



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JANUARY 6, 2020

AGENDA ITEM NO. .

## CITY OF AUBURN HILLS TAX INCREMENT FINANCE AUTHORITY INFORMATIONAL MEETING December 10, 2019

**CALL TO ORDER:** Chairman Hassett called the meeting to order at 4:00 PM.

**ROLL CALL:**

Present:	Hassett, Kneffel, Goodhall, Thornton, Roberts, Klemanski
Absent:	Waltenspiel, Dolly, Price
Also Present:	Brandon Skopek, Director of Authorities
Guests:	Tom Hoyt, Artist

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

### PERSONS WISHING TO BE HEARD

None.

### REVIEW OF PROJECTS COMPLETED OVER THE LAST YEAR

Mr. Skopek reviewed for the Board Public Act 57 of 2018. Public Act 57 of 2018 requires tax increment financing authorities to hold two informational meetings per calendar year. Informational meetings are for the purpose of informing the public of the goals and direction of the authority, including projects to be undertaken in the coming year. The informational meetings are not for the purpose of voting on policy, budgets, or other operational matters. The Act also includes additional reporting requirements, as well as, additional website requirements.

Mr. Skopek stated that the Board has participated in multiple projects and initiatives throughout 2019. He broke down the projects by each TIF District.

#### **TIF-A**

- Completion of the Knight Amphitheater and Splash Pad
- Acquisition of 3346 Auburn Road
- Installation of new "Public Parking" sign for downtown parking structure
- Purchase of speed radar signs for downtown
- Downtown events and marketing
- Maintenance and landscaping services
- Irrigation for planted areas

#### **TIF-B**

- Opdyke Road water and sewer upgrades
- Maintenance and landscaping services
- Irrigation for planted areas

#### **TIF-D**

- Purchase of fitness equipment for Public Safety Building
- Oakland University/City of Auburn Hills streetscape banners
- Maintenance and landscaping services
- Irrigation for planted areas

Dr. Klemanski asked who was in charge of maintaining the website to ensure compliance with the new Act.

Mr. Skopek stated that he will work in conjunction with the City's Media Communications Specialist to ensure compliance with the new Act.

### **FISCAL YEAR 2020 PLANS**

Mr. Skopek reviewed the projects for fiscal year 2020. He broke down the projects by each TIF District.

#### **TIF-A**

- Riverside Park play structure installation
- Riverside Park bank stabilization project
- Riverside Park light pole painting
- Installation of seating at the splash pad
- Squirrel Court building façade enhancements
- Downtown events
- Pathway maintenance and landscaping services
- Provide irrigation for planted areas

#### **TIF-B**

- Strategic property purchases
- Pathway maintenance and landscaping services
- Provide irrigation for planted areas

#### **TIF-D**

- Community Center kitchen renovation project
- Pathway maintenance and landscaping services
- Provide irrigation for planted areas

Chairman Hassett asked if the Board would have an opportunity to be involved in the façade enhancements proposed for the buildings along Squirrel Court.

Mr. Skopek stated he will be drafting an RFP for the Board for review and approval and the Board will also award the RFP.

Chairman Hassett asked what enhancements were envisioned.

Mr. Skopek stated that the enhancements would be a mural designed by artists to incorporate more artwork into downtown. He provided some examples from other communities such as downtown Utica, downtown Berkley, and downtown Holly.

Chairman Hassett asked for clarification if this would be artwork as opposed to permanent façade enhancements.

Mr. Skopek confirmed that staff would be seeking artists for artwork. He added that the Board approved \$8,000 for the façade enhancements and this would not cover any permanent treatments.

Chairman Hassett noted irrigation costs were high in the TIF districts. He asked if there was any type of sensor that could be utilized to turn off the irrigation when it is raining in order to save money.

Mr. Skopek stated he is unsure of the mechanics behind the irrigation. He added that he can reach out to the Department of Public Works to see what the process is.

Mr. Goodhall asked if there would be set meeting dates for informational meetings in the future.

Mr. Skopek stated that there are not currently set meeting dates for the informational meetings, but he would like to hold them in the first and fourth quarters of the year. He asked if there was a direction from the Board on when to hold the informational meetings.

Dr. Klemanski stated that the first quarter and fourth quarter makes sense.

Chairman Hassett concurred.

Ms. Roberts asked if the MiL building downtown will have a mural or artwork added to its side elevation.

Mr. Skopek stated that Designhaus depicted a mural on their site plan, but he is unsure of what the mural is. He will seek additional information from Community Development and report back to the Board.

Vice-Chairman Kneffel observed that he recently visited downtown Jackson and they had painted murals on their buildings. He suggested that it may have been too progressive for the city.

Chairman Hassett noted he is opposed to painting murals on buildings due to maintenance and the potential for vandalism.

Ms. Thornton asked if the property owner of the buildings along Squirrel Court was allowing the City to paint their facades.

Mr. Skopek stated that he has had informal conversations with the building owner and the building owner was open to the idea if the TIFA was willing to fund the project.

#### **ADJOURNMENT**

**Moved by Mr. Goodhall to adjourn the TIFA Informational Meeting.**

**Supported by Ms. Roberts**

**Yes: Hassett, Kneffel, Goodhall, Thornton, Dolly, Roberts**

**No: none**

**Motion carried**

**The TIFA Board of Directors Informational Meeting adjourned at 4:17 p.m.**

Respectfully submitted,

Steve Goodhall  
Secretary of the Board

Brandon Skopek  
Executive Director