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: Ron Melchert, Director of Public Works; Stan Torres, Manager of Municipal Properties

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

PERSONS WISHING TO BE HEARD
Mr. Skopek introduced Mr. Melchert and Mr. Torres.

CORRESPONDENCE AND PRESENTATIONS

A. Department of Public Works Presentation – Irrigation Overview

Mr. Torres gave a presentation on the irrigation components within the three TIFA districts. The full presentation is attached (Attachment A).

Ms. Thornton asked if the irrigation for the hanging baskets downtown was worn out or destroyed.

Mr. Torres stated that there was miscommunication on the Auburn Road construction project on whether the City or the contractor would be preserving the irrigation system and the system was removed and not replaced.

Mr. Melchert added that the downtown rehabilitation project was complex from both a construction and funding standpoint. In order to control some costs on the project, there was some work conducted in-house. It was then discovered that some of the work would be too much for in-house staff to conduct and then had to be added on to the project, which is where the irrigation for the hanging baskets was missed. The irrigation was removed and before it could be replaced, new concrete was poured for the sidewalk.

Chairman Hassett stated that the TIFA Board sought a presentation from the Department of Public Works because there has been a large increase in the irrigation costs for the TIFA districts. The Board was curious if there was a way to conduct automatic monitoring of the irrigation and if the system could shut down during a rain event.

Mr. Torres stated that every system has a rain gauge that monitors moisture in the ground. If there is sufficient moisture identified, the system will not run and send an alert to the Department of Public Works. The Department of Public Works will then discuss turf conditions to make the final determination on whether to irrigate or not. He added that if irrigation is running during a rain event, it is either not one of the City’s systems or there is a malfunction in the system.

Secretary Goodhall asked if there was any data on the accuracy of water usage measurement year to year.

Mr. Torres stated that each water meter has an audit trail of electronic records. The City’s software will let staff know if there is an abnormal event. He added that one dry month could create a large fluctuation in water usage.
Mr. Melchert added that the water meters are accurate. He noted that the difference in water usage comes down more to irrigation components and weather events.

The Board thanked Mr. Melchert and Mr. Torres. There was no further discussion on the agenda item.

B. Correspondence from City Manager Tanghe Regarding TIF-D Projects

Mr. Skopek read a piece of correspondence from City Manager Tanghe regarding TIF-D projects. The full correspondence is attached (Attachment B).

Dr. Klemanski asked if there were historical considerations for the Seyburn Mansion.

Mr. Skopek stated it is not a historically designated building.

Chairman Hassett noted that the Seyburn Mansion sits in a prominent location and its removal could lead to a new inviting structure.

Chairman Hassett asked what the Board’s thoughts were if the request was made for the TIFA Board to demolish the Seyburn Mansion.

Ms. Roberts stated her hesitation is that there are not many historical sites in the City and this building is one of the few remaining historical structures.

Vice-Chairman Kneffel suggested replacing the building with a pavilion that could be utilized by the public.

Dr. Klemanski asked if there was any indication on how much the demolition of the Seyburn Mansion would cost.

Mr. Skopek stated that staff does not yet have an estimate for the demolition. City Council has directed the City Manager to obtain quotes for the demolition of the building, but to not proceed with any demolition at this time.

Ms. Roberts noted that she is for the demolition of the building, but she would like to see a dedication in way of a plaque noting this was the site of the Seyburn Mansion.

The general consensus of the Board was to provide financial support for the TIF-D projects noted by City Manager Tanghe.

APPROVAL OF MINUTES

A. TIFA Informational Meeting Minutes – December 10, 2019

 Moved by Mr. Goodhall to approve the TIFA Informational Meeting minutes from December 10, 2019 as presented.
 Supported by Ms. Roberts

 Yes: Hassett, Kneffel, Goodhall, Thornton, Roberts, Klemanski
 No: none

 Motion carried

B. TIFA Regular Meeting Minutes – December 10, 2019

 Moved by Mr. Goodhall to approve the TIFA Regular Meeting minutes from December 10, 2019 as presented.
 Supported by Ms. Thornton

 Yes: Hassett, Kneffel, Goodhall, Thornton, Roberts, Klemanski
 No: none

 Motion carried

FINANCIAL REPORT
A. FY 2019 Adopted Budget and YTD Summary – December 31, 2019

Mr. Skopek reviewed the financial report for the period ending December 31, 2019. He noted that these numbers have not yet been audited, but staff does not anticipate any significant changes for final numbers in fiscal year 2019.

Moved by Dr. Klemanski to receive and file the financial report for period ending December 31, 2019.
Supported by Ms. Thornton

Yes: Hassett, Kneffel, Goodhall, Thornton, Roberts, Klemanski
No: none

Motion carried

OLD BUSINESS

None.

NEW BUSINESS

None.

BOARD MEMBER COMMENTS

Ms. Thornton asked if Larco Brothers Pizzeria has started serving alcohol yet.

Mr. Skopek stated that they are anticipating to begin serving alcohol next week.

Vice-Chairman Kneffel noted that Blue Skies Brewery seemed to be progressing with their tenant build-out.

Mr. Skopek stated that there were some contractor issues in the beginning of the process, but the issues have been resolved and the owners are quickly progressing with their build-out.

Chairman Hassett asked if there has been any progress made on the TIFA owned building at 3346 Auburn Road.

Mr. Skopek stated that staff has received the architectural plans for the interior demolition of the building and the Department of Public Works is near completion with removing the furniture from the building. He added that staff has been actively marketing the site and has a tour scheduled with a developer next week.

Chairman Hassett commented that he is not in favor of painting a mural on the back of the buildings located on Squirrel Court in downtown and would rather improve the four storefront entrances on Squirrel Court. He added that improving the four storefronts would be much more attractive than painting a mural.

Ms. Roberts and Ms. Thornton concurred.

Ms. Roberts commented that painting a mural would take away from the high-quality building design seen downtown in new developments.

Vice-Chairman Kneffel concurred.

Chairman Hassett recommended framing the storefront entrances to make them more attractive and remove the paint from the buildings.

Ms. Roberts stated that the wall could be painted one uniform color and make the storefronts themselves attractive.
Vice-Chairman Kneffel asked what type of mural was envisioned.
Mr. Skopek stated that the intent was to issue a Request for Proposals for artists to submit design ideas. He noted that if the Board would like to proceed in a different direction, staff can prepare some alternative ideas for the Board to discuss at the February meeting. He added that any design sought would require approval from the building owner.

Chairman Hassett requested staff take photos of the building in its current condition for discussion purposes at the next TIFA Board meeting.

There was no further discussion on the agenda item.

**DIRECTOR UPDATES**

Mr. Skopek updated the Board that the Downtown Development Authority (DDA) has formed an organization committee and a promotion committee as part of the Main Street initiative. The committees will focus on promoting and marketing downtown, enlisting volunteers, and planning and hosting special pop-up events. The DDA Board suggested reaching out the TIFA Board about volunteering to sit on the committees.

Mr. Skopek updated the Board that OHM has been attempting to reach the contractor for the pedestrian alleyway downtown, but has had difficulty getting in contact. He added that he met on site with the Property Manager and Association President of Astoria Park to discuss the removal of the awnings from the west side of the Astoria Park building where the alleyway will be located. The parties are receptive and open to the idea, however, they are not yet ready to give a final answer. They asked staff to reach out to the Chamber of Commerce about removing the awnings since the awnings are affixed to their tenant space. He has not yet received a response from the Chamber of Commerce.

Mr. Skopek updated the Board that staff held the first Summerfest planning meeting this week to discuss event planning and logistics. He noted that last year the TIFA Board sponsored a band for the grand opening and ribbon cutting of the Knight Amphitheater, which was held in conjunction with Summerfest. He is seeking the Board's feedback on sponsoring a band during the 2020 Summerfest. He added that the TIFA has not historically participated in Summerfest, but wanted to present the idea to the Board.

The consensus of the Board was to proceed with a band sponsorship for Summerfest for up to $2,500.

**ANNOUNCEMENT OF NEXT MEETING**

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, February 11, 2020 at 4:00 PM at Auburn Hills City Hall Administrative Conference Room, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

**ADJOURNMENT**

Moved by Chairman Hassett to adjourn the TIFA Board meeting.

Supported by Ms. Thornton

Yes: Hassett, Kneffel, Goodhall, Thornton, Roberts, Klemanski
No: none

Motion carried

The TIFA Board of Directors meeting adjourned at 5:35 p.m.

Respectfully submitted,

Steve Goodhall                 Brandon Skopek
Secretary of the Board                     Executive Director
Irrigation Systems

Department of Public Works
Stan Torres
Manager of Municipal Properties

www.auburnhills.org

(248) 391-3777
(248) 364-6901 office

storres@auburnhills.org
Irrigation Systems

- System Overview
- Technology
- Service Areas
- Watering Schedule
System Overview

32 Meters
32 Controllers
1,000,000 units of water
Activate May 15
De-Activate October 15
Technology

- Tucor Conversions
- RKS+ Controller
  - 6 stations / 100 valves
  - 10 simultaneous programs
  - Individual valve timing
  - Flow sensing
  - Alarms
  - Mobile App
Communication

- Ethernet
- Cellular
# Tucor Conversions

101-266-789.000 Irrigation Expenses

## 2019 Upgrades

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## 2020 Upgrades

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University Streetscape

TIFA - D

2835 University Drive

3002 University Drive
Hamlin Road
TIFA - A

Hamlin Irrigation
Downtown Irrigation
TIFA - A
Watering Schedule

- 12 am - 5am
- Even’s on Mon/Wed/Fri/Sun
- Odd’s on Tue/Thu/Sat/Sun
Thank You!

Stan Torres

Department of Public Works
(248) 391-3777
dpw@auburnhills.org
Brandon,

If possible, can you please share the following correspondence with the TIFA Board so that we may gauge their level of support. Thank you. I know I shared this with you, but I’m not sure if I sent it to you electronically.

Chairman Hassett and Members of the TIFA Board of Directors,

On Monday evening, January 6th, the City Council met in a workshop to discuss the future of two of the buildings on our campus that at this time, remain vacant. The first is the former Seyburn Mansion which has been vacant for some fifteen years now and continues to decline in condition year after year. While the City Council did not make any final determinations about its future, there does not appear to be a legitimate use for it and at this point, it simply remains on our campus as a non-functioning building that we know will cost hundreds of thousands of dollars to repair and to bring into compliance with current codes if we were to attempt to occupy it. After much discussion with staff and the City Council, there was no majority support for anything in particular to be located in the building. The building is not compliant with the Americans with Disabilities Act, has no functioning mechanical systems, and is not designed to meet any municipal need now or in the foreseeable future. Again, it’s important to note that no final decision has been made, but some discussion did take place about perhaps preserving part of it. Of greater consideration is the idea to replace it with a substantial pavilion that is not only in demand, but generates income.

The second building is the former playhouse. It was most recently occupied as the Auburn Hills satellite office of OHM Advisors, the City’s consulting engineers. OHM is headquartered in Livonia and due to their growth, moved to an office building in Auburn Hills in late November, thus, leaving the playhouse unoccupied. While the playhouse has been a source of income over the last several years, City Council determined that the income generated was not substantial enough to the point where it was a vital revenue and determined that some ideas for its use warrants consideration and is more manageable than further considering a very expensive Seyburn Mansion renovation. It should be noted that the playhouse remains in good condition and has been occupied over the years, thus maintained appropriately. A couple of thoughts about the future use of the playhouse include moving items that are currently locked up and stored at Seyburn from the historical society into a space in the playhouse where they can actually be placed on display and viewed by the public. Another idea is to provide a space within the building for our Teen Council for teen gatherings. One idea that I have myself is that it could provide an office space for the Auburn Hills Community Foundation. As you can see, that building could accommodate a number of needs that can be met with a much smaller footprint than Seyburn and remains in an appropriate condition.

Having said all of the above and not knowing what the future holds for either building at this moment in time, I am reaching out the TIFA Board to gain general financial support to pursue final
outcomes for these buildings. In the case of the Seyburn mansion, funding may be requested in the form of demolition and clearance dollars. If part of the building were to remain, funds might be requested to modify the exterior of the building and then renovate the interior, with funding also needed for a new pavilion. And for the playhouse, a funding request could be made for some level of interior renovations to accommodate a variety of future uses, some of which were previously mentioned but remain to be determined. More than anything, I know that for planning purposes, you appreciate hearing about these things in advance so that you know what might be coming your way and not right at the moment when we want them to happen. So while I don’t have more detail than this right now, I still wanted to give you advance notice of what might be requested of the TIFA so that my office can understand the level of support from you for our purposes.

I thank you in advance for receiving this communication and I look forward to providing you with additional information in the months ahead with hopes for your support.

My best to all of you and Happy New Year.

Tom

Thomas A. Tanghe
City Manager  |  City Manager’s Office
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