Mr. Brisson explained there was a quantity change and the sensor for the fuel island canopy was changed, resulting in the higher amount.

Mr. Kittle asked what percentage of the City's lighting will be represented from a LED replacement standpoint.

Mr. Brisson stated the retrofitting has just begun.

Mr. Kittle stated he has been interviewing companies that provide retrofitting and found a company based in Clarkston who has developed a disruptive model of LED bulb replacements. The company gives the bulbs away for free and in return, they take a percentage of the savings during the course of life expectancy. Mr. Kittle suggested if the City continues to retrofit with LED lighting, that this type of disruptive pricing model be considered.

Mr. Auger asked Mr. Kittle to forward the information regarding the Clarkston company.

Arnold Stoll, co-owner of ZON LED introduced himself.

Ms. Hammond explained there was quite a bit of discussion regarding this company and Council likes to utilize local companies when possible, award bids to low bidders that meet the requirements and possibly give a new company a break.

Mr. Stoll stated the company has been in business for over five years, and last year the company supplied 24,000 to 25,000 fixtures. The company is located in Romeo, and everything that can be done in Michigan is, with some items coming from overseas because of manufacturing prices. The machining, tooling, engineering, manufacturing and painting is done here, in Michigan. Previous customers have been Bank of America, Homeland Security, and quite a few businesses in Canada. ZON LED always competes against the large companies so they work extremely hard to be as competitive as possible. Today, Highland Park chose ZON to install solar lighting for the City; they are pleased to be working with local municipalities.

Ms. Hammond thanked Mr. Stoll for extending the five-year warranty to a ten-year warranty as the other companies had done.

Mr. Stoll believes the longevity of this LED product is 50,000 to 60,000 hours; which equates to approximately 12 hours a day, seven days per week, for the next 12 years. There are secondary measures included for surge protection from lightning strikes.

Mr. Kittle asked Mr. Stoll if he would consider giving the City the LED retrofits for free.

Mr. Stoll stated there are companies that will give the initial product for free, but every business is out there to make a profit and many times those free items will cost a business much more in the long run.

Moved by Knight; Seconded by McDaniel.

RESOLVED: To approve the purchase of LED fixtures from low bidder, ZON LED, LLC, 111 Peyerk Ct. Romeo, Michigan 48065 in the amount of \$ 14,518.00. Funding is provided from account 101-265-975.000.

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke

No: None

Resolution No. 13.09.152

Motion Carried (6-0)

9. NEW BUSINESS

9a. Public Hearing/Motion – Amend IFEC for Faurecia USA Holdings, LLC for Real Property

Mr. Lohmeier introduced Robin Dupree, Manager of Taxation for Faurecia USA Holdings. He proceeded, noting on July 30, 2013 Faurecia USA Holdings, Inc. (Faurecia) submitted a request to approve an amended cost for IFEC 2013-108. This is an approximately 280,000 square foot engineering facility, currently under construction, at 2800 High Meadow Circle. A request letter submitted by James Loftus, Corporate Secretary, stated a review of the forecasted expenses for the real property revealed certain expenses were not included in the contractor's budget and therefore not anticipated at the time of the original IFEC application. The original certificate was approved by Council on April 15, 2013, for \$24 million for the new facility, beginning December 31, 2013, for eight years.

Continuing, Mr. Lohmeier explained the Michigan State Tax Commission requires that if the final cost of a project, either the real or tangible personal property components, will exceed 10% of the estimated amount indicated on the original application form, a certificate holder shall request in writing that the local governmental unit approve the additional cost.

The additional amount requested is \$779,500, for a total investment of \$24,779,500 for real property improvements. Approval of this amendment would save the company an additional \$64,074 in taxes, and cost the City an additional \$16,463 in taxes.

Responding to Ms. Verbeke, Mr. Lohmeier explained amendments to existing abatements are not reviewed by the Tax Incentive Review Committee, only new abatements.

Mayor McDonald opened the public hearing at 7:35 p.m.

Ms. Dupree explained in reviewing the list of personal property, there were pieces of the inventory that should be classified as real property. They are very specialized components that relate to the building for research and development.

Mayor McDonald closed the public hearing at 7:37 p.m.

Moved by Knight; Seconded by Verbeke.

RESOLVED: To approve the request for the amendment of IFEC 2013-108 for Faurecia USA Holdings, Inc. for a total real property investment of \$24,779,500 by adopting the attached resolution (Attachment A).

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke

No: None

Resolution No. 13.09.153

Motion Carried (6-0)

9b. Public Hearing/Motion – IFEC for Faurecia Automotive Seating, LLC for Personal Property

Mr. Lohmeier stated an application for an IFEC has been received for personal property to be located at the new facility being constructed for Faurecia USA Holdings, Inc. at 2800 High Meadow Circle. This application involves a variety of personal property including furniture, computers, IT equipment, test equipment, and other machinery and equipment. The total project investment is \$8,083,700 and is anticipated to result in 691 new jobs at this new facility. The requested abatement is for eight-years, and if approved by Council and the State Tax Commission, the total tax savings will be approximately \$162,647, with \$65,504 being City property tax.

There is no known property tax appeals within Auburn Hills related to this entity or Faurecia USA Holdings.

Mayor McDonald opened the public hearing at 7:40 p.m.

Ms. Dupree noted this request is for personal property for the new facility that will primarily house the automotive seating division. This USA Holdings Headquarters will house administrative and finance staff, and will be the Research and Development facility for the seating group. There will be approximately 460 employees moved into this facility from Troy, about 100 employees will be moving from the 900 Squirrel Road facility, and approximately 120 new hires.

Mr. Kittle suggested the company contact the Chamber of Commerce to help any new employees acquaint themselves with Auburn Hills.

Mayor McDonald closed the public hearing at 7:42 p.m.

Moved by Kittle; Seconded by Knight.

RESOLVED: To approve the request for an 8-year IFEC for new personal property for Faurecia Automotive Seating, LLC for a total personal property investment of \$8,083,700 by adopting the attached resolution (Attachment B).

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke

No: None

Resolution No. 13.09.154

Motion Carried (6-0)

9c. Public Hearing/Motion – IFEC for Umicore Autocat USA, Inc. for Personal Property

Mr. Lohmeier introduced Gregory Garr, Technical Director of Umicore Autocat USA.

Mr. Garr distributed informational material to the Council Members.

Mr. Lohmeier explained an application for an IFEC has been received from Umicore Autocat USA Inc. (Umicore) for personal property and, as of this date, the personal property has yet to be purchased. The personal property will be used at the existing facility located at 2347 Commercial Drive. The total project investment is \$638,500 and will retain three jobs, with no new jobs created. An eight-year abatement is being sought, which will result in saving approximately \$21,155, with a City tax loss of \$9,890.

Mr. Lohmeier continued, stating to the best of his knowledge there is no outstanding and/or pending appeals involving the applicant within Auburn Hills.

Mayor McDonald opened the public hearing at 7:47 p.m.

Mr. Garr thanked Council for considering this tax abatement and explained the company has been located at this site since 1997, though bought by another company in 2003. This location is called the North American Auto Catalyst Headquarters; housing the management team, the finance department, engineers and sales. He, Mr. Garr, heads up the technical center, the development of catalyst for gasoline and diesel engines. There is also the capability to test the electric and plug-in hybrids.

Mr. Knight was curious how the company generates 25% of their electricity, as indicated in the information he received.

Mr. Garr explained the generated electricity is part of this new, current project. The engine aging systems that are currently being used, an eddy current, absorb energy. With the new process, energy will be produced as a by-product; there will also be an auxiliary system, in the event too much electricity is produced.

Mr. Kittle asked for clarification regarding the recycling precious metals from old mobile phones, laptops, electronic scrap and spent catalyst material.

Mr. Garr explained another division of Umicore is involved in electronic and battery recycling. Umicore globally reclaims 22 different metals, including precious metals. The collection of materials is done in North Carolina and is shipped to Belgium for processing. Eventually, there are plans to build a refinery in the United States, which could be next door to the facility here, in Auburn Hills.

Mr. Kittle suggested Umicore could possibly collect consumer's old electronic products, and then recycle those as well.

Mr. Garr noted he could ask those in North Carolina to contact the City regarding recycling.

Ms. Hammond asked how many employees are currently employed at the Auburn Hills location.

Mr. Garr stated there are 60 employees; 55 full-time employees and five contractors.

Ms. Hammond asked if any of the company employees participate in City functions or do any volunteer work.

Mr. Garr explained a human resource manager is active in the Chamber of Commerce, and others employees participate in the Grace Center of Hope project and with the Auburn Hills Fire Fighters Helping Hands. Three years ago, the company started participating in the City's clean-up program; they like to be an active participant in the community.

Mayor McDonald closed the public hearing at 7:53 p.m.

Moved by Knight; Seconded by Kittle.

RESOLVED: To approve the request for an 8-year IFEC for new personal property for Umicore Autocat USA Inc. for a total personal property investment of \$638,500 by adopting the attached resolution (Attachment C).

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke

No: None

Resolution No. 13.09.155

Motion Carried (6-0)

9d. Public Hearing/Motion – IFEC for Katcon USA, Inc. for New Personal Property

Mr. Lohmeier introduced Karen Sappington, Katcon Controller, as she distributed information to Council.

Continuing, Mr. Lohmeier explained this application was received for personal property on July 29, 2013, and as of this date the personal property has yet to be purchased. The personal property will be used at the existing facility located at 2965 Lapeer; the personal property will be located in the existing Katcon Properties, LLC Industrial Development District, established in July, 2011.

The application involves a variety of personal property, with a total project investment of \$1,011,300, resulting in retaining 45 jobs and expecting 20 new jobs to be created.

Katcon owns both the facility and the personal property. They are seeking an eight-year certificate resulting in a savings of approximately \$31,532, of which \$14,762 is City revenues.

To the best of Staff's knowledge, there are no outstanding or pending tax appeals for real or personal property in Auburn Hills.

Ms. Sappington confirmed for Mr. Knight that Katcon manufacturers exhaust systems primarily for Cadillacs and Impalas, but have recently been awarded the job for Volts. The components come from other locations and are welded and assembled at this location in Auburn Hills. Continuing, Ms. Sappington stated there are approximately 90 people at this location for manufacturing the product.

Mayor McDonald opened the public hearing at 7:57 p.m.

Mr. Kittle asked Mr. Beckerleg if Council Members can accept 'Confidential' documents.

Mr. Beckerleg stated as long as the 'Confidential' documents are given freely, they become public record.

Ms. Sappington stated she removed many pages from the original document, she only wanted to present the pages referring to the company in general, there is not any confidential material included.

Ms. Sendegas stated she appreciates Ms. Hammond asking and encouraging the businesses if they are involved in the City, since the companies are receiving tax abatements.

Mayor McDonald closed the public hearing at 8:00 p.m.

Moved by Verbeke; Seconded by Hammond.

RESOLVED: To approve the request for an 8-year IFEC for new personal property for Katcon USA Inc. for a total personal property investment of \$1,011,300 by adopting the attached resolution (Attachment D).

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke

No: None

Resolution No. 13.09.156

Motion Carried (6-0)

9e. Public Hearing/Motion – IFEC for GKN Driveline North America, Inc. for Personal Property

Mr. Lohmeier introduced Chet Roslanowick, Vice-President of Business Development.

Continuing, Mr. Lohmeier explained an application for an IFEC was received from GKN Driveline North America, Inc. for personal property on July 31, 2013, and as of this date the personal property has yet to be purchased. The personal property will be used at its new facility located along Opdyke Road, the old Showcase Cinema site, which is currently under construction. This application includes a variety of personal property including CAD workstations, computer servers, cranes, and other miscellaneous items. The total project investment is \$4,260,200, resulting in retaining 313 jobs and creating 40 new jobs.

NDA Auburn LLC owns the land and will own the building, leasing it for 15 years to GKN Driveline North America, Inc. GKN received an eight-year abatement for real property from Council at the August 5, 2013 meeting. The tax savings during the eight-year certificate period will be approximately \$55,302, of which \$20,651 is City revenues. To the best of Staff's knowledge, there are no outstanding and/or pending appeals involving the applicant within the City of Auburn Hills.

Ms. Hammond asked how many tax abatements have been issued to GKN over the years.

Mr. Lohmeier stated he wasn't sure how many real and personal property abatements have been approved, but can investigate.

Mr. Roslanowick stated GKN has been in the City since the 1970's.

Mayor McDonald opened the public hearing at 8:06 p.m.

Mr. Roslanowick apologized as being a last minute fill-in from North Carolina. The Showcase Cinema no longer exists; it has been completely recycled, including the concrete which is being made into pellets. The asphalt will be removed this week and it will also be recycled, with construction beginning shortly thereafter. Between now and 2015, GKN will be adding approximately 75 technical jobs at the new building. There will be four divisions located within the building; Driveline, being the largest, then Sinter Metals, and two smaller divisions.

Ms. Verbeke noted the information she received mentioned 60 new jobs, not 75, and asked why the difference.

Mr. Roslanowick explained the paperwork from the State indicates 50 jobs; however, it is anticipated that number will be exceeded. The company is currently hiring new technical workers - electric mechanical systems people for the new all-wheel drive technologies. This is a new brand of engineering for GKN.

Ms. Verbeke, in response to Ms. Sendegas, acknowledged GKN has partnered with the City in many ways, and asked Mr. Roslanowick to mention some of those events.

Mr. Roslanowick noted there are many events GKN participates in, from food drives, adopting families at Christmas time, a habitat project each year; GKN has a very enthusiastic employee activity committee that picks which six programs the employees will support each year, many of them are reoccurring each year.

Responding to Mr. Kittle, Mr. Roslanowick stated he lives in North Carolina, but is the project leader for this new construction.

Mr. Kittle asked about the \$4 million plus, in personal property. What percentage is purchased from U.S. manufacturers.

Mr. Roslanowick stated the furniture and infrastructure will be purchased from Steel Case, a Michigan supplier; he isn't sure where the computer stations are made. When possible, Michigan made products is used.

Mr. Knight questioned if enough technical people are found in the area to fill the technical positions.

Mr. Roslanowick stated GKN has a very good relationship with Oakland University and at any given time there are between 20 and 25 interns working at the Company. GKN also has programs with Michigan and Michigan State. Typically, of the Interns GKN has, 80% are retained by the Company.

Mayor McDonald closed the public hearing at 8:10 p.m.

Moved by Verbeke; Seconded by McDaniel.

RESOLVED: To approve the request for an 8-year IFEC for new personal property for GKN Driveline North America, Inc. for a total personal property investment of \$4,260,200 by adopting the attached resolution (Attachment E).

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke

No: None

Resolution No. 13.09.157

Motion Carried (6-0)

9f. Public Hearing/Motion – IFEC for GKN Sinter Metals, LLC for Personal Property

Mr. Lohmeier stated a related entity, GKN Sinter Metals, has applied for an IFEC for personal property, and as of July 31, 2013 the personal property has yet to be purchased. The personal property will be used at the new facility located on Opdyke Road. This application involves a variety of personal property, including testing equipment and other miscellaneous items, with a total project investment of \$690,000. This too, will result in retaining 313 jobs and adding 40 new jobs.

The eight-year abatement being sought will result in approximately \$12,242 tax savings of which \$4,526 would be City revenues. There are no pending tax appeals.

Mayor McDonald opened the public hearing at 8:13 p.m.

Mr. Roslanowick stated Sinter Metals, one of the four divisions in the building, will employ approximately 100 people.

Mayor McDonald closed the public hearing at 8:15 p.m.

Moved by McDaniel; Seconded by Hammond.

RESOLVED: To approve the request for an 8-year IFEC for new personal property for GKN Sinter Metals, LLC. for a total personal property investment of \$690,000 by adopting the attached resolution (Attachment F).

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke

No: None

Resolution No. 13.09.158

Motion Carried (6-0)

9g. Public Hearing/Motion – IDD for LVFI Real Estate Holdings, LLC

Mr. Lohmeier introduced Larry Emmert, Director of Operations, and refreshed Council's memory of Mr. Emmert receiving a tax abatement for a building rehabilitation of the old Wal-Mart building. A request was received July 31, 2013 to establish an Industrial Development District.

Legend Valve currently owns and operates the facility at this location. Legend Valve is a related entity to LVFI Real Estate Holdings, LLC. The parcel consists of 21.63 acres and is zoned I-1; Light Industrial. The building is approximately 150,000 square feet, which is primarily used as warehouse for distribution work. The owner intends to purchase some major personal property to use with the existing building.

To the best of Staff's knowledge there are no pending tax appeals of this application or the property. An established IDD is necessary for the company to request a tax abatement, which is the next agenda item.

Mr. Lohmeier confirmed for Mr. Knight, the IDD is for the entire site, including the out lots.

Mayor McDonald opened the public hearing at 8:18 p.m.

Mr. Kittle asked Mr. Emmert how he liked the LED lights.

Mr. Emmert stated he was contacted by the City, and he likes the LED lights and the savings has been right on target, also there have been no maintenance issues since they've been installed.

Mayor McDonald closed the public hearing at 8:19 p.m.

Moved by Kittle; Seconded by Knight.

RESOLVED: To approve the request to establish an Industrial Development District for LVFI Real Estate Holdings, LLC, by adopting the attached resolution (Attachment G).

Mr. McDaniel, as a Member of the Beautification Advisory Commission, congratulated Legend Valve for again winning a beautification award for turning a not-so-attractive site to one of the most beautiful commercial properties in the City.

Mayor McDonald also congratulated Legend Valve for celebrating their 25th anniversary.

Mr. Emmert thanked Council, the City and the Fire Department in particular, for helping them celebrate the anniversary.

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke

No: None

Resolution No. 13.09.159

Motion Carried (6-0)

9h. Public Hearing/Motion – IFEC LVFI Real Estate Holdings, LLC for Personal Property

Mr. Lohmeier explained this application for an IFEC has been received from LVFI Real Estate Holdings, LLC (LVFI) for personal property on August 1, 2013, one day after the IDD was applied for, as required by the State. As of this date the personal property has yet to be purchased, and will be used at the facility located at 300 N. Opdyke Road.

The application involves a variety of personal property components with a total project investment of \$2,643,770 creating five new jobs. LVFI is requesting an eight-year certificate, generating a savings of approximately \$67,177, of which \$24,499 is City revenues. There are no known property tax appeals.

Mr. Knight noted, he should have been asking right along, but have all those seeking eight-year abatements met all the qualifications and requirements.

Mr. Lohmeier stated per City policy, all have met the City requirements.

Mayor McDonald opened the public hearing at 8:23 p.m.

Mr. Emmert explained this will expand the company's operations from straight distribution to light manufacturing and pipe extrusion. The closest type of this product is imported by them, so now it will allow them to produce the product and not have to import from overseas.

Ms. Hammond is pleased business is going well and echoed Mr. McDaniel's appreciation of a nice looking property. Continuing, Ms. Hammond asked if he and his company have become more involved in participating in City events.

Mr. Emmert stated yes, particularly around the holidays with food drives and toy drives, with a local church and a local charity organization. There was also a tract of land donated for the current pathway project.

Mayor McDonald closed the public hearing at 8:25 p.m.

Moved by Knight; Seconded by Verbeke.

RESOLVED: To approve the request for an 8-year IFEC for new personal property for LVFI Real Estate Holdings, LLC., for a total personal property investment of \$2,643,770 by adopting the attached resolution (Attachment H).

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke

No: None

Resolution No. 13.09.160

Motion Carried (6-0)

9i. Public Hearing/Motion – IFEC TSM Corporation for Personal Property and Real Property

Mr. Lohmeier introduced Tim Gould, Controller and Administrator for TSM Corporation. Mr. Lohmeier explained an application for an Industrial Facilities Exception Certificate (IFEC) was received for real property and personal property for 1175 N. Opdyke Road; the parcel is approximately 7.69 acres and zoned I-1, light industrial

The request was submitted on July 26, 2013, and as of this date no personal property has been purchased and no construction has started. TSM owns the property on which this real and personal property project will be placed.

This application involves real property, including expansion of the facility by approximately 57,800 square feet, and new personal property including racking, forklifts, computers and other miscellaneous items. This project will result in 19 new jobs.

Total investment in new real property is \$2,550,000 and personal property is \$250,000, combined equals \$2,800,000, the amount requested by TSM. If the abatement is granted for the eight-year maximum, the potential property tax savings over the term of the abatement is approximately \$16,567. There are no pending tax appeals, to the best of Staff's knowledge.

Mayor McDonald opened the public hearing at 8:29 p.m.

Mr. Gould stated TSM Corporation started in 1978 and in 1990 moved to Auburn Hills and built their first facility on Rex Boulevard. In 1998 TSM outgrew the Rex Boulevard facility and built their current facility, which is 85,000 square feet. Currently, they are ready to expand with an almost 58,000 square foot addition. The warehouse portion of the business will be moved into the new expansion of the building, allowing for more manufacturing space. This addition will also allow warehousing from Rochester Hills to come back to Auburn Hills.

Mayor McDonald asked what type of positions the newly created jobs will demand.

Mr. Gould explained the positions will be mostly for the warehouse area.

Mayor McDonald closed the public hearing at 8:31 p.m.

Moved by Verbeke; Seconded by Kittle.

RESOLVED: To approve the request for an 8-year IFEC pertaining to new real property and personal property for TSM Corporation with a total real property investment of \$2,550,000 and personal property investment of \$250,000 for a combined total investment of \$2,800,000 by adopting the attached resolution (Attachment I).

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke

No: None

Resolution No. 13.09.161

Motion Carried (6-0)

9j. Motion – Approve Combined PUD Step One – Qualification / Step Two – Site Plan approval, along with Tree Removal Permit approval / The Parkways

Mr. Cohen noted the proposed area is just outside of downtown Auburn Hills and is the eastern gateway to downtown; this project has been in the making for over a year. The east-west road is proposed to extend from Squirrel Road to Adams Road, with a large portion of the road to be built as part of this project. This development, The Parkways, is being proposed by the Mocerri Company, and the units will be similar to those stacked flats situated at the north corner of Squirrel Court and Squirrel Road, and the townhomes on Squirrel Road near Auburn Road. As part of the proposal, Mr. Mocerri is proposing a 160 unit congregate care facility, which will be a prairie style building; however, the congregate care facility will be a future phase with its own site plan.

The Mocerri Companies intend to begin construction of Area A (22 townhouses / 24 stacked flats = 46 units) as early as weather allows in the spring of 2014. This initial build will include a public pedestrian corridor as well as a pedestrian pathway along Adams Road. The new boulevard road will be designed and built simultaneously by the City with funds generated by the sale of the land. Area B (12 townhouses / 48 stacked flats = 60 units) and possibly Area C (12 townhouses) are anticipated to begin construction in the spring of 2015.

Area D (30 townhouses) and Area E (160 unit congregate care facility) may be built concurrent with Areas A-C based on market conditions, with a construction start date of no later than 2017. A separate PUD Step Two site plan will be required for these future phases.

Mr. Knight asked for more information regarding the proposed City Park.

Mr. Cohen explained the dividing line of the first phase is the access way that extends from the Clinton River Trail, and the first part of the park will be built with the first phase. When the second phase is built, the grading for the park will be done, and Mr. Mocerri will make a donation to help with the landscaping of the park. Mr. Mocerri will be creating the park, but the park will be a dedicated City park.

Mr. Kittle noted there hasn't been a PUD approval in quite some time, and asked if it is typical to present both steps one and two, for approval at the same time.

Mr. Cohen stated two years ago, the PUD ordinance was amended to allow the process to move more quickly. Prior to the amended ordinance, each PUD step was at approximately 30 day intervals, which just made the process extremely slow.

Mr. Cohen continued, explaining the new boulevard will be an east/west road and extend from Adams Road with off-shoots as it is developed, extending eventually to Squirrel Road. The new boulevard will be on the north side of Auburn Road, in the general location of the City acquired Mound Steel and Superior Concrete facilities.

Mr. Kittle asked about the road connections with Forester Square and the road sharing controversy.

Mr. Cohen explained the concern of Forester Square residents is this new proposed development will be connecting with Forester Square's private roads and whether the new development should be paying a specific amount of money towards the maintenance of the Forester Square roads. As part of the Planning Commission discussion, which included City Attorney Beckerleg, the concern is two separate connections of the roads. There are four proposed locations where the public and private roads will connect; two connections are publically connected and two will be emergency break-away gated points. The law does not prohibit a public road connecting with a private road. There are 30 units, in the third phase, which will have a connection with Forester Boulevard. The amount of money that The Parkways should pay for road maintenance has not yet been determined.

Continuing, Mr. Cohen explained the traffic signal will most likely be moved from its current location at Forester Boulevard and Adams Road, to the new boulevard and Adams Road location. With the traffic signal being relocated, the majority of traffic from both The Parkways and Forester Square will use the new boulevard to access Adams Road and not Forester Boulevard. Mr. Mocerri has indicated to the Forester Square community what he believes to be a fair and equitable amount. This is a private issue between Forester Square's homeowners association and Mr. Mocerri.

Mr. Beckerleg explained the amount of contribution from the Mocerri Companies, with respect to the road, is a private matter between the developer and the homeowners association, and should have no bearing on Council's decision to approve the development. The other connection at Jotham Road will most likely be Forester Square residents using that access point to Adams Road.

Mr. Cohen confirmed for Mr. McDaniel, that all of the buildings in The Parkways will have access to the new public road. The 30 townhouses in a future phase will have frontage along Raleigh, and therefore may access Forester Boulevard at the stub.

Mr. McDaniel asked if the trail way extends from River Woods Park, and if the new proposed park would be an extension of River Woods Park.

Mr. Cohen stated the new park will be a separate park from River Woods.

Ms. Verbeke asked if the park would have any amenities.

Mr. Tanghe explained it is currently being planned as a passive park; possibly in the future the City may make improvements.

Mr. Cohen explained it is more of a village green, being enclosed by both developments as well as the Forester Square clubhouse.

Mr. Knight noted the pathway coming off of the Clinton River Trail is a path to nowhere, it stops at private property. There is a pathway from River Woods Park extending to private property, and Mr. Knight suggests the City construct, on the north side of the park, a pathway and to ask Mr. Mocerri to allow the City to continue a pathway connecting to River Woods Park, making a pathway loop. This could be included in the second phase of the project.

Mr. Cohen explained there are plans in the works that will allow access points to the different parks along the river.

Mr. Knight suggested on the east side of the proposed units, that Mr. Mocerri constructs a pathway to connect to the other pathways.

Mr. Auger noted that Mr. Mocerri creating the open space through to the trail is an advantage for the Forester Square residents to gain trail and entrance to the other parks.

Mr. Knight noted he would like the public to have access to trails along the river loop, but it would be necessary to pass through private property.

Mr. Mocerri suggested a connection between the proposed townhouses and the College Heights neighborhood. After further discussion, it was determined the connection wasn't necessary since there are sidewalks along Forester Boulevard and Raleigh which will connect with the park.

Mr. Mocerri noted the original Forester Square plan proposed 383 units and The Parkways is proposing significantly less, only 308 units, a 20% reduction. Originally open space was proposed at 1.32 acres, The Parkways is proposing 26% of the land or 5.62 acres to be dedicated to parks and open space. Traffic counts will also be significantly lower since the density is reduced.

Ms. Hammond noted she loves the plans, but asked why the senior housing is the last phase of development. She would prefer to see senior housing develop sooner than later.

Mr. Mocerri explained it isn't necessarily last; however, he doesn't have any architectural drawings prepared at this point. When plans are ready for Council approval, he will move forward, and that may be sooner than the last phase. Alphabetically the senior housing is last, but it does not necessarily mean chronologically last.

Mr. Kittle asked why the park will be City owned, incurring another expense of maintaining the park.

Mr. Auger stated it is not required to be owned by the City, but was part of the negotiations for the property with Mr. Mocerri's purchase price. There was always the intent of having an open space.

Mr. Kittle stated it would almost be awkward for the general public to use the park, when it is basically in the backyards of the Forester Square and The Parkways residents.

Mr. Auger stated it is adjacent to a public road which the City is creating, having access points for the general public's use, as well as access from the trail.

Responding to Ms. Verbeke, Mr. Cohen stated the park consists of approximately two and a half acres, with five total acres of green space throughout the development.

Mr. Auger stated the park will be graded and landscaped; possibly in the future other items can be added. Regarding ownership of the park, it was mutually agreed to by Mr. Mocerri and the City, that it be a City owned park.

Mr. Kittle stated the City is planning and budgeting for the river walk and amphitheatre, focusing on downtown, and this proposed park doesn't fit into that focal point. He believes this proposed park should belong to the development, as part of the homeowners association, not the City.

Ms. Verbeke understood Mr. Kittle's point, there are many parks downtown and questioned if it is necessary for this to be owned and maintained by the City.

Mr. Cohen stated the City will be maintaining only the park area, the remaining green space will be maintained by the Mocerri Company.

Mayor McDonald asked if a municipality gains 'points', for having a specific amount of green space within the community.

Mr. Cohen stated yes, as far as the Parks and Recreation plan and the amount of parks the City has per capita. It is more of the overall river walk connection and the green space connection of downtown and the parks as a City amenity.

Mr. Kittle agrees with the open space, just not government owned. He understands the reasoning behind the City owned river walk and amphitheatre, enabling people walk and congregate downtown.

Mr. Auger stated the two areas are not intended to work against each other but together. It could be possible for the homeowners association, if maintained by them, to close the park to the public. If the City owns the property, it will always be open to any resident.

Mr. Kittle understood; however, he personally would not like everyone to have access to the space, since essentially it is in the backyard of many of those homeowners.

Mr. Knight noted Forester Square has their own green space and park, and he doesn't understand the issue with the roads. The City provides public roads for all to use, and if Forester Square doesn't want others to use their roads, then they can gate them off. He would think the residents of Forester Square would want access to plowed road.

Mr. Mocerri noted the park area is a transition area, there is also plenty of parallel parking area on the boulevard for residents to enjoy the park. The City owns the property, and will continue to own the property, it is not property he acquired and is giving back to the City. This park allows access for all to both the river walk as well as the Clinton River Trail.

Continuing, Mr. Mocerri explained the new boulevard will be as beautiful as Squirrel Road, from River Woods Park to Auburn Road, is today.

Responding to Mr. McDaniel, Mr. Mocerri stated no, this development will not be turned over to an association. The buildings are built as apartments and all parking areas are private, but they may be converted to condominiums.

Mr. McDaniel suggested if not City owned, it may be possible for an association to construct buildings on that park property and for that reason he is in favor of the City owning the park.

Mr. Beckerleg noted the City is not selling that piece of property to Mr. Mocerri, that specific piece of property is and will remain City owned.

Mr. Tanghe stated that is correct. The park is a public, road-side park. The new park is included to be part of an urban setting, open to all residents, but the majority of those visiting will be immediate neighbors of the park. With the new boulevard eventually connecting to downtown, it will encourage more foot traffic to downtown plus out to this area. The park was intended as part of this development at the insistence of the City.

Mr. Tanghe explained when the City is considering owning a piece of property, there is discussion with the DPW department to make sure there won't be difficulties in maintaining that property; in this case, another reason to keep it a passive park, quick and easy maintenance.

Mayor McDonald noted this park is City owned, and when and if there is a decision to make improvements to the park, it will come back before Council for discussion and approval.

Ms. Hammond suggested, as discussed in the past, this area may be the perfect location for a community garden.

Ms. Verbeke asked, if the City still owns this park property, then where is the green space indicated by Mr. Mocerri; or is the City owned green space being credited as part of Mr. Mocerri's green space count.

Mr. Mocerri noted part of his green space is attributed to decreasing the number of units being constructed from the original plan. As the developer of the project, he will be grading and developing the property along with the initial landscaping, based on the per unit basis. Mr. Mocerri noted the plan is being presented as a total site plan, not separate parts.

Mr. Cohen stated this site plan exceeds the ordinance requirements for green space. This is a public/private partnership and the sale of the property will help pay for the new road construction.

Mr. Knight believes the park should be owned by The Parkways for those residents.

Mr. McDaniel stated if Mr. Mocerri wishes to build on that space, he must first purchase it from the City. With the City owning that piece of property, it ensures the residents it will always be a green space.

Mr. Knight stated if Council approves the PUD Step One approval, the City is committing to the concept plan submitted. Step Two of the PUD approval is approving the site plans for construction of Phases 1A, 1B and 1C. The City owns the proposed park property and the City can do whatever they want with that property, including it being a park.

Mr. Auger explained, when the City entered into the purchase agreement with Mr. Mocerri, the purchase agreement was quite clear on what property was being sold and what property was being retained by the City. Part of the negotiations of the purchase agreement, was for Mr. Mocerri to grade that piece of property the City was retaining for the purpose of a passive park and to install basic landscaping. The decision that should be focused on this evening isn't the park, but the recommendation of the Planning Commission to move forward with this PUD proposal.

Mr. Mocerri stated the park was part of the sales agreement when first discussed approximately one year ago. Continuing, Mr. Mocerri explained this is a step in completing the City's Master Plan for downtown.

Mr. Kittle stated because of the size of agenda and the many important issues included in the agenda, there was much reading. Speeding through items without due diligence is not what he believes he and Council should be doing. A new park requires City maintenance, resulting in possibly more equipment and manpower and after this evening's budget workshop and looking at the general fund balance, with decreases of over 50% between the projected year-end 2013 and projected year-end 2018, the outlook isn't great. He loves the open spaces and understands the importance of it, but maybe park maintenance can be part of a shared service agreement or look at the incremental revenue that is going to be generated from a tax base of these units.

Mr. Auger understood Mr. Kittle's point, but explained Mr. Kittle was a champion of this project when first discussed, noting it will have about a \$75 million retail value when completed. This will help the tax base tremendously and the school districts. Any community would love to have a commitment such as this.

Mr. Kittle agreed with Mr. Auger. He would have liked to have known more about this project prior to a few days in which to digest the information.

Mr. Beckerleg noted an important issue not discussed, the developer will be contributing \$100 per unit, upon issuance of a certificate of occupancy to a park improvement fund.

Mr. Cohen noted the fund would receive \$100 for each of the 308 units.

Mr. Beckerleg confirmed for Mr. Knight, the purchase agreement includes the City providing a park in this development and is deed restricted, and must maintain the park.

Mr. Kittle asked if the fund balance reflects this development.

Mr. Auger stated in the scope of City owned and maintained park land, the hundreds of acres, this small piece of open space to be mowed, is incidental. The fund is not broken down by that small number of manpower hours to maintain this park, which will result in an additional \$75 million investment for the City.

Mr. Kittle noted these are apartments, not individual condominiums.

Mr. Mocerri stated the form of ownership is irrelevant, it is the quality of architecture and how this development will fit in with the community that is being approved. When the mortgages for condominiums are available to the consumer as well as the developer, the plan is to convert these apartments to condominiums.

Mr. Kittle noted he likes the proposed project; however, his concern is will the City be in financial shape to maintain and increase its services to the residents with all the new construction taking place, including the loss of the personal property tax.

Mayor McDonald noted this City has chosen to become an all encompassing City, to help the seniors and the youth. The City has a great pathway system to accommodate the walkers and the bikers who will be able to stop at the park, even if just to sit for a minute. It is another opportunity for people to get together. The property Silverman donated to the City on Baldwin Road is seldom used, but was accepted graciously by the City. With this park, it will be utilized by not just the local residents, but anyone who uses the pathway system or the parks and is a great reflection on the City.

Mr. Knight asked if there will be lighting the entire length of the new boulevard and if so, will it be included in one of the first phases.

Mr. Tanghe explained Mr. Mocerri's responsibility for building the road is from the Adams Road entrance point to Jotham Road, and the City's responsibility is from Jotham Road, west to the next property line. The boulevard will have plants and irrigation in the center, as well as decorative lighting, as budgeted as part of the plan. The City has accumulated 17 acres further west, to extend the boulevard at a later date.

Ms. Verbeke asked if the City owns this park property, is there a contract with Mr. Mocerri acting as a contractor for the City for the grading and landscaping.

Mr. Tanghe stated that is correct, the Mocerri Company will be required to have liability insurance as would be done with any contractor working on City property.

Dan Glinecki of 3835 Pierce, stated his home faces the park property and he is very pleased with what he has learned this evening regarding the project. Currently, the City is maintaining a good portion of the property including the proposed park, so there won't be additional money spent by the DPW. He was concerned with rental properties versus owned property and hopes the conversion happens as quickly as possible. He supports the project proceeding as presented and trusts Mr. Mocerri will do an excellent job with this development as he has done with others. He hopes the extension of the new boulevard into downtown will happen in the very near future.

Moved by Hammond; Seconded by McDaniel.

RESOLVED: To accept the Planning Commission's recommendation and approve the combined PUD Step One – Qualification / Step Two – Site Plan approval, along with the associated Tree Removal Permit, for The Parkways subject to staff and consultants' conditions.

Mr. Kittle thanked Mr. Glinecki for noting the lawn is currently being maintained by the DPW. He also stressed the importance of Council doing their due diligence.

Mr. Knight believes the benefits of this site plan and project out-weigh the disadvantages and will support the project.

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke

No: None

Resolution No. 13.09.162

Motion Carried (6-0)

9k. Motion – Approve Delinquent Tax Transfers to 2013 Winter Tax Bills

Ms. Buschmohle noted each year for the winter taxes the Utility Billing department creates a list of water & sewer and assessment amounts that are 90 days delinquent as of August 1st. In accordance with City Ordinance # 634, the City transfers these delinquent amounts that have been billed and are outstanding over to the winter tax roll. Community Development has prepared a list of weed cutting and blight clean-up charges, Assessing Department has prepared a list of Forester Square Road Paving Special Assessment District delinquencies, as well as waste hauler accounts billed by Waste Management and delinquent as of August 1st to be transferred to the winter tax roll. The amounts are Forester Square Road Paving Special Assessment - \$16,711.30; Water & Sewer Usage - \$598,123.20; Waste Management - \$86,549.50; Blight Clean Up - \$1,200.20; Weed Cutting - \$16,760.00 for a total of \$719,344.20.

Ms. Hammond asked if this is an improvement over past years.

Ms. Buschmohle noted the blight and weed cutting is less than last year, waste haulers has increased because the City is collecting a full years worth of delinquencies and Forester Square has only 26 delinquencies as opposed to 31 last year.

The water & sewer is high because of two specific accounts that are delinquent; Lake Village Apartments and Bloomfield Orchard Apartments both have been delinquent in years past.

Responding to Ms. Verbeke, Ms. Buschmohle explained the two apartment complexes typically pay the water & sewer bill from the winter tax roll inclusion.

Mr. Knight was amazed at the number of delinquent trash hauler accounts.

Moved by Verbeke; Seconded by Kittle.

RESOLVED: To accept the City Treasurer's recommendation on the Delinquent Property Tax Transfers, and authorize the transfer of the delinquent special assessments in the amount of \$719,344.20 for collection on the 2013 City of Auburn Hills Winter Taxes, in accordance with ordinance # 634 and Resolution No. 11.08.153 and Ordinance # 11-839.

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke

No: None

Resolution No. 13.09.163

Motion Carried (6-0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Kittle:

- Asked for an update regarding correspondence from Forester Square residents dating back to March.
- Responding to the resident who spoke regarding the Library, he asked the Mayor if there has been any progress in scheduling a meeting between Council and the Library Board.
- He wasn't pleased with the election coverage in the City newsletter, noting comments were misstated.
- From a Planning Commission stand point, he is curious how the soccer fields are progressing.
- Economically, there is a recovery according to some, and asked if there is any chance that Lowe's will continue construction on the Great Lakes Crossing Road site.
- He is beginning to change his philosophy regarding IFEC's, and not giving up that tax revenue may be a good thing in the future.

Mayor McDonald asked if Mr. Kittle would like to elaborate on the comment regarding the comments in the newsletter and the election.

Mr. Kittle explained Mayor McDonald had an article in the newsletter that discussed the upcoming election and at the time of publication the information was not factual.

Mayor McDonald stated at the time of publication, with a deadline to be met, the context of the article were factual.

Mr. Kittle stated the newsletter went to print a few days after the filing deadline.

Mayor McDonald stated once he writes his piece for the newsletter, he is done, and does not amend it every day until publication.

Mayor McDonald asked Mr. Auger if the agenda approval had been received from the Library, to move forward with a joint meeting.

Mr. Auger stated the agenda has been sent to the Library for approval, and the Library Board will be discussing the joint meeting and agenda at their next meeting.

- The schedule for workshops have gotten off track, including this evening's budget meeting that was not on the list, and asked when the workshops will get back on track.

Mayor McDonald stated the budget should be completed this month.

Mr. Auger stated when setting up the workshops for Council, he overlooked the annual budget workshops that generally take place. At Council's request the workshops will continue.

Ms. Verbeke asked for an updated list of workshops.

Mr. Cohen stated the soccer fields are expected to be hydro-seeded this fall. There were two separate utility problems, beyond the owner's control, so there has been a six month delay. It will take minimally 18 months for the turf to be established; play is scheduled for the spring of 2015.

Mr. Auger stated staff has been working with the property owners of the former Lowe's site. There have been ideas tossed around, but there will not be a Lowe's on the property.

Ms. Hammond:

- Asked how the parking garage is coming along and if the elevator is running.

Mr. Tanghe explained the electricity supply is completed to the garage and the University Center, but not yet to the apartments. There is a substantial list of punch list items to be completed, and it should be ready for the October 3rd ribbon cutting. Most of the flooring has been completed in the University Center and should be completed in a week. There has been a lot of interest from the colleges and universities with a lot of bookings.

Ms. Verbeke:

- Agreed with Mr. Kittle, that Mayor McDonald should have made sure the information in the newsletter was accurate when it went to press.

Mayor McDonald asked what inaccurate information was in his newsletter article.

Ms. Verbeke stated the timing could have avoided the conflict.

Mayor McDonald asked what conflict, this is an election year and at the time the article was written, at the deadline, the information was correct.

Ms. Verbeke believed the Mayor was wrong in what he did. She noted she sent an e-mail making suggestions for all candidates to be treated fairly and has not gotten a response from anyone and asked what will be done to correct the problem.

Mr. McDaniel noted it is a City publication that included a partial list of candidates running for Council election, and the City could send out a list of all candidates running for Council as well as Library Board candidates.

Ms. Verbeke suggested the list be included in the water bill or put on the City's website.

Mayor McDonald stated the article in the newsletter is his message, as the Mayor, and has nothing to do with the function of the City.

Mr. McDaniel questioned the Mayor asking if the publication containing his message is paid for by the City.

Mayor McDonald stated as Mayor, he writes whatever he chooses. He did nothing dishonest.

Mr. McDaniel made the following motion:

Moved by McDaniel; Seconded by Verbeke.

RESOLVED: To prepare a release updating the public with all the names of the Candidates for City Council and Library Board for the November 5, 2013 election.

Mayor McDonald asked what about the write-in candidates.

Mr. McDaniel stated they will be included, and up dated as necessary for any other write-in candidates submitting their paper work. It is important to get an accurate representation to the people.

Mr. Auger stated the names of the candidates are on the Clerk's page of the website, and have been there since the filing deadlines.

Mr. Kittle suggested as opposed to a formal press release, that there be a blog by the City Clerk on the website.

Ms. Hammond apologized she had not read the Mayor's article and asked if the names of the candidates at the time were mentioned.

Mayor McDonald explained he had written, 'as I write this message there are three candidates running for City Council' followed by the names.

Mr. McDaniel asked for clarification that at the time of printing the newsletter, the filing deadline had expired.

Mr. Auger stated he is not taking sides with this issue, but the Mayor does have a deadline that must be met, because it is an outside source that publishes the newsletter. He is also aware that the Mayor was out of town during that time and staff doesn't normally review the Mayor's message.

Mr. McDaniel asked if the information was sent to the printer after the filing deadline.

Mr. Auger stated he didn't know.

Mr. McDaniel stated he had checked with the Clerk's Office and the newsletter was sent to the publisher after the filing deadline.

Ms. Verbeke asked Ms. Kowal for the names the candidates that have currently filed.

Mayor McDonald stated this is not a political forum.

Ms. Verbeke wants to make sure the residents know the facts.

Ms. Kowal named the following as candidates for City Council: John Burmeister, Tom Coolman, Bob Gray, Stuart Jason, Bob Kittle, Henry Knight, Ryan McDonald and Veronica Mitchell.

Mr. McDaniel stated it doesn't have to be a press release, just a release so residents know who the candidates are for City Council.

VOTE: Yes: Kittle, Knight, McDaniel, Verbeke

No: Hammond, McDonald

Resolution No. 13.09.164

Motion Carried (6-0)

- Wanted to remind everyone to join The Friends of the Library as Mr. Kittle has suggested in the past. Mr. Bicknell, who spoke earlier, was at the last Library Board meeting that she also attended. She is hopeful, that after four months of waiting to have a joint Library Board/Council meeting it will become a reality.

Mr. Knight:

- Noted the City Assessor mentioned at each request there have been no tax appeals for those companies requesting abatements. He wanted the public to understand if a company is appealing taxes, thinking they are over taxed, they shouldn't be asking Council for a tax abatement.
- Following up on Mrs. Sendegas' comments, 30 years ago his church got a HUD loan and built an eight-story rent subsidized apartment building in Redford. Auburn Hills has subsidized housing for seniors, but no subsidized housing for others and it is something that should be considered.
- He wants to make it clear the Library is completely independent from the City and City Council. City Council Members have no say over the Library, a separate millage is collected for the Library and the Library Board is an elected body by the residents.

Mr. Kittle noted the general public is not aware that Council has no control over the Library.

Mr. Knight stated that is why he made the statement and explanation.

Mayor McDonald:

- The Blue Grass Festival this past Saturday was fantastic; very well attended and excellent bands.

11. CITY ATTORNEY'S REPORT – none.

12. CITY MANAGER'S REPORT

- The downtown parking continues to have the traffic flow monitored, noting any adjustments to the lane markings as needed and noting traffic accidents.
- The diamond grinding on Squirrel Road is still scheduled to be completed this season.
- He will be returning to Washington D.C. next week to continue with the next step for the Federal manufacturing policies in the U.S. and help explain that things are still built in Michigan and how the Federal policies affect Michigan companies and workers.
- There are staff members in China recruiting businesses and doing retention visits by continuing the City's global outreach and global footprint.
- Read a letter that was sent to the Mayor, but represents what a fine and dedicated Staff the City has.

'Mayor McDonald,

I wanted to express our sincere appreciation to everyone at the City of Auburn Hills for helping during our recent production of an important public service announcement on cancer. The Detroit Lions and Henry Ford Health Systems chose us to develop this TV commercial and we filmed it over the course of two nights, August 16th and August 17th, on the grounds of Five Points Community Church.

Along the way we enjoyed wonderful support from the City. For example, Brian Marzolf, Recreation Director offered the football field/ athletic field on Cross Creek Parkway for our use. We also were issued a permit to film on a quick turn-around by Laurie Johnson, Economic Development Film Coordinator and her great staff. Don Grice, DPW Deputy Director, was instrumental in securing a meter as well as 200 feet of hose we could use. At the last minute, late on Friday evening, he helped us secure 50 more feet, which was delivered to us in less than 15 minutes after we called him. Don was a great source of information as we had questions and concerns during the preproduction.

Lt. John Herring and Lt. Ryan Gagnon also were extremely helpful with our questions as well as with our attempts trying to secure EMT's and an ambulance for our second night of filming.

I'm sure there are more people and extend great appreciation to anyone who we may have left out. We have completed many commercials and TV productions in many cities across the country, and quite honestly we have encountered few that were as responsive and generally helpful as representatives of the City of Auburn Hills.

On behalf of everyone involved, including Henry Ford Health Systems and the Detroit Lions please accept our thanks. For us this proves Auburn Hills really is the place to do business.

Sincerely,

Christine Storer, Director of Media for DBA'

13. EXECUTIVE SESSION – Sale of Property

Moved by Ms. Verbeke; Seconded by Ms. Hammond.

RESOLVED: To adjourn to Executive Session.

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke

No: None

Resolution No. 13.09.165

Motion Carried (6-0)

Council adjourned to Executive Session and 10:18 p.m. and reconvened the regular meeting at 10:30 p.m.

Moved by Knight; Seconded by Verbeke.

RESOLVED: Move to authorize the sale of City-owned parcel 02-14-14-176-009 to Amson Dembs Development, Inc. in the amount of \$122,665; and authorize the Assistant City Manager Thomas Tanghe to execute the purchase agreement and all other documents up to and including those required for the closing of the transaction.

VOTE: Yes: Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke

No: None

Resolution No. 13.09.166

Motion Carried (6-0)

14. ADJOURNMENT The meeting adjourned at 10:32 p.m.

James D. McDonald, Mayor

Terri Kowal, City Clerk

**CITY OF AUBURN HILLS
RESOLUTION 13.09.153
APPROVING AN AMENDMENT FOR
FAURECIA USA HOLDINGS, INC.
INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE 2013-108**

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills MI 48326 on the **9th day of September, 2013**.

The following resolution was offered by Councilperson Knight and supported by Councilperson Verbeke.

WHEREAS, the City of Auburn Hills and the State Tax Commission approved an Industrial Facility Exemption Certificate in the year 2013 for Faurecia USA Holdings, Inc. for a facility located at 2800 High Meadow Circle, Auburn Hills, and

WHEREAS, the certificate, known as Industrial Facility Exemption Certificate 2013-108, was approved with an estimated project cost of \$24,000,000 for real property, and

WHEREAS, before acting on said application, the City Council of Auburn Hills held a hearing on the **9th day of September, 2013** at a regularly scheduled meeting, at which time the applicant, the assessor, and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, Faurecia USA Holdings, Inc. has filed an application for an amendment to reflect the revised estimated costs for real property, and

WHEREAS, Rule 54 of the State Tax Commission allows a local unit to approve the revised cost of an Industrial Facility, and

WHEREAS, it is hereby found and determined by the City of Auburn Hills Council that the granting of the revised cost for Industrial Facility Exemption Certificate 2013-108 is reasonable and proper, 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.

NOW, THEREFORE, BE IT RESOLVED that the request for revised costs in the amount of **\$24,779,500** for real property for Industrial Facilities Exemption Certificate **2013-108**, 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.

The City Clerk shall send an original copy of this resolution to the Faurecia USA Holdings, Inc. and the State Tax Commission.

AYES: Mayor McDonald, Mayor Pro Tem Hammond, Council Members Kittle, Knight, McDaniel, Verbeke
NAYS: None
ABSENT: Council Member Doyle
ABSTENTIONS: None

RESOLUTION 13.09.153 APPROVED (6-0)

STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the **9th day of September, 2013**.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this **18TH day of September, 2013**.

Terri Kowal, City Clerk

**CITY OF AUBURN HILLS
RESOLUTION 13.09.154
APPROVING AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
FOR FAURECIA AUTOMOTIVE SEATING, LLC**

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills MI 48326 on the **9th day of September, 2013**.

The following resolution was offered by Councilperson Kittle and supported by Councilperson Knight.

WHEREAS, pursuant to P.A. 198, 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on the **15th day of September, 1986**, the City of Auburn Hills, established an Industrial Development District, commonly referred to as the **Schostak-Comerica Industrial Development District**; and

WHEREAS, **Faurecia Automotive Seating, LLC**, has filed an application for an Industrial Facility Exemption Certificate with the Clerk of the City of Auburn Hills with respect to proposed **personal property** to be acquired and installed within the **Schostak-Comerica Industrial Development District**; and

WHEREAS, before acting on said application, the City Council of Auburn Hills held a hearing on the **9th day of September, 2013** at a regularly scheduled meeting, at which time the applicant, the assessor, and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction and installation of the facility has not begun earlier than six (6) months before **July 30, 2013**, the date of the acceptance of the application for the Industrial Facility Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the **reasonable likelihood to retain, create or prevent the loss of employment** in Auburn Hills; 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 thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of Auburn Hills that:

1. The City Council of Auburn Hills finds and determines that the 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 225 of 1978, **shall not** have the effect of substantially impeding the operation 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.
2. The application for an Industrial Facilities Exemption Certificate with respect to a **New Facility** on the following described parcel of real property situated within the **Schostak-Comerica Industrial Development District**; to wit;

Legal Description:

T3N, R10E, SEC 23 PART OF NE 1/4 BEG AT PT DIST N 87-07-26 E 2660.21 FT & S 01-01-44 W 150.33 FT & N 62-15-07 W 240.61 FT & S 70-20-53 W 403.56 FT & S 33-52-03 W 420.88 FT & S 33-41-03 W 376.97 FT & S 81-17-58 W 541.83 FT & S 81-15-24 W 524.02 FT & S 28-26-18 W 315.55 FT & S 79-34-38 W 351.35 FT & S 69-44-08 W 282.21 FT & S 60-15-48 W 512.88 FT & S 29-55-42 W 252.14 FT & S 25-58-55 W 489.97 FT & S 76-23-10 W 363.75 FT & S 24-52-10 W 215.33 FT & S 67-39-40 W 165.16 FT FROM NE SEC COR, TH S 67-39-40 W 301.92 FT, TH N 67-00-25 W 420.08 FT, TH S 57-59-33 W 100.77 FT, TH N 52-23-13 W 212.35 FT, TH N 08-57-21 W 244.47 FT, TH N 16-30-06 W 361.92 FT, TH N 13-11-59 W 336.07 FT, TH N 02-13-53 W 246.56 FT, TH N 87-46-07 E 114.83 FT, TH N 02-13-53 W 98.43 FT, TH N 87-46-07 E 644.17 FT, TH N 64-43-39 E 318.42 FT, TH N 46-28-35 E 79.83 FT, TH ALG CURVE TO LEFT, RAD 426.50 FT, CHORD BEARS S 65-56-08 E 325.22 FT, DIST OF 333.66 FT, TH S 88-20-50 E 99.50 FT, TH ALG CURVE TO LEFT, RAD 596.50 FT, CHORD BEARS N 86-15-47 E 112.05 FT, DIST OF 112.22 FT, TH S 00-00-00 E 136.18 FT, TH S 18-59-19 W 1419.29 FT TO BEG 43.37 A 4-4-13 FR 008

This real property parcel is also identified as 02-14-23-200-009, having an address of 2800 High Meadow Circle, Auburn Hills, MI 48326

is hereby approved for **Personal Property** improvements only.

3. The Industrial Facilities Exemption Certificate shall remain in force and effect for a period of **eight (8) years**, and the starting date for the certificate is **December 31, 2013** and the ending date is **December 30, 2021**.

4. The total project investment approved is **\$8,083,700**.

5. **Faurecia Automotive Seating, LLC**. agrees to operate the facility for which the Industrial Facilities Exemption Certificate is granted for the term of the certificate, plus an additional **two years** after the date of the expiration.

AYES: Mayor McDonald, Mayor Pro Tem Hammond, Council Members Kittle, Knight, McDaniel, Verbeke

NAYS: None

ABSENT: Council Member Doyle

ABSTENTIONS: None

RESOLUTION 13.09.154 ADOPTED (6-0)

STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the **9th day of September, 2013**.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this **18th** day of **September, 2013**.

Terri Kowal, City Clerk

**CITY OF AUBURN HILLS
RESOLUTION 13.09.155
APPROVING AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
FOR UMICORE AUTOCAT USA 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 on the **9th day of September, 2013**.

The following resolution was offered by Councilperson Knight and supported by Councilperson Kittle.

WHEREAS, pursuant to P.A. 198, 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on the **21st day of May, 1979**, the City of Auburn Hills, established an Industrial Development District, commonly referred to as the **Opperthausen Industrial Development District**; and

WHEREAS, **Umicore Autocat USA Inc.** has filed an application for an Industrial Facility Exemption Certificate with the Clerk of the City of Auburn Hills with respect to proposed **personal property** to be acquired and installed within the **Opperthausen Industrial Development District**; and

WHEREAS, before acting on said application, the City Council of Auburn Hills held a hearing on the **9th day of September, 2013** at a regularly scheduled meeting, at which time the applicant, the assessor, and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction and installation of the facility has not begun earlier than six (6) months before **June 28, 2013**, the date of the acceptance of the application for the Industrial Facility Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the **reasonable likelihood to retain, create or prevent the loss of employment** in Auburn Hills; 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 thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of Auburn Hills that:

1. The City Council of Auburn Hills finds and determines that the 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 225 of 1978, **shall not** have the effect of substantially impeding the operation 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.
2. The application for an Industrial Facilities Exemption Certificate with respect to a **New Facility** on the following described parcel of real property situated within the **Opperthausen Industrial Development District**; to wit;

Legal Description:

T3N, R10E, SEC 14 AMENDED PLAT OF LOTS 1 & 2 OF WALTON-OPDYKE INDUSTRIAL PARK LOT 2 EXC WLY 59.46 FT, ALSOOF 'WALTON-OPDYKE INDUSTRIAL PARK' LOT 3 EXC E 40.54 FT 4-25-96 FR 018 & 022

This real property parcel is also identified as 02-14-14-126-026, having an address of 2347 Commercial, Auburn Hills, MI 48326

is hereby approved for **Personal Property** improvements only.

3. The Industrial Facilities Exemption Certificate shall remain in force and effect for a period of **eight (8) years**, and the starting date for the certificate is **December 31, 2013** and the ending date is **December 30, 2021**.

4. The total project investment approved is **\$638,500**.

5. **Umicore Autocat USA Inc.** agrees to operate the facility for which the Industrial Facilities Exemption Certificate is granted for the term of the certificate, plus an additional **two years** after the date of the expiration.

AYES: Mayor McDonald, Mayor Pro Tem Hammond, Council Members Kittle, Knight, McDaniel, Verbeke

NAYS: None

ABSENT: Council Member Doyle

ABSTENTIONS: None

RESOLUTION 13.09.155 ADOPTED (6-0)

STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the **9th day of September, 2013.**

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this **18th** day of **September, 2013.**

Terri Kowal, City Clerk

**CITY OF AUBURN HILLS
RESOLUTION 13.09.156
APPROVING AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
FOR KATCON USA, 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 on the **9th day of September, 2013**.

The following resolution was offered by Councilperson Verbeke and supported by Councilperson Hammond.

WHEREAS, pursuant to P.A. 198, 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on the **11th day of July, 2011**, the City of Auburn Hills, established an Industrial Development District, commonly referred to as the **Katcon Properties, LLC Industrial Development District**; and

WHEREAS, **Katcon USA, Inc.** has filed an application for an Industrial Facility Exemption Certificate with the Clerk of the City of Auburn Hills with respect to proposed **personal property** to be acquired and installed within the **Katcon Properties, LLC Industrial Development District**; and

WHEREAS, before acting on said application, the City Council of Auburn Hills held a hearing on the **9th day of September, 2013** at a regularly scheduled meeting, at which time the applicant, the assessor, and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction and installation of the facility has not begun earlier than six (6) months before **July 29, 2013**, the date of the acceptance of the application for the Industrial Facility Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the **reasonable likelihood to retain, create or prevent the loss of employment** in Auburn Hills; 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 thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of Auburn Hills that:

1. The City Council of Auburn Hills finds and determines that the 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 225 of 1978, **shall not** have the effect of substantially impeding the operation 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.
2. The application for an Industrial Facilities Exemption Certificate with respect to a **New Facility** on the following described parcel of real property situated within the **Katcon Properties, LLC Industrial Development District**; to wit:

Legal Description:

T3N, R10E, SEC 11 PART OF NW 1/4 BEG AT PT DIST N 38-34-00 W 221.20 FT FROM CEN OF SEC, TH N 75-57-00 W 145.20 FT, TH S 89-43-41 W 415.58 FT, TH N 00-11-00 E 116 FT, TH S 87-46-56 E 439.82 FT, TH S 81-03-19 E 165.94 FT, TH ALG CURVE TO RIGHT, RAD 2395.70 FT, CHORD BEARS S 23-58-34 W 116.51 FT, DIST OF 116.51 FT TO BEG, ALSO BEG AT PT DIST N 61-01-00 W 194.50 FT FROM CEN OF SEC, TH N 86-05-32 W 525 FT, TH N 00-11-00 E 76 FT, TH N 89-43-41 E 415.58 FT, TH S 75-57-00 E 145.20 FT, TH SLY ALG WLY LI OF HWY 85 FT TO BEG, ALSO BEG AT INTER OF E & W 1/4 LINE WITH WLY LINE M-24 HWY DIST N 85-33-00 W 203.90 FT FROM CEN OF SEC, TH N 85-33-00 W 492.80 FT, TH N 00-11-00 E 76 FT, TH S 86-05-32 E 525 FT, TH SWLY ALG WLY LINE OF HWY 85 FT TO BEG 3.32 A11-16-99 FR 019, 020 & 022

This real property parcel is also identified as 02-14-11-176-029, having an address of 2965 Lapeer Rd., Auburn Hills, MI 48326

is hereby approved for **Personal Property** improvements only.

3. The Industrial Facilities Exemption Certificate shall remain in force and effect for a period of **eight (8) years**, and the starting date for the certificate is **December 31, 2013** and the ending date is **December 30, 2021**.
4. The total project investment approved is **\$1,011,300**.
5. **Katcon USA, Inc.** agrees to operate the facility for which the Industrial Facilities Exemption Certificate is granted for the term of the certificate, plus an additional **two years** after the date of the expiration.

AYES: Mayor McDonald, Mayor Pro Tem Hammond, Council Members Kittle, Knight, McDaniel, Verbeke
NAYS: None

ABSENT: Council Member Doyle
ABSTENTIONS: None

RESOLUTION 13.09.156 ADOPTED (6-0)

STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the **9th day of September, 2013.**

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this **18th** day of **September, 2013.**

Terri Kowal, City Clerk

**CITY OF AUBURN HILLS
RESOLUTION 13.09.157
APPROVING AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
FOR GKN DRIVELINE NORTH AMERICA, 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 on the **9th day of September, 2013**.

The following resolution was offered by Councilperson Verbeke and supported by Councilperson McDaniel.

WHEREAS, pursuant to P.A. 198, 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on the **17th day of June, 2013**, the City of Auburn Hills, established an Industrial Development District, commonly referred to as the **NDA Auburn LLC Industrial Development District**; and

WHEREAS, **GKN Driveline North America, Inc.** has filed an application for an Industrial Facility Exemption Certificate with the Clerk of the City of Auburn Hills with respect to proposed **personal property** to be acquired and installed within the **NDA Auburn LLC Industrial Development District**; and

WHEREAS, before acting on said application, the City Council of Auburn Hills held a hearing on the **9th day of September, 2013** at a regularly scheduled meeting, at which time the applicant, the assessor, and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction and installation of the facility has not begun earlier than six (6) months before **July 31, 2013**, the date of the acceptance of the application for the Industrial Facility Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the **reasonable likelihood to retain, create or prevent the loss of employment** in Auburn Hills; 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 thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of Auburn Hills that:

1. The City Council of Auburn Hills finds and determines that the 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 225 of 1978, **shall not** have the effect of substantially impeding the operation 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.
2. The application for an Industrial Facilities Exemption Certificate with respect to a **New Facility** on the following described parcel of real property situated within the **NDA Auburn LLC Industrial Development District**; to wit;

Legal Description:

T3N, R10E, SEC 14 PART OF E 1/2 OF NW 1/4 BEG AT PT DIST S 86-38-00 E 1381.92 FT & N 01-26-00 E 44.50 FT & N 01-11-00 E 600 FT & N 00-56-00 E 597.17 FT & S 89-04-00 E 50 FT FROM W 1/4 COR, TH S 89-04-00 E 541.23 FT, TH N 53-33-00 E 91.97 FT, TH N 74-01-50 E 125.69 FT, TH S 89-04-00 E 326.48 FT TO W LINE OF I-75 HWY, TH S 01-39-20 W 928.01 FT, TH N 88-57-20 W 503.33 FT, TH N 46-25-20 W 51.42 FT, TH N 37-48-20 W 89.03 FT, TH N 41-55-20 W 54.65 FT, TH N 49-52-00 W 184.56 FT, TH N 87-54-20 W 96.88 FT, TH S 02-05-40 W 233.53 FT, TH N 88-57-20 W 90.65 FT, TH S 00-56-00 W 20 FT, TH N 88-57-20 W 79.76 FT, TH N 00-56-00 E 824.52 FT TO BEG 19.60 AQ129K

This real property parcel is also identified as 02-14-14-176-007, having an address of 2150 N. Opdyke Road, Auburn Hills, MI 48326

is hereby approved for **Personal Property** improvements only.

3. The Industrial Facilities Exemption Certificate shall remain in force and effect for a period of **eight (8) years**, and the starting date for the certificate is **December 31, 2013** and the ending date is **December 30, 2021**.

4. The total project investment approved is **\$4,260,200**.

5. **GKN Driveline North America, Inc.** agrees to operate the facility for which the Industrial Facilities Exemption Certificate is granted for the term of the certificate, plus an additional **two years** after the date of the expiration.

AYES: Mayor McDonald, Mayor Pro Tem Hammond, Council Members Kittle, Knight, McDaniel, Verbeke
NAYS: None
ABSENT: Council Member Doyle
ABSTENTIONS: None

RESOLUTION 13.09.157 ADOPTED (6-0)

STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the **9th day of September, 2013.**

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this **18th** day of **September, 2013.**

Terri Kowal, City Clerk

**CITY OF AUBURN HILLS
RESOLUTION 13.09.158
APPROVING AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
FOR GKN SINTER METALS, LLC.**

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills MI 48326 on the **9th day of September, 2013**.

The following resolution was offered by Councilperson McDaniel and supported by Councilperson Hammond.

WHEREAS, pursuant to P.A. 198, 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on the **17th day of June, 2013**, the City of Auburn Hills, established an Industrial Development District, commonly referred to as the **NDA Auburn LLC Industrial Development District**; and

WHEREAS, **GKN Sinter Metals, LLC**. has filed an application for an Industrial Facility Exemption Certificate with the Clerk of the City of Auburn Hills with respect to proposed **personal property** to be acquired and installed within the **NDA Auburn LLC Industrial Development District**; and

WHEREAS, before acting on said application, the City Council of Auburn Hills held a hearing on the **9th day of September, 2013** at a regularly scheduled meeting, at which time the applicant, the assessor, and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction and installation of the facility has not begun earlier than six (6) months before **July 31, 2013**, the date of the acceptance of the application for the Industrial Facility Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the **reasonable likelihood to retain, create or prevent the loss of employment** in Auburn Hills; 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 thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of Auburn Hills that:

1. The City Council of Auburn Hills finds and determines that the 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 225 of 1978, **shall not** have the effect of substantially impeding the operation 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.

2. The application for an Industrial Facilities Exemption Certificate with respect to a **New Facility** on the following described parcel of real property situated within the **NDA Auburn LLC Industrial Development District**; to wit;

Legal Description:

T3N, R10E, SEC 14 PART OF E 1/2 OF NW 1/4 BEG AT PT DIST S 86-38-00 E 1381.92 FT & N 01-26-00 E 44.50 FT & N 01-11-00 E 600 FT & N 00-56-00 E 597.17 FT & S 89-04-00 E 50 FT FROM W 1/4 COR, TH S 89-04-00 E 541.23 FT, TH N 53-33-00 E 91.97 FT, TH N 74-01-50 E 125.69 FT, TH S 89-04-00 E 326.48 FT TO W LINE OF I-75 HWY, TH S 01-39-20 W 928.01 FT, TH N 88-57-20 W 503.33 FT, TH N 46-25-20 W 51.42 FT, TH N 37-48-20 W 89.03 FT, TH N 41-55-20 W 54.65 FT, TH N 49-52-00 W 184.56 FT, TH N 87-54-20 W 96.88 FT, TH S 02-05-40 W 233.53 FT, TH N 88-57-20 W 90.65 FT, TH S 00-56-00 W 20 FT, TH N 88-57-20 W 79.76 FT, TH N 00-56-00 E 824.52 FT TO BEG 19.60 AQ129K

This real property parcel is also identified as 02-14-14-176-007, having an address of 2150 N. Opdyke Road, Auburn Hills, MI 48326

is hereby approved for **Personal Property** improvements only.

3. The Industrial Facilities Exemption Certificate shall remain in force and effect for a period of **eight (8) years**, and the starting date for the certificate is **December 31, 2013** and the ending date is **December 30, 2021**.

4. The total project investment approved is **\$690,000**.

5. **GKN Sinter Metals, LLC**. agrees to operate the facility for which the Industrial Facilities Exemption Certificate is granted for the term of the certificate, plus an additional **two years** after the date of the expiration.

AYES: Mayor McDonald, Mayor Pro Tem Hammond, Council Members Kittle, Knight, McDaniel, Verbeke
NAYS: None
ABSENT: Council Member Doyle

ABSTENTIONS: None

RESOLUTION 13.09.158 ADOPTED (6-0)

STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the **9th day of September, 2013.**

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this **18th** day of **September, 2013.**

Terri Kowal, City Clerk

**CITY OF AUBURN HILLS
RESOLUTION 13.09.159
ESTABLISHING AN INDUSTRIAL DEVELOPMENT DISTRICT
FOR LVFI REAL ESTATE HOLDINGS, LLC**

At a meeting of the City Council held on the **9th day of September, 2013** at the City Council Chambers at 1827 N. Squirrel Rd., Auburn Hills MI 48326

It was moved by Council Member Kittle and supported by Council Member Knight.

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

WHEREAS, **LVFI Real Estate Holdings, LLC** has petitioned this City Council to establish an Industrial Development District on the property herein described; and

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

WHEREAS, the City Council of the City of Auburn Hills, has given written notice by certified mail to the owners of real property within the proposed Industrial Development District and to the public by newspaper advertisement in the Oakland Press, and public posting of the hearing on the establishment of the proposed district; and

WHEREAS, a public hearing was held on **9th day of September, 2013** at which all of the owners of real property within the proposed Industrial Development District and all residents and taxpayers of Auburn Hills were afforded an opportunity to be heard; and

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

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

Parcel identification: 02-14-26-301-004

Legal description: T3N, R10E, SEC 26 PART OF SW 1/4 BEG AT PT DIST S 01-51-41 E 643.54 FT & N 88-07-19 E 8.89 FT FROM W 1/4 COR, TH N 88-07-19 E 18.81 FT, TH N 01-55-59 W 260 FT, TH N 88-07-19 E 20 FT, TH N 01-55-59 W 144.58 FT, TH S 88-52-01 E 686.77 FT, TH N 01-06-39 E 30 FT, TH S 88-52-01 E 170.29 FT, TH S 00-09-45 E 1152.26 FT, TH N 89-56-25 W 861.15 FT, TH N 01-55-59 W 113.53 FT, TH S 89-56-25 E 247.11 FT, TH N 00-10-57 E 182 FT, TH N 89-56-25 W 253.83 FT, TH N 01-55-59 W 437.47 FT TO BEG 21.63 A10-16-01 FR 003 & 351-002

be and here is established as a Industrial Development District pursuant to the provisions of Act 198 of the Public Acts of 1974 to be known as the **LVFI Real Estate Holdings, LLC Industrial Development District**.

AYES: Mayor McDonald, Mayor Pro Tem Hammond, Council Members Kittle, Knight, McDaniel, Verbeke

NAYS: None

ABSENT: Council Member Verbeke

ABSTENTIONS: None

RESOLUTION 13.09.159 ADOPTED (6-0)

STATE OF MICHIGAN)

) SS

COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the City Council held on the **9th day of September, 2013**, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on **this 18th day of September, 2013**.

Terri Kowal, City Clerk

**CITY OF AUBURN HILLS
RESOLUTION 13.09.160
APPROVING AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
FOR LVFI REAL ESTATE HOLDINGS, LLC.**

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills MI 48326 on the **9th day of September, 2013**.

The following resolution was offered by Councilperson Knight and supported by Councilperson Verbeke.

WHEREAS, pursuant to P.A. 198, 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on the **9th day of September, 2013**, the City of Auburn Hills, established an Industrial Development District, commonly referred to as the **LVFI Real Estate Holdings, LLC Industrial Development District**; and

WHEREAS, **LVFI Real Estate Holdings, LLC**. has filed an application for an Industrial Facility Exemption Certificate with the Clerk of the City of Auburn Hills with respect to proposed **personal property** to be acquired and installed within the **LVFI Real Estate Holdings, LLC Industrial Development District**; and

WHEREAS, before acting on said application, the City Council of Auburn Hills held a hearing on the **9th day of September, 2013** at a regularly scheduled meeting, at which time the applicant, the assessor, and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction and installation of the facility has not begun earlier than six (6) months before **August 1, 2013**, the date of the acceptance of the application for the Industrial Facility Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the **reasonable likelihood to retain, create or prevent the loss of employment** in Auburn Hills; 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 thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of Auburn Hills that:

1. The City Council of Auburn Hills finds and determines that the 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 225 of 1978, **shall not** have the effect of substantially impeding the operation 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.
2. The application for an Industrial Facilities Exemption Certificate with respect to a **New Facility** on the following described parcel of real property situated within the **LVFI Real Estate Holdings, LLC Industrial Development District**; to wit;

Legal Description:

T3N, R10E, SEC 26 PART OF SW 1/4 BEG AT PT DIST S 01-51-41 E 643.54 FT & N 88-07-19 E 8.89 FT FROM W 1/4 COR, TH N 88-07-19 E 18.81 FT, TH N 01-55-59 W 260 FT, TH N 88-07-19 E 20 FT, TH N 01-55-59 W 144.58 FT, TH S 88-52-01 E 686.77 FT, TH N 01-06-39 E 30 FT, TH S 88-52-01 E 170.29 FT, TH S 00-09-45 E 1152.26 FT, TH N 89-56-25 W 861.15 FT, TH N 01-55-59 W 113.53 FT, TH S 89-56-25 E 247.11 FT, TH N 00-10-57 E 182 FT, TH N 89-56-25 W 253.83 FT, TH N 01-55-59 W 437.47 FT TO BEG 21.63 A10-16-01 FR 003 & 351-002

This real property parcel is also identified as 02-14-26-301-004, having an address of 300 N. Opdyke Road, Auburn Hills, MI 48326

is hereby approved for **Personal Property** improvements only.

3. The Industrial Facilities Exemption Certificate shall remain in force and effect for a period of **eight (8) years**, and the starting date for the certificate is **December 31, 2013** and the ending date is **December 30, 2021**.

4. The total project investment approved is **\$2,643,770**.

5. **LVFI Real Estate Holdings, LLC**. agrees to operate the facility for which the Industrial Facilities Exemption Certificate is granted for the term of the certificate, plus an additional **two years** after the date of the expiration.

AYES: Mayor McDonald, Mayor Pro Tem Hammond, Council Members Kittle, Knight, McDaniel, Verbeke

NAYS: None

ABSENT: Council Member Doyle

ABSTENTIONS: None

RESOLUTION 13.09.160 ADOPTED (6-0)

STATE OF MICHIGAN)

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COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the **9th day of September, 2013.**

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this **18th** day of **September, 2013.**

Terri Kowal, City Clerk

**CITY OF AUBURN HILLS
RESOLUTION 13.09.161
APPROVING AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
FOR TSM CORPORATION**

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills MI 48326 on the **9th day of September, 2013**.

The following resolution was offered by Councilperson Verbeke and supported by Councilperson Kittle.

WHEREAS, pursuant to P.A. 198, 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on the **16st day of September, 1985**, the City of Auburn Hills, established an Industrial Development District, commonly referred to as the **Four Northwestern Corp. and Bert L. Smokler & Co. Industrial Development District**; and

WHEREAS, **TSM Corporation** has filed an application for an Industrial Facility Exemption Certificate with the Clerk of the City of Auburn Hills with respect to proposed new **real and personal property** within the **Four Northwestern Corp. and Bert L. Smokler & Co. Industrial Development District**; and

WHEREAS, before acting on said application, the City Council of Auburn Hills held a hearing on the **9th day of September, 2013** at a regularly scheduled meeting, at which time the applicant, the assessor, and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction and installation of the facility has not begun earlier than six (6) months before **26th day of July, 2013**, the date of the acceptance of the application for the Industrial Facility Exemption Certificate; and

WHEREAS, completion of the **real and personal property** is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in Auburn Hills; 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 thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of Auburn Hills that:

1. The City Council of Auburn Hills finds and determines that the 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 225 of 1978, shall not have the effect of substantially impeding the operation 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.

2. The application for an Industrial Facilities Exemption Certificate with respect to a **New Facility** on the following described parcel of real property situated within the **Four Northwestern Corp. and Bert L. Smokler & Co. Industrial Development District**; to wit;

The real property parcels the facility is located on is identified as tax parcel 02-14-23-152-027, having an address of 1175 North Opdyke Road, Auburn Hills, MI 48326, including:

Legal Description: T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOTS 1 & 2 9-22-98 FR 001 & 002

is hereby approved for **real property and personal property improvements**.

3. The Industrial Facilities Exemption Certificate shall remain in force and effect for a period of **eight (8) years**, and the starting date for the certificate is **December 31, 2013** and the ending date is **December 30, 2021**.

4. The total project investment approved is **\$2,800,000**.

5. **TSM Corporation** agrees to operate the facility for which the Industrial Facilities Exemption Certificate is granted for the term of the certificate, plus an additional **two years** after the date of the certificate's expiration.

AYES: Mayor McDonald, Mayor Pro Tem Hammond, Council Members Kittle, Knight, McDaniel, Verbeke

NAYS: None

ABSENT: Council Member Doyle

ABSTENTIONS: None

RESOLUTION 13.09.161 ADOPTED (6-0)

STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the **9th day of September, 2013.**

IN WITNESS WHEREOF, I have hereunto affixed my official signature on **this 18th day of September, 2013.**

Terri Kowal, City Clerk