



## AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

### JUNE, 2023

DAY	TITLE	TIME	LOCATION
5	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
7	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
8	<del>Zoning Board of Appeals</del>	<del>7:00 PM</del>	<b>CANCELED</b>
12	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
13	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
14	Pension Board/Retiree HealthCare Board	3:00 PM	Administrative Conference Room 1827 N. Squirrel Road
19	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
20	<del>Brownfield Redevelopment Authority</del>	<del>6:00 PM</del>	<b>CANCELED</b>

**NOTE:** Anyone planning to attend the meeting who has need of special assistance under the American's with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 48 hours prior to the meeting. Staff will be please to make the necessary arrangements. PLEASE BE ADVISED, DUE TO A LACK OF AGENDA ITEMS, SOME MEETINGS MAY BE CANCELED.



## AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

### JULY, 2023

DAY	TITLE	TIME	LOCATION
10	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
10	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
11	Tax Increment Finance Authority	4:00 PM	Council Conference Room 1827 N. Squirrel Road
<del>12</del>	<del>Planning Commission</del>	<del>7:00 PM</del>	<b>CANCELED</b>
13	Zoning Board of Appeals	7:00 PM	Council Chamber 1827 N. Squirrel Road
<del>17</del>	Downtown Development Authority	5:30 PM	MOVED TO THE 31st
18	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
18	Board of Review	11:00 AM	Administrative Conference Room 1827 N. Squirrel Road
24	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
31	Downtown Development Authority	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road

**NOTE:** Anyone planning to attend the meeting who has need of special assistance under the American's with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 48 hours prior to the meeting. Staff will be please to make the necessary arrangements. PLEASE BE ADVISED, DUE TO A LACK OF AGENDA ITEMS, SOME MEETINGS MAY BE CANCELED.



**CITY OF AUBURN HILLS**  
**MONDAY, JUNE 19, 2023**  
**Regular City Council Meeting ♦ 7:00 PM**

Council Chamber, 1827 N. Squirrel Road, Auburn Hills MI  
248-370-9402 ♦ [www.auburnhills.org](http://www.auburnhills.org)

---

**1. MEETING CALLED TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL OF COUNCIL**

**4. APPROVAL OF MINUTES**

4a. City Council Regular Meeting Minutes, June 5, 2023.

**5. APPOINTMENTS AND PRESENTATIONS**

5a. 2022 Financial Statements Overview & Audit Report, presented by Michael Rolka, representative of Yeo and Yeo.

Motion – To receive the 2022 Financial Statements with supplemental information and the governance letter.

5b. Motion – To confirm the reappointment of Sam Beidoun and Laura Ochs to the Planning Commission.

5c. Introduction of the new Program Coordinators at the Community Center: Rebecca (Becky) Kaszyca, Lindsay Pawlik and Jordan Pitts

**6. PUBLIC COMMENT**

**7. CONSENT AGENDA**

All items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

7a. Board and Commission Minutes

7a1. Brownfield Redevelopment Authority, May 16, 2023

7a2. Public Safety Advisory Committee, May 23, 2023

7a3. Planning Commission, June 7, 2023

7a4. Tax Increment Finance Authority, June 13, 2023

7b. Motion – To receive and file the 2022 Retirement System Annual Report.

7c. Motion – To accept InvoiceCloud as the new electronic billing and payment service provider.

7d. Motion – To amend the Parks Department budget increasing revenue by \$100,000.

7e. Motion - To approve the resolution supporting the grant application to the MEDC.

7f. Motion – To approve modifications to wayfinding signs at Oakland University.

7g. Motion – To approve the 2023 Parking Lot Rehabilitation bid, consulting services and budget amendments.

7h. Motion – To approve a Change Order to the DPW Back Lot Project for the Reconstruction of the Fire Station #3 Parking Lot and City-Wide Curb Repairs.

7i. Motion – To reallocate funding for the DPW Backlot Construction Services.

7j. Motion – To approve Change Order No. 1 for the additional work requested for the 2022 Sewer Lining Project.

**8. UNFINISHED BUSINESS**

**9. NEW BUSINESS**

9a. Public Hearing/Motion – To adopt the resolution approving the Brownfield Plan for Bill Saad Properties, LLC. in Accordance with Public Act 381.

City Council meeting minutes are on file in the City Clerk's Office. NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 or the City Manager's Office at 248.370.9440 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

- 9b. Public Hearing/Motion - To consider non-renewal of certain hotel licenses.
- 9c. Motion – To approve the combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit / Tommy’s Boats Auburn Hills.
- 9d. Motion – To accept the Fourth Quarter 2022 Monitoring Network Review Summary and the 2022 Annual Monitoring Network Review Summary of the Oakland Heights Development Landfill Reports.

- 10. COMMENTS AND MOTIONS FROM COUNCIL**
- 11. CITY ATTORNEY REPORT**
- 12. CITY MANAGER REPORT**
- 13. ADJOURNMENT**





# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JUNE 19, 2023

AGENDA ITEM NO 4A

CITY COUNCIL



## CITY OF AUBURN HILLS REGULAR CITY COUNCIL MEETING **DRAFT** MINUTES

JUNE 5, 2023

**CALL TO ORDER:**

Mayor McDaniel at 7:00 PM.

**LOCATION:**

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

Present: Mayor McDaniel, Council Members Carrier, Cionka, Hawkins, Knight, Marzolf, and Verbeke

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Ballantyne, City Clerk Pierce, Deputy Police Chief McGraw, Fire Chief Massingill, Assistant Director Recreation and Senior Services Beckett, DPW Director Baldante, Manager of Fleet & Roads Hefner, Engineer Driesenga, Management Assistant Hagge

7 Guests

**4. APPROVAL OF MINUTES**

4a. City Council Regular Meeting Minutes, May 15, 2023.

**Moved by Hawkins, Seconded by Knight.**

**RESOLVED: To approve the City Council Regular Meeting Minutes of May 15, 2023.**

**VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke**

**No: None**

**Resolution No. 23.06.060**

**Motion Carried (7 - 0)**

**5. APPOINTMENTS AND PRESENTATIONS**

**6. PUBLIC COMMENT**

Mr. Daryl Cooley of 3073 Henry Dale discussed his concerns with GFL, fireworks and traffic concerns on Squirrel Road between South Blvd. and Auburn Road.

Mr. David Sanders of 224 Juniper, requested an update on the opening of the splash pad and to commented on the skate park.

**7. CONSENT AGENDA**

7a. Board and Commission Minutes

7a1. Downtown Development Authority, May 8, 2023

7a2. DDA & TIFA Joint Meeting, May 8, 2023

7a3. Tax Increment Finance Authority, May 9, 2023

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

7b. Motion – To approve the 2024-2026 Oakland County Community Development Block Grant Program Cooperative Agreement.

**RESOLVED: To authorize the City Manager to enter into Oakland County’s urban county Community Development Block Grant (CDBG) programs for the years 2024, 2025 and 2026 and to remain in Oakland County’s urban county Community Development programs, which shall be automatically renewed in successive three-year qualification periods of time until such time that it is in the best interest of the City to terminate the agreement. (Attachment A)**

7c. Motion – To approve the update to the firearms range.

**RESOLVED: To approve the purchase of the QuikTurn 360-Degree Turning Target System from InVeris, at a cost not to exceed \$135,083.00 and authorize the City Manager to convey acceptance by purchase order.**

7d. Motion – To approve the purchase of office furniture/workstations for Police Department.

**RESOLVED: To approve the purchase of recommended Tayco office furniture from Sandra Stacey Design LLC at a cost not to exceed \$68,184.80 and authorize the City Manager to convey acceptance by purchase order.**

7e. Motion – To approve the 2023 Used Car Dealer Licenses.

**RESOLVED: To approve the Used Car Lot Licenses for the 2023 licensing period for Blue Compass RV, Newcomb’s Auto Service, Oakland Truck and Equipment Sales, Inc., and Summit Place Kia.**

7f. Motion – To reallocate seasonal staff funding from Local Roads to Fleet.

**RESOLVED: To reallocate seasonal staff funding from the local roads account (203-453-703.000) in the amount of \$7,800 to the fleet account (661-594-703.000) for the 2023 Fiscal Year.**

7g. Motion – To approve easements for the Road Commission of Oakland County.

**RESOLVED: To grant the 2 temporary and 1 permanent highway easements as indicated in the exhibits of the memo for the reconstruction and maintenance of Brown Road.**

7h. Motion – To approve the Cost Participation Agreement associated with the Harmon Road Improvements.

**RESOLVED: To approve the cost participation agreement with the Oakland County Board of Commissioners associated with Harmon Road improvements, granting \$88,352 to the City of Auburn Hills.**

**Moved by Carrier, Seconded by Cionka.**

**RESOLVED: To approve the Consent Agenda.**

**VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke**

**No: None**

**Resolution No. 23.06.061**

**Motion Carried (7 - 0)**

**8. UNFINISHED BUSINESS**

**9. NEW BUSINESS**

9a. Motion – To approve the DPW Back Lot Bid Award.

Mr. Hefner presented the reconstruction project for the DPW Back Lot. He reported that the structural area is failing due to the amount of large truck traffic and due to age. Concrete was selected for purposes of longevity

and to provide extra strength that is needed for the weight for the trucks that deliver heavy material. Minor improvements have been made to maintain the area, but a total reconstruction is now needed. The project cost came back higher than projected and a budget amendment is required to offset the cost of this project from other projects that have come in under budget. The funds are to be paid from the Capital Fund in the amount of \$152,00.00 to the Capital Land and Improvements account and \$564,276.25 to the Capital Parking Lot account.

**Moved by Knight, Seconded by Verbeke.**

**RESOLVED:** To approve of the construction bid to Great Lakes Contracting Solutions, LLC, construction engineering/observation and contract services to OHM Advisors, and material testing to G2 Consulting for an estimated total cost of \$789,976.25 and the amendments to the capital projects fund listed within the staff recommendation section of the memo. (Attachment B)

**VOTE:** Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

**Resolution No. 23.06.061**

**Motion Carried (7 - 0)**

#### **10. COMMENTS AND MOTIONS FROM COUNCIL**

Mr. Marzolf – He commented on the Memorial Day Parade and thanked everyone that was involved with this event. He also commented that he is hopeful the City is being proactive with the parking concerns due to the construction projects that are taking place in the downtown area. Mr. Tanghe shared that the area on Churchill Street has been temporarily striped as additional parking. The parking structure is on schedule to be completed by Summerfest.

Mr. Knight – He thought the picnic was a success yet shared he was disappointed at the presentation at the Mom's Memorial. He commented that the Veteran's Memorial should be ready by Veteran's Day. He commented that he is disappointed in Mr. Steuer and the units that were to be completed by this time and are not. He commented that Waukegan needs resurfacing and should be a higher priority due to the school traffic. He shared that he was pleased to attend groundbreaking for UL laboratories and was pleased with the State and County representatives that were in attendance along with City representatives.

Ms. Verbeke – She questioned if there are any restrictions to bonfires with the current dry weather conditions. Chief Massingill shared that as they hear of restrictions, they will inform the City via social media and the website.

Mr. Hawkins – He encouraged the residents to take part in the upcoming activities in the downtown area this Summer.

Mr. Carrier – He commented that the Memorial Day Parade was a great success. He encouraged people to attend the Fishing Derby on Saturday.

Mayor McDaniel – He commented that condominium units that are owned by Mr. Steuer are starting to have issues with blowing garbage and debris again. He asked staff to follow up on this. He also commented that a majority of the projects in the downtown area do a good job at maintaining their construction sites.

#### **11. CITY ATTORNEY REPORT**

**12. CITY MANAGER REPORT**

Mr. Tanghe – He commented that he was pleased to see the following people at the UL laboratories groundbreaking event; Governor Whitmer, Congresswoman Haley Stevens, US Senator Debbie Stabenow, County Executive Dave Coulter, Mayor McDaniel, Mr. Quentin Messer, and acknowledged Jennifer Scanlon the President and CEO of UL laboratories.

**13. ADJOURNMENT**

Hearing no objections, the Mayor adjourned the meeting at 7:34 PM.

---

Kevin R. McDaniel, Mayor

---

Laura M. Pierce, City Clerk

## ATTACHMENT A

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in City Council Chambers at 1827 N. Squirrel Road, Auburn Hills, MI 48326 at 7:00 p.m., on the \_\_\_\_ day of \_\_\_\_, 2023.

The following resolution was offered by Council Member \_\_\_\_ and supported by Council Member \_\_\_\_:

**WHEREAS,** We resolve to opt into Oakland County's Urban County Community Development Block Grant (CDBG) programs for the program years 2024, 2025, and 2025. Furthermore, we resolve to remain in Oakland County's Urban County Community Development programs, which shall be automatically renewed in successive three-year qualification periods of time, or until such time, or until such time that it is in the best interest of the local Community to terminate the Cooperative Agreement.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** that the Auburn Hills City Council opt into Oakland County's urban county Community Development Block Grant (CDBG) programs for the years 2024, 2025, 2026. Furthermore, we resolve to remain in Oakland County's urban county Community Development programs.

AYES: 7 (Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke)

NAYES: None

ABSENT: None

ABSTENTIONS: None

RESOLUTION ADOPTED

STATE OF MICHIGAN)  
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 5<sup>th</sup> day of June, 2023.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this \_\_\_\_ day of \_\_\_\_, 2023.

---

Laura M. Pierce, City Clerk

## ATTACHMENT B

### **STAFF RECOMMENDATION**

Staff recommends approval of the construction bid to Great Lakes Contracting Solutions, LLC, construction engineering/observation and contract services to OHM Advisors, and material testing to G2 Consulting for an estimated total cost of \$789,976.25. Staff also recommends amendments to the capital projects budget as follows: \$152,000 to 401-901-972.000-21BDDPWCKLT and \$564,276.25 to 401-901-973-21BDDPWCKLT.



# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

MEETING DATE: JUNE 19, 2023

AGENDA ITEM NO 5A

FINANCE/TREASURER

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Michelle Schulz, Finance Director  
**Submitted:** 6/6/2023  
**Subject:** Motion – Receive and accept the 2022 Financial Statements with Supplemental Information and the Governance letter

### INTRODUCTION AND HISTORY

The City of Auburn Hills financial audit for calendar year ending December 31, 2022, has been completed by Yeo and Yeo. Yeo and Yeo representative, Michael Rolka, will be present to provide an overview of the financial statements and their audit reports.

Yeo and Yeo's independent audit opinion is on pages 1-3 of the City's 2022 Financial Statements. The independent opinion states that the City's financial statements present fairly the financial position of all the City's financial activities and funds, and the financial statements are presented in conformity with generally accepted accounting principles (GAAP).

Mr. Rolka will also present a graphical Power Point report of major funds and summary data. Further, he will provide for general discussion related to the governance letter.

The City's Financial Report will be filed with appropriate agencies to satisfy the annual fiscal year reporting regulations.

### STAFF RECOMMENDATION

The staff recommends the acceptance of the City's 2022 Financial Statements and the governance letter as presented to the City Council by Yeo and Yeo.

### MOTION

Move to receive and accept the City's audited Financial Statements with supplemental information for the year ending December 31, 2022, and the related governance letter as presented by the City's independent auditors, Yeo and Yeo.

I CONCUR:

---

THOMAS A. TANGHE, CITY MANAGER

June 9, 2023

Honorable Mayor and Members of the City Council  
City of Auburn Hills  
Auburn Hills, Michigan

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Auburn Hills (the City) as of and for the year ended December 31, 2022. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated February 14, 2023. Professional standards also require that we communicate to you the following information related to our audit.

We discussed these matters with various personnel in the City during the audit including management. We would also be pleased to meet with you to discuss these matters at your convenience.

## **Significant Audit Matters**

### **Qualitative Aspects of Accounting Practices**

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in the footnotes of the financial statements. The City has adopted the following Governmental Accounting Standards Board Statements effective January 1, 2022:

- Statement No. 87, *Leases* increases the usefulness of the financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. A lessee will be required to recognize a lease liability and an intangible right-to-use a lease asset, and a lessor will be required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about leasing activities.
- Statement No. 92, *Omnibus 2020* enhances comparability in accounting and financial reporting and improves the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. This Statement addresses a variety of topics and includes specific provisions about the following: (1) The effective date of Statement No. 87, *Leases*, and Implementation Guide No. 2019-3, *Leases*, for interim financial reports (2) Reporting of intra-entity transfers of assets between a primary government employer and a component unit defined benefit pension plan or defined benefit other postemployment benefit (OPEB) plan. (3) The applicability of Statements No. 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68*, and Amendments to Certain Provisions of GASB Statements 67 and 68, as amended, and No. 74, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*, as amended, to reporting assets accumulated for postemployment benefits. (4) The applicability of certain requirements of Statement No. 84, *Fiduciary Activities*, to postemployment benefit arrangements. (5) Measurement of liabilities (and assets, if any) related to asset retirement obligations (AROs) in a government acquisition. (6) Reporting by public entity risk pools for amounts that are recoverable from reinsurers or excess insurers. (7) Reference to nonrecurring fair value measurements of assets or liabilities in authoritative literature. (8) Terminology used to refer to derivative instruments.



- Statement No. 99, 2022 *Omnibus* enhances comparability in accounting and financial reporting and improves the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees.

We noted no transactions entered into by the City during the year for which there is lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City's financial statements were:

- The useful lives of its capital assets. Useful lives are estimated based on the expected length of time during which the asset is able to deliver a given level of service.
- Leases receivable and related deferred inflows of resources. The estimate is based on management's assessment of the likelihood of exercising renewal options and utilizing interest and discount rates.
- Net pension liability, and related deferred outflows of resources and deferred inflows of resources. The estimate is based on an actuarial report.
- Net other postemployment benefits (OPEB) liability, and related deferred outflows of resources and deferred inflows of resources. The estimate is based on an actuarial report.

We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Disclosures in the financial statements are neutral, consistent and clear.

A significant risk is an identified and assessed risk of material misstatement that, in the auditors' professional judgment, requires special audit consideration. Within our audit, we focused on the following areas.

- Management override of controls
- Improper revenue recognition
- Implementation of new accounting standard

## **Accounting Standards**

The Governmental Accounting Standards Board has released additional Statements. Details regarding these Statements are described in the footnotes of the financial statements.

## **Difficulties Encountered in Performing the Audit**

We encountered no significant difficulties in dealing with management in performing and completing our audit.

## **Corrected and Uncorrected Misstatements**

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial and communicate them to the appropriate level of management. Management has corrected all such misstatements.

In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

There were no known uncorrected misstatements that were more than trivial.

## **Disagreements with Management**

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

## **Management Representations**

We have requested certain representations from management that are included in the management representation letter dated as of the date of the audit report.

## **Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

## **Other Audit Findings or Issues**

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

## **Emphasis of Matters in Independent Auditors' Report**

Our report will include the following emphasis of matter paragraph:

### **Change in Accounting Principle**

As described in Note 1 to the financial statements, in 2022 the City of Auburn Hills adopted a new accounting standard, GASB Statement No. 87 *Leases*. Our opinions are not modified with respect to this matter.

## **Report on Required Supplementary Information**

We applied certain limited procedures to management's discussion and analysis and the remaining required supplementary information (RSI) as described in the table of contents of the financial statements that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

## **Report on Other Supplementary Information**

We were engaged to report on other supplementary information as described in the table of contents of the financial statements, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

## **Restriction on Use**

This information is intended solely for the information and use of the City Council and management of the City and is not intended to be, and should not be, used by anyone other than these specified parties.

*Yeo & Yeo, P.C.*

Auburn Hills, Michigan

**City of Auburn Hills**

**Financial Statements**

**December 31, 2022**



**YEO & YEO**

**BUSINESS SUCCESS  
PARTNERS**

## Table of Contents

Section	Page
1 <b>Independent Auditors' Report</b>	1 - 1
2 <b>Management's Discussion and Analysis</b>	2 - 1
3 <b>Basic Financial Statements</b>	
Government-wide Financial Statements	
Statement of Net Position	3 - 1
Statement of Activities	3 - 3
Fund Financial Statements	
Governmental Funds	
Balance Sheet	3 - 4
Reconciliation of Fund Balances of Governmental Funds to Net Position of Governmental Activities	3 - 6
Statement of Revenues, Expenditures and Changes in Fund Balances	3 - 7
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	3 - 9
Proprietary Funds	
Statement of Net Position	3 - 10
Statement of Revenues, Expenses and Changes in Fund Net Position	3 - 13
Statement of Cash Flows	3 - 15
Fiduciary Funds	
Statement of Fiduciary Net Position	3 - 17
Statement of Changes in Fiduciary Net Position	3 - 18
Component Units	
Statement of Net Position	3 - 19
Statement of Activities	3 - 21
Notes to the Financial Statements	3 - 22

<b>Section</b>	<b>Page</b>
<b>4 Required Supplementary Information</b>	
Budgetary Comparison Schedules	
General Fund	4 - 1
Major and Local Streets	4 - 4
Employee Pension Plan	
Schedule of Changes in Net Pension Liability and Related Ratios	4 - 5
Schedule of Employer Contributions	4 - 6
Schedule of Investment Returns	4 - 7
Other Postemployment Benefits	
Schedule of Changes in Net OPEB Liability and Related Ratios	4 - 8
Schedule of Employer Contributions	4 - 9
Schedule of City's Proportionate Share of the Net OPEB Liability	4 - 10
Schedule of Investment Returns	4 - 11
Notes to Required Supplementary Information	4 - 12
<b>5 Other Supplementary Information</b>	
Nonmajor Governmental Funds	
Combining Balance Sheet	5 - 1
Combining Statement of Revenue, Expenditures and Changes in Fund Balance	5 - 2
Pension and Other Postemployment Benefits Funds	
Combining Statement of Fiduciary Net Position	5 - 3
Combining Statement of Changes in Fiduciary Net Position	5 - 4
Street Fund Detail	
Combining Balance Sheet	5 - 5
Combining Statement of Revenues, Expenditures and Changes in Fund Balances	5 - 6

## **Independent Auditors' Report**

Honorable Mayor and Members of the City Council  
City of Auburn Hills  
Auburn Hills, Michigan

### **Report on the Audit of the Financial Statements**

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Auburn Hills (the City), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, based on our audit, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City as of December 31, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Change in Accounting Principle**

As described in Note 1 to the financial statements, in 2022 the City of Auburn Hills adopted a new accounting standard, GASB Statement No. 87, *Leases*. Our opinions are not modified with respect to this matter.

#### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## **Auditors' Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, Employee Pension Plan schedules, and Other Postemployment Benefit schedules, as identified in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



### **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The other supplementary information, as identified in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America by us. In our opinion, based on our audit, the other supplementary information, as identified in the table of contents, is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*Yeo & Yeo, P.C.*

Auburn Hills, Michigan  
June 9, 2023

# **City of Auburn Hills, Michigan**

## **Management's Discussion and Analysis**

### **December 31, 2022**

---

As management of the City of Auburn Hills, Michigan (the "City"), we offer readers this narrative overview and analysis of the financial activities for the year ended December 31, 2022.

#### **Financial Highlights**

- 2021 property tax values saw a net increase of 3.18% from the year prior. 2021 property tax values drive the 2022 property tax revenues. General fund property tax revenues totaled \$21.4 million and reflected a moderate increase over 2021 property tax revenues of approximately \$334,000.
- GASB Statement No. 87, *Leases*, established a single model for lease accounting based on the principle that leases are financings of the right to use an asset. Leases and other lease-type agreements or contracts meeting the requirement of the standard with a right to use a nonfinancial asset such as buildings, land, vehicles, and equipment may now be reflected on the balance sheet. The lease will be an asset or a liability depending on if the City is the lessor or lessee. The guidance required an evaluation of several City agreements that involved the right to use land, building, and other physical assets. Leases receivable for governmental and business-type activities total \$6.9 million and component units \$192,845 as shown on the statement of net position for year ending 2022. The City found only one contract that was necessary to report as a right to use asset liability in the Fieldstone Golf Fund. Additional information about this new reporting requirement and the impact on the financial statements can be found in the notes of the financial statements on pages 3-29, 3-38, and 3-52.
- In the 3<sup>rd</sup> quarter of 2021, the City issued \$14.5 million in debt to fund approximately \$12.5 million in road and \$2 million in roof, HVAC, and other infrastructure projects through 2023. In 2022, an additional \$5.4 million in projects were funded utilizing this low interest rate debt allowing the City to maximize its general fund cash investments during this period of higher interest income. The City expects to spend the remaining bond proceeds totaling approximately \$6.4 million in 2023.
- The City received \$1.3 Million in additional American Rescue Plan money during 2022. Total funding held with the City as the end of 2022 was \$2.6 Million. The City will be using most of the funding to create additional parking space in the City's downtown district.

#### **Overview of the Financial Statements**

The discussion and analysis provided here are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also includes supplemental information intended to furnish additional detail to support the basic financial statements themselves.

#### **Government-wide Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances in a manner similar to a private-sector business. The statement of net position presents financial information on all the City's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., the cost of pension and other postemployment benefits).

**City of Auburn Hills, Michigan**  
**Management's Discussion and Analysis**  
**December 31, 2022**

---

Both government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenue (governmental activities) from other functions, that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, public works, community and economic development, and culture and recreation. The business-type activities of the City include providing water and sewage disposal, as well as the City's golf course operations.

The government-wide financial statements include not only the City itself (known as the primary government), but also eight discreetly presented component units. There are three separate Tax Increment Finance Authority (TIFA) Districts, the Brownfield Redevelopment Authority (BRA), the Economic Development Corporation (EDC), the Downtown Development Authority (DDA), the Pension Trust Fund, and the Retiree Health Care Trust Fund.

The Building Authority, although also legally separate, functions for all practical purposes as a department of the City, and therefore has been included as part of the primary government.

#### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All the City's funds can be divided into the following three categories:

- **Governmental funds** - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements. The City adopts an annual appropriated budget for its General Fund and special revenue funds. A budgetary comparison statement has been provided for the General Fund and major special revenue funds to demonstrate compliance with this budget.
- **Proprietary funds** - The City maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water and sewage disposal activities and the City's golf course operations. Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for the management of the fleet (supporting the needs of the City's vehicle and equipment needs) and the retiree health care program (supporting the funding of retiree health care for those employees eligible for OPEB). Because both services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.
- **Fiduciary funds** - Fiduciary funds are used to account for resources held for the benefit of parties outside of the government. Fiduciary funds are not reported in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The City's fiduciary funds include both the pension and other postemployment benefit trust funds, and custodial funds.

#### **Notes and Other Information**

The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements. In addition to the basic financial statements and accompanying notes, this report also presents the required supplemental information concerning the City's progress in funding its obligation to provide pension and OPEB benefits to its employees. The combining statements referred to earlier in connection with non-major governmental funds and internal service funds are presented immediately following the required supplemental information on pensions and OPEB.

**City of Auburn Hills, Michigan**  
**Management's Discussion and Analysis**  
**December 31, 2022**

---

**Government-wide Overall Financial Analysis**

As noted earlier, net position over time may serve as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows by \$224,897,695 at the close of the most recent fiscal year. This is an increase of \$19.8 million from that of the prior year. The increase is due primarily to the addition of \$6.9 million in leases receivable and \$9.4 million more in cash and cash equivalents. Deferred outflows of resources increased \$4.4 million due to increased deferred outflows in retiree health care and pension costs. Deferred inflows of resources decreased \$3 million primarily due to deferred resources related to increased lease receivables of \$6.9 million, but a reduction in deferred inflows related to retiree health care and pension costs of \$10.8 million.

**City's Net Position**

	Governmental Activities		Business Type Activities		Total	
	2022	2021	2022	2021	2022	2021
<b>Assets</b>						
Current and other assets	\$ 92,664,882	\$ 79,491,674	\$ 44,633,973	\$ 40,816,338	\$ 137,298,855	\$ 120,308,012
Capital assets	<u>86,837,108</u>	<u>81,528,884</u>	<u>83,426,276</u>	<u>82,387,267</u>	<u>170,263,384</u>	<u>163,916,151</u>
Total assets	179,501,990	161,020,558	128,060,249	123,203,605	307,562,239	284,224,163
<b>Deferred Outflows of Resources</b>	4,872,895	940,337	507,444	76,749	5,380,339	1,017,086
<b>Liabilities</b>						
Current liabilities	7,470,637	5,143,849	2,916,198	2,476,020	10,386,835	7,619,869
Noncurrent liabilities	<u>37,885,918</u>	<u>30,634,618</u>	<u>7,098,917</u>	<u>6,302,886</u>	<u>44,984,835</u>	<u>36,937,504</u>
Total liabilities	45,356,555	35,778,467	10,015,115	8,778,906	55,371,670	44,557,373
<b>Deferred Inflows of Resources</b>	<u>32,270,433</u>	<u>34,541,457</u>	<u>402,780</u>	<u>1,089,712</u>	<u>32,673,213</u>	<u>35,631,169</u>
<b>Net Position</b>	<u><b>\$ 106,747,897</b></u>	<u><b>\$ 91,640,971</b></u>	<u><b>\$ 118,149,798</b></u>	<u><b>\$ 113,411,736</b></u>	<u><b>\$ 224,897,695</b></u>	<u><b>\$ 205,052,707</b></u>

**City of Auburn Hills, Michigan**  
**Management's Discussion and Analysis**  
**December 31, 2022**

---

**City's Changes in Net Position**

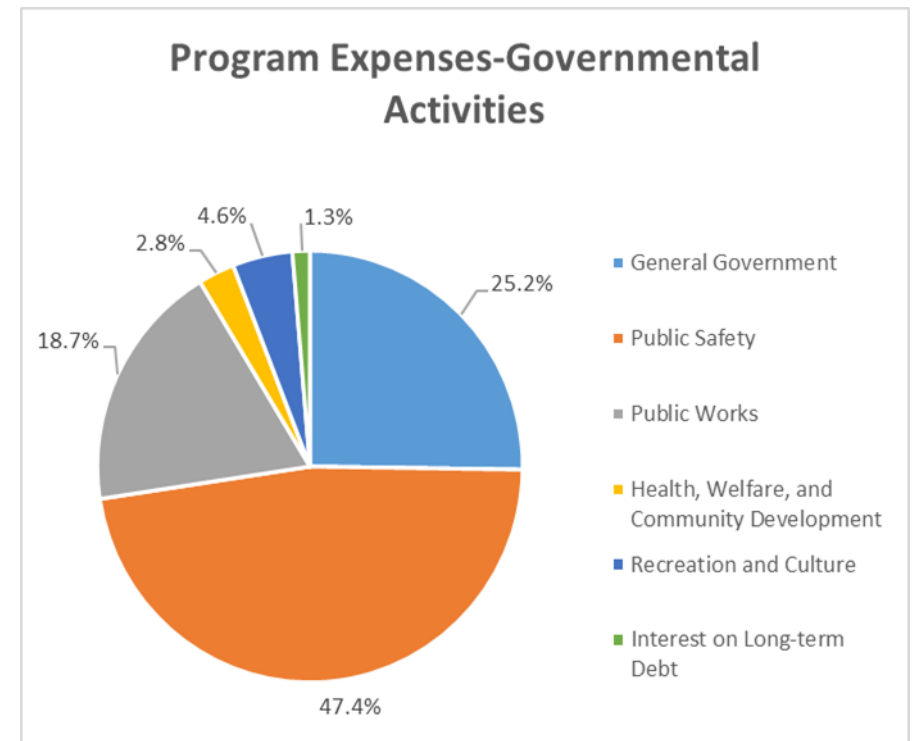
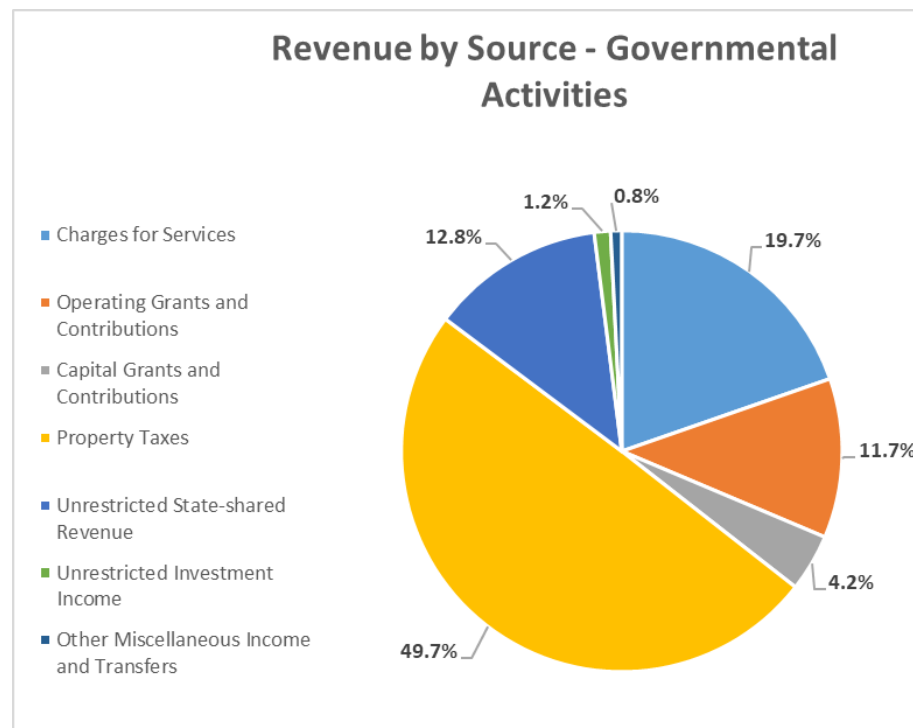
	Governmental Activities		Business Type Activities		Total	
	2022	2021	2022	2021	2022	2021
<b>Revenue</b>						
Program revenue:						
Charges for services	\$ 8,470,545	\$ 7,636,533	\$ 19,579,043	\$ 18,170,913	\$ 28,049,588	\$ 25,807,446
Operating grants	5,034,970	4,218,989	-	-	5,034,970	4,218,989
Capital grants	1,806,868	96,416	2,940,299	1,284,734	4,747,167	1,381,150
General revenue:						
Taxes	21,388,206	21,058,342	-	-	21,388,206	21,058,342
Intergovernmental	5,494,564	4,262,300	-	-	5,494,564	4,262,300
Investment earnings	515,696	16,183	-	-	515,696	16,183
Other revenue	299,279	104,856	-	-	299,279	104,856
Total revenue	43,010,128	37,393,619	22,519,342	19,455,647	65,529,470	56,849,266
<b>Expenses</b>						
General government	7,031,687	9,723,501	-	-	7,031,687	9,723,501
Public safety	13,201,714	7,242,145	-	-	13,201,714	7,242,145
Public works	5,223,437	3,062,487	-	-	5,223,437	3,062,487
Community and economic development	768,963	601,778	-	-	768,963	601,778
Recreation and culture	1,272,743	128,159	-	-	1,272,743	128,159
Debt service	370,077	413,386	-	-	370,077	413,386
Water and Sewer	-	-	16,055,546	14,849,983	16,055,546	14,849,983
Fieldstone Golf Club	-	-	1,675,734	1,595,325	1,675,734	1,595,325
Total expenses	27,868,621	21,171,456	17,731,280	16,445,308	45,599,901	37,616,764
Transfers	50,000	(38,900)	(50,000)	38,900	-	-
<b>Change in Net Position</b>	15,191,507	16,183,263	4,738,062	3,049,239	19,929,569	19,232,502

**City of Auburn Hills, Michigan**  
**Management's Discussion and Analysis**  
**December 31, 2022**

---

**Governmental Activities**

The City experienced an increase in net position of approximately \$15.1 million in its governmental activities during 2022. Revenues increased \$5.6 million while expenditures increased \$6.7 million from that of the prior year. Revenues increased in all areas including grants and charges for services. The expenditure increase was primarily due to public safety, specifically police, and the increased allocated pension expense.



# City of Auburn Hills, Michigan

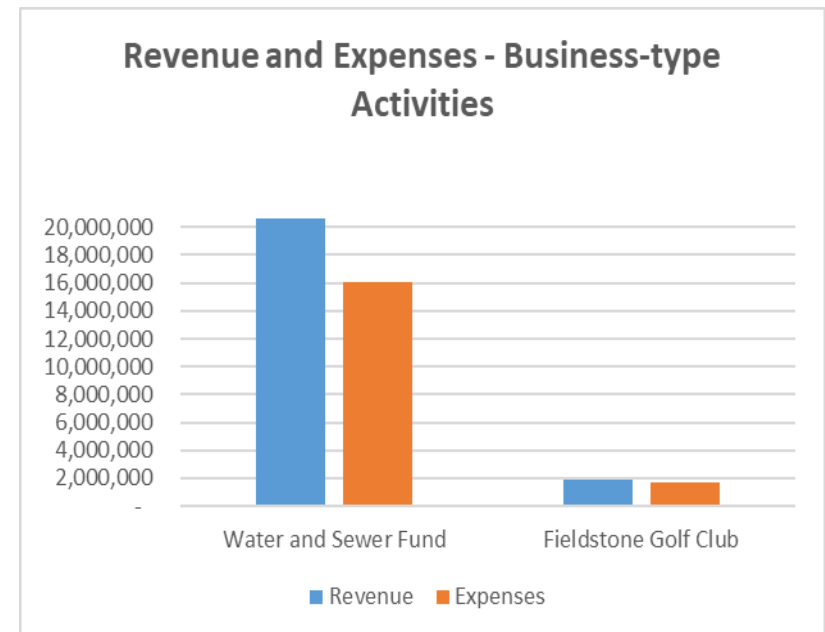
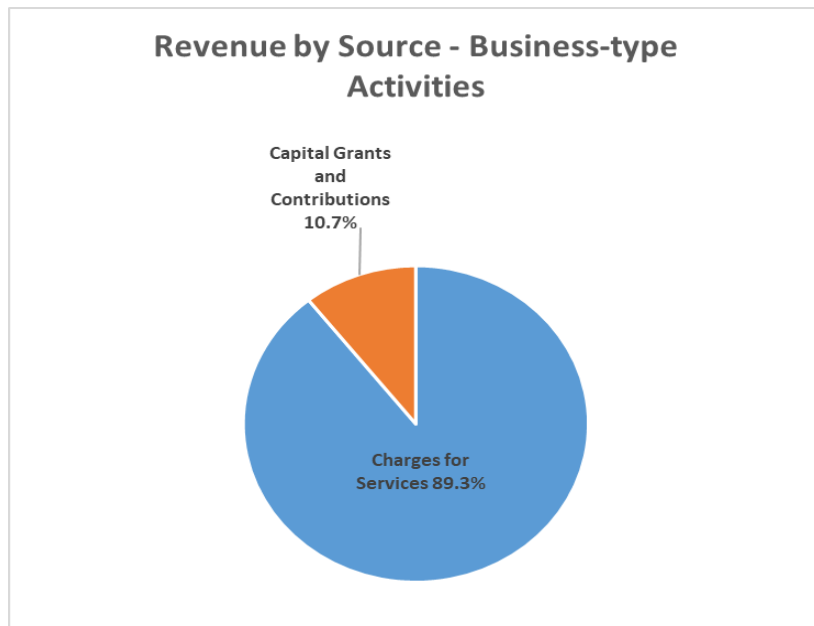
## Management's Discussion and Analysis

### December 31, 2022

---

#### Business-Type Activities

The City had an increase in net position of approximately \$4.7 million compared to the prior year's change of an increase of \$3 million. This change is due to an increase over 2021 charges for services and developer contributions in the Water and Sewer fund of \$1.3 million and \$1.7 million respectively. The expenses for Water and Sewer increased by \$1.2 million and Fieldstone Golf Club's expenses increased moderately by \$80,000. The larger increase in Water and Sewer expenditure is reflected in personnel benefits. Those costs increased \$620,090 primarily due to retiree related costs.



#### Governmental Funds

On December 31, 2022, the City's governmental funds reported a combined fund balance of \$50.7 million, an increase of approximately \$2.5 million from the December 31, 2021, fund balance of \$48.2 million. This change is primarily a result of an increase to the General Fund balance of \$7.2 million but a reduction in the Capital Projects Fund balance of \$5.2 million.

**City of Auburn Hills, Michigan**  
**Management's Discussion and Analysis**  
**December 31, 2022**

---

The unassigned portion of the fund balance represents 128.5% of total General Fund expenditures (excluding net transfers) for the 2022 fiscal year as compared to 85.1% for fiscal year ending 2021. In 2022, the City is assigning \$6.8 million of its fund balance for expected use for 2023 and beyond. This includes \$1.9 million for 2024 debt payments and \$1.3 million for 2024 road work. These assignments beyond the 2023 expected use of fund balance per the current 2023 budget plan provide additional assurance that sufficient funds are recognized as budget planning resumes for 2024.

Revenue increased \$3.7 million across governmental funds in 2022 over the prior year. City developments resulted in increased licenses and permits nearly \$1 million over that of the prior year and state shared revenue increased \$1.3 million.

Expenditures (not including transfers and other financing uses) in the governmental funds decreased by \$3.1 million. The change was primarily due to a \$2.9 million decrease in expenditure in the General Fund, particularly due to delayed projects due to both supply chain and staffing challenges.

**Proprietary Funds**

The City's proprietary funds provide the same type of information found in the business-type activities portion of the government-wide financial statements. The proprietary funds include the Water and Sewer fund and the Fieldstone Golf Club fund.

The net position in the Water and Sewer fund is \$104 million as of December 31, 2022, an increase of \$4.4 million from 2021. The unrestricted net position increased \$2.8 million from \$29.9 million in 2022 to \$32.7 million in 2022.

The City has been a member of the North Oakland County Water Authority (NOCWA), which provides joint management of four-member community water systems, since 2015. NOCWA began operations with the goal of optimizing operational efficiency and contain water service costs by which GLWA wholesale water rates are driven with the maximum day and peak hour values agreed upon in the contract. NOCWA members followed their operational plan and was able to demonstrate that it could achieve a more favorable reduced peak hour demand than the original contract value. The GLWA contract was amended, and water service cost increases were minimized to achieve greater fiscal value. The City's participation in NOCWA has allowed the City to contain its water service costs and has helped the fund continue to realize operational. These efficiencies enable the City to pass on lower increases in utility service fees despite increases in some years. For users connected to the City water system there was a 1% increase effective for sewer service and no increase in general water service as of 1/1/2022.

The Water and Sewer fund experienced an operational gain in 2022 of \$1.8 million. Non-operating revenues, including capital contributions, increased \$1.4 million from the prior year. This was primarily due to an increase in capital charges and developer contributions compared to 2021.

The water and sewer departments have remained diligent in controlling costs to maintain adequate reserves for both regular maintenance of infrastructure and any emergency, while minimizing annual rate increases to maintain sufficient reserves for capital repairs, reconstructions, and emergency situations. The Water and Sewer fund operating expenses in 2022 were \$15.8 million. This was an increase of \$1 million from the prior year, due primarily to an increase in pension and OPEB liability as of 12/31/2022. Water and sewer utility charges consider that the City needs to cover not only water and sewer treatment costs and unanticipated emergency repairs, but also operational departmental costs and improvements in infrastructure. Capital improvements performed by the Oakland County Water Resources Commissioner (OCWRC) with respect to the Clinton-Oakland Sanitary Disposal System (COSDS), the Evergreen-Farmington Sanitary Disposal System (EFSDS), the Oakland-Macomb Interceptor Drain (OMID), and the Clinton River Water Resources Recovery (CRWRR) sewage treatment facility, are allocated to the City. Therefore, increases in service costs assist in meeting the ongoing shared CIP infrastructure costs passed on by OCWRC.

The unrestricted net position of Fieldstone Golf Club at year-end is \$1.7 million. The Fieldstone Golf Club fund experienced an operating income of \$230,932.



# City of Auburn Hills, Michigan

## Management's Discussion and Analysis

### December 31, 2022

---

#### **General Fund Budgetary Highlights**

The General Fund actual revenue exceeded budgeted revenues by \$2.1 million. This additional revenue is primarily related to increased state-shared revenue, license and permits. Details can be found on the budgetary comparison schedule on page 4-1.

The expenses of the General fund were under budget approximately \$8.2 million. The largest savings are in capital improvements, wages and benefits, and transfers to other funds. This is primarily due to public safety building projects being delayed until 2023, several positions remaining unfilled or vacated during the year, and funds not transferred to roads due to delayed projects.

**Capital Assets** - The City's investment in capital assets for its governmental and business-type activities as of December 31, 2022, is \$170.2 million (net of accumulated depreciation and related debt), an increase of approximately \$6.3 million from 2021. This increase is due to the City's attention to building, infrastructure, land improvements, and fleet upgrades/replacements.

**Long-Term Debt**- The City has total debt outstanding of \$25,082,963 (excluding compensated absences and leases) on December 31, 2022. The debt schedule includes an addition to Business-type Activity debt related to Lease as required by the new Governmental Accounting Standard Board 87. This lease is related to the City's golf cart agreement. Next year, the City will also see an additional debt related to the Evergreen-Farmington Sanitary Drain Drainage District of approximately \$587,000. Further, the City anticipates prepaying a drain assessment passed on by Oakland County's Water Resource Commission in 2023 for \$762,524. While the City will pay upfront for assessments passed on from different authorities when it is able, debt is incurred when analysis proves it is financially advantageous to do so. More information on the City's long-term debt can be found in Note 8 of the financial statement.

#### **Economic Factors and Next Year's Budgets and Rates**

The City of Auburn Hills is not immune to geopolitical conflict and global economic conditions. The Russia-Ukraine conflict, supply chain constraints, and COVID-19-related disruptions continue to generate political and economic headwinds globally. Oil, gas, raw materials, and other agricultural commodity prices have realized significant price fluctuations either due to sanctions or supply disruptions. These external forces have created far more uncertainty thus demanding caution with expectations that inflation will slow and the interest rate hikes will temper through the end of 2023. Fortunately, the City of Auburn Hills continues to remain positioned to adapt to fiscal disruptions and move forward with budget plans that remain in staff's control.

Road millage funding, especially considering record inflation, remains essential to the continued operational success of the City during 2022 and into 2023. Coupled with strategic financing, the City has been able to continue adherence to its capital plans. Some vehicles and large equipment of all types will undoubtedly be delayed again in 2023. Staff has been proactive, however, initiating purchase orders earlier to address the wait times caused by a lack of inventory across the United States. The City is not immune to staff shortages, either, but is making slow progress in filling positions with dedicated staff eager to learn and serve. Staff that have remained with the City have been essential in training newer staff quickly and they are a testament to the dedication of those that have served the City for several years. The City continues to be creative and open to trying new things to meet the needs of the next generation of employees. The expectation is that in 2024, economic variability should stabilize. Funding for delayed projects will stay in place, thus a shift of funds to another year may create a larger draw from cash resources than that from the prior year, but over the longer term the City will still meet its fiscal projections.

The City remains optimistic about its tax base. While a virtual or hybrid environment is part of normal operations for many, the City's commercial and industrial tax base remains intact. Based on projects currently underway or proposed to be underway, the City expects as much as \$600 million in private investment in the community by 2026.

**City of Auburn Hills, Michigan**  
**Management's Discussion and Analysis**  
**December 31, 2022**

---

Further, the City has seen remarkable success in the development of new residential opportunities as well. Annual tax revenue is anticipated to steadily increase. Currently, depending on the source, inflation for 2023 is expected to average 4.5% and then drop to an average of 2.3% in 2024. Averages were (4.7% in 2021, 8% in 2022). As inflation levels to more moderate rates of 2%, the city expects continued increases in tax revenues over the next 5 years held to the limits of the Headlee Amendment and Proposal A. Taxable values for 2022 and 2023 have increased 7.02% and 5.89% respectively. These larger increases in taxable value coupled with the City's continued growth, will drive increased revenues for 2023 and 2024.

There has been no change, other than reductions as required by the Headlee Amendment, in the City's general operating millage (since 2005), police millage (since 2003), fire millage (since 2016), road millage (since 2020). While revenue growth is expected from property taxes, personal property tax reimbursement declines and the eventual expiration of reimbursement beyond 2029 will temper overall state shared revenues limiting general revenue growth for the City.

Below is a chart populated with information from the City's current approved amended 2023 budget.

The current year's budget is amended as necessary throughout the year. The next year budget is approved each October and at that time, the 2024 - 2027 projections will be updated as well.

**City of Auburn Hills General Fund**

<b>Description</b>	<b>2023</b>	
	<b>2022 ACTUALS</b>	<b>AMENDED BUDGET (as of 5/31/23)</b>
PROPERTY TAXES	\$ 21,401,932	\$ 22,917,264
STATE SHARED REVENUE & REFUNDS	5,530,512	4,211,216
LICENSES AND PERMITS	1,871,951	994,350
GRANTS	840,338	618,372
CHARGES FOR SERVICES	2,924,483	2,448,940
OTHER REVENUE	1,423,301	1,292,213
INTERFUND CHARGES	3,127,070.00	2,800,721.00
TRANSFERS FROM FUNDS	339,600	70,000
TOTAL REVENUE SOURCES	\$ 37,459,187	\$ 35,353,076
ANNUAL EXPENDITURES (EXCLUDING TRANSFERS OUT)	\$ 25,368,375	\$ 29,607,292
TRANSFER TO MAJOR STREETS		180,000
TRANSFER TO LOCAL STREETS	1,225,000	640,000
TRANSFER TO CI DEBT SERVICE	1,863,400	1,861,325
TRANSFER TO RHC AND PENSION	1,788,291	250,000
	30,245,066	32,538,617
Net Revenue Under Expenditures	\$ 7,214,121	\$ 2,814,459

**Requests for Further Information**

This financial report is intended to provide a general overview of the City's finances and demonstrate the City's accountability for the money it receives. If you have questions about this report or need additional information, please contact the Treasurer/Finance Department at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326. This report, City budgets, and other financial information are available on the City's website at [www.auburnhills.org](http://www.auburnhills.org).

**City of Auburn Hills**  
**Statement of Net Position**  
**December 31, 2022**

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	
<b>Assets</b>				
Cash and cash equivalents	\$ 65,724,349	\$ 36,050,956	\$ 101,775,305	\$ 22,233,830
Receivables				
Taxes	16,256,676	-	16,256,676	2,495,620
Customers	1,026,661	3,446,007	4,472,668	13,542
Special assessments	1,676,979	-	1,676,979	-
Accrued interest and other	82,317	-	82,317	-
Leases receivable	6,799,511	107,964	6,907,475	191,845
Due from other units of government	2,989,518	-	2,989,518	510
Internal balances	(2,252,147)	2,252,147	-	-
Inventories	-	237,800	237,800	-
Prepaid items	199,948	45,000	244,948	5,551
Restricted assets	34,898	2,494,099	2,528,997	-
Land held for resale	126,172	-	126,172	-
Right to use assets, net of amortization	-	31,773	31,773	-
Capital assets not being depreciated	12,615,905	14,481,171	27,097,076	8,322,970
Capital assets, net of accumulated depreciation	74,221,203	68,913,332	143,134,535	43,567,362
Total assets	<u>179,501,990</u>	<u>128,060,249</u>	<u>307,562,239</u>	<u>76,831,230</u>
<b>Deferred Outflows of Resources</b>				
Deferred amount relating to net pension liability	2,854,664	338,565	3,193,229	-
Deferred amount relating to net OPEB liability	2,018,231	168,879	2,187,110	-
Total deferred outflows of resources	<u>4,872,895</u>	<u>507,444</u>	<u>5,380,339</u>	<u>-</u>

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Statement of Net Position**  
**December 31, 2022**

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	
<b>Liabilities</b>				
Accounts payable	\$ 1,472,583	\$ 1,887,435	\$ 3,360,018	\$ 644,822
Accrued and other liabilities	1,009,235	65,258	1,074,493	11,717
Due to other units of government	20,551	57,407	77,958	87
Provision for property tax refunds	97,296	-	97,296	20,000
Refundable deposits and bonds	2,270,236	886,287	3,156,523	-
Unearned revenue	2,600,736	19,811	2,620,547	-
Noncurrent liabilities				
Debt due within one year	1,991,431	488,036	2,479,467	48,659
Debt due in more than one year	19,567,717	4,840,048	24,407,765	361,676
Net pension liability	11,587,187	1,374,241	12,961,428	-
Net OPEB liability	4,739,583	396,592	5,136,175	-
Total liabilities	<u>45,356,555</u>	<u>10,015,115</u>	<u>55,371,670</u>	<u>1,086,961</u>
<b>Deferred Inflows of Resources</b>				
Property taxes levied for the next fiscal year	22,003,407	-	22,003,407	2,495,620
Deferred amount relating to leases receivable	6,744,163	107,964	6,852,127	191,845
Deferred amount relating to net OPEB liability	<u>3,522,863</u>	<u>294,816</u>	<u>3,817,679</u>	<u>-</u>
Total deferred inflows of resources	<u>32,270,433</u>	<u>402,780</u>	<u>32,673,213</u>	<u>2,687,465</u>
<b>Net Position</b>				
Net investment in capital assets	73,359,020	80,722,712	154,081,732	51,890,332
Restricted for				
Donations	34,898	-	34,898	-
Debt service	410,585	-	410,585	-
Streets	2,418,267	-	2,418,267	-
NOCWA	-	776,610	776,610	-
Unrestricted	<u>30,525,127</u>	<u>36,650,476</u>	<u>67,175,603</u>	<u>21,166,472</u>
Total net position	<u>\$ 106,747,897</u>	<u>\$ 118,149,798</u>	<u>\$ 224,897,695</u>	<u>\$ 73,056,804</u>

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Statement of Activities**  
**For the Year Ended December 31, 2022**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government			Component Units
					Governmental Activities	Business-type Activities	Total	
<b>Primary Government</b>								
Governmental activities								
General government	\$ 7,031,687	\$ 3,436,841	\$ -	\$ -	\$ (3,594,846)	\$ -	\$ (3,594,846)	\$ -
Public safety	13,201,714	4,253,267	1,014,624	-	(7,933,823)	-	(7,933,823)	-
Public works	5,223,437	523,870	3,144,109	1,806,868	251,410	-	251,410	-
Health, welfare and community development	768,963	76,242	593,968	-	(98,753)	-	(98,753)	-
Recreation and culture	1,272,743	180,325	282,269	-	(810,149)	-	(810,149)	-
Interest and fiscal charges on long-term debt	370,077	-	-	-	(370,077)	-	(370,077)	-
Total governmental activities	27,868,621	8,470,545	5,034,970	1,806,868	(12,556,238)	-	(12,556,238)	-
Business-type activities								
Water & Sewer	16,055,546	17,662,311	-	2,940,299	-	4,547,064	4,547,064	-
Fieldstone Golf Club	1,675,734	1,916,732	-	-	-	240,998	240,998	-
Total business-type activities	17,731,280	19,579,043	-	2,940,299	-	4,788,062	4,788,062	-
Total primary government	\$ 45,599,901	\$ 28,049,588	\$ 5,034,970	\$ 4,747,167	(12,556,238)	4,788,062	(7,768,176)	-
<b>Component Units</b>								
TIFA A	\$ 2,133,468	\$ 51,852	\$ -	\$ 15,000	-	-	-	(2,066,616)
TIFA B	1,665,740	-	-	-	-	-	-	(1,665,740)
TIFA D	1,200,284	191	-	-	-	-	-	(1,200,093)
Brownfield Redevelopment Authority	1,700,603	-	-	41,341	-	-	-	(1,659,262)
Downtown Development Authority	208,281	-	-	15,780	-	-	-	(192,501)
Total component units	\$ 6,908,376	\$ 52,043	\$ -	\$ 72,121	-	-	-	(6,784,212)
General revenues								
Property taxes					21,388,206	-	21,388,206	3,117,792
Unrestricted state-shared revenue					5,494,564	-	5,494,564	1,330,370
Unrestricted investment earnings					515,696	-	515,696	22,243
Gain on sale of capital assets					9,248	-	9,248	-
Miscellaneous					290,031	-	290,031	41,129
Transfers					50,000	(50,000)	-	-
Total general revenues and transfers					27,747,745	(50,000)	27,697,745	4,511,534
Change in net position					15,191,507	4,738,062	19,929,569	(2,272,678)
Net position - beginning of year					91,640,971	113,411,736	205,052,707	75,329,482
Prior period adjustment					(84,581)	-	(84,581)	-
Net position - beginning of year, as restated					91,556,390	113,411,736	204,968,126	75,329,482
Net position - end of year					\$ 106,747,897	\$ 118,149,798	\$ 224,897,695	\$ 73,056,804

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Governmental Funds**  
**Balance Sheet**  
**December 31, 2022**

	General Fund	Special Revenue Fund Major and Local Streets	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
<b>Assets</b>					
Cash and investments	\$ 47,072,893	\$ 3,177,294	\$ 6,830,569	\$ 2,767,593	\$ 59,848,349
Receivables					
Taxes	16,256,676	-	-	-	16,256,676
Customers	1,026,661	-	-	-	1,026,661
Special assessments	1,219,187	-	-	457,792	1,676,979
Accrued interest and other	45,187	37,130	-	-	82,317
Lease receivable	6,799,511	-	-	-	6,799,511
Due from other units of government	2,271,944	524,741	-	192,833	2,989,518
Due from other funds	882	-	-	-	882
Prepaid items	160,510	-	-	-	160,510
Land held for resale	126,172	-	-	-	126,172
Total assets	<u>\$ 74,979,623</u>	<u>\$ 3,739,165</u>	<u>\$ 6,830,569</u>	<u>\$ 3,418,218</u>	<u>\$ 88,967,575</u>
<b>Liabilities</b>					
Accounts payable	\$ 816,740	\$ 189,428	\$ 364,776	\$ 64,842	\$ 1,435,786
Accrued and other liabilities	923,026	34,354	-	-	957,380
Due to other funds	-	-	622	882	1,504
Due to other units of government	2,843	1,025	16,683	-	20,551
Provision for property tax refunds	97,296	-	-	-	97,296
Refundable deposits and bonds	929,825	1,096,091	-	244,320	2,270,236
Unearned revenue	2,600,736	-	-	-	2,600,736
Total liabilities	<u>5,370,466</u>	<u>1,320,898</u>	<u>382,081</u>	<u>310,044</u>	<u>7,383,489</u>

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Governmental Funds**  
**Balance Sheet**  
**December 31, 2022**

	General Fund	Special Revenue Fund Major and Local Streets	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
<b>Deferred Inflows of Resources</b>					
Property taxes levied for the next fiscal year	\$ 22,003,407	\$ -	\$ -	\$ -	\$ 22,003,407
Leases	6,744,163	-	-	-	6,744,163
Grants and other revenue	304,001	366	-	134,698	439,065
Special assessments	1,233,664	-	-	434,371	1,668,035
Total deferred inflows of resources	30,285,235	366	-	569,069	30,854,670
<b>Fund Balances</b>					
Non-spendable					
Prepaid items	160,510	-	-	-	160,510
Land held for resale	126,172	-	-	-	126,172
Restricted for					
Streets	-	2,417,901	-	-	2,417,901
Public works	-	-	-	944,501	944,501
Public safety	-	-	-	31,029	31,029
Health and welfare	-	-	-	40,635	40,635
Community and economic development	-	-	-	7,693	7,693
Debt service	-	-	-	453,684	453,684
Capital projects	-	-	6,448,488	-	6,448,488
Committed					
Storm management	66,754	-	-	-	66,754
Wayne disposal	-	-	-	1,061,563	1,061,563
Assigned					
Subsequent year's budget	2,747,705	-	-	-	2,747,705
OPEB contribution	854,395	-	-	-	854,395
Roads contribution	1,350,000	-	-	-	1,350,000
Debt service	1,858,525	-	-	-	1,858,525
Unassigned	32,159,861	-	-	-	32,159,861
Total fund balances	39,323,922	2,417,901	6,448,488	2,539,105	50,729,416
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 74,979,623</u>	<u>\$ 3,739,165</u>	<u>\$ 6,830,569</u>	<u>\$ 3,418,218</u>	<u>\$ 88,967,575</u>

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Governmental Funds**  
**Reconciliation of Fund Balances of Governmental Funds**  
**to Net Position of Governmental Activities**  
**December 31, 2022**

---

<b>Total fund balances for governmental funds</b>	\$ 50,729,416
Total net position for governmental activities in the statement of net position is different because:	
Capital assets net of accumulated depreciation used in governmental activities are not financial resources and therefore are not reported in the funds.	70,258,204
Capital assets not being depreciated used in governmental activities are not financial resources and therefore are not reported in the funds.	12,615,905
Certain receivables are not available to pay for current period expenditures and, therefore are deferred in the funds.	2,107,100
Restricted assets held by outside entities are not financial resources and are not reported in the funds.	34,898
Certain liabilities are not due and payable in the current period and are not reported in the funds.	
Accrued interest	(43,099)
Compensated absences	(1,620,152)
Deferred outflows (inflows) of resources.	
Deferred inflows of resources resulting from net OPEB liability	(3,482,641)
Deferred outflows of resources resulting from net pension liability	2,854,664
Deferred outflows of resources resulting from net OPEB liability	1,995,193
Long-term liabilities applicable to governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities.	(19,917,359)
Net pension liability	(11,587,187)
Net OPEB liability	(4,685,485)
Internal service funds are included as part of governmental activities.	<u>7,488,440</u>
<b>Net position of governmental activities</b>	<u><u>\$ 106,747,897</u></u>

See Accompanying Notes to the Financial Statements



**City of Auburn Hills**  
**Governmental Funds**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**For the Year Ended December 31, 2022**

	General Fund	Special Revenue Funds Major and Local Streets	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
<b>Revenues</b>					
Taxes	\$ 21,402,736	\$ -	\$ -	\$ -	\$ 21,402,736
Special assessments	323,253	-	-	254,603	577,856
Licenses and permits	2,408,963	-	-	-	2,408,963
Federal grants	307,330	-	-	70,791	378,121
State-shared revenue	5,770,577	-	-	93,768	5,864,345
Other state grants	92,943	2,982,194	-	-	3,075,137
Local contributions	635,770	-	-	-	635,770
Charges for services	5,302,931	-	-	528,325	5,831,256
Fines and forfeitures	213,933	-	-	9,301	223,234
Investment income (loss)	(32,093)	19,919	182,535	23,744	194,105
Rental income	328,926	-	-	-	328,926
Other revenue	653,643	73,289	-	40,635	767,567
Total revenues	37,408,912	3,075,402	182,535	1,021,167	41,688,016

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Governmental Funds**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**For the Year Ended December 31, 2022**

	General Fund	Special Revenue Funds Major and Local Streets	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
<b>Expenditures</b>					
Current					
General government	\$ 7,660,240	\$ -	\$ -	\$ -	\$ 7,660,240
Public safety	16,142,553	-	-	32,615	16,175,168
Streets	-	4,178,759	-	-	4,178,759
Public works	797,651	-	-	244,817	1,042,468
Health, welfare, and community development	854,931	-	-	83,031	937,962
Recreation and culture	1,633,162	-	-	-	1,633,162
Capital outlay	-	-	5,348,544	-	5,348,544
Debt service					
Principal retirement	55,000	-	-	1,555,000	1,610,000
Interest and fiscal charges	13,129	-	-	502,774	515,903
Total expenditures	<u>27,156,666</u>	<u>4,178,759</u>	<u>5,348,544</u>	<u>2,418,237</u>	<u>39,102,206</u>
Excess (deficiency) of revenues over expenditures	<u>10,252,246</u>	<u>(1,103,357)</u>	<u>(5,166,009)</u>	<u>(1,397,070)</u>	<u>2,585,810</u>
<b>Other financing sources (uses)</b>					
Transfers in	50,000	1,325,000	-	1,863,400	3,238,400
Transfers out	(3,088,400)	-	-	(100,000)	(3,188,400)
Insurance recoveries	244	5,097	-	-	5,341
Sale of capital assets	31	-	-	-	31
Total other financing sources and uses	<u>(3,038,125)</u>	<u>1,330,097</u>	<u>-</u>	<u>1,763,400</u>	<u>55,372</u>
Net change in fund balances	<u>7,214,121</u>	<u>226,740</u>	<u>(5,166,009)</u>	<u>366,330</u>	<u>2,641,182</u>
Fund balances - beginning of year	32,194,382	2,191,161	11,614,497	2,172,775	48,172,815
Prior period adjustment	<u>(84,581)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(84,581)</u>
Fund balances - beginning of year, as restated	<u>32,109,801</u>	<u>2,191,161</u>	<u>11,614,497</u>	<u>2,172,775</u>	<u>48,088,234</u>
Fund balances - end of year	<u>\$ 39,323,922</u>	<u>\$ 2,417,901</u>	<u>\$ 6,448,488</u>	<u>\$ 2,539,105</u>	<u>\$ 50,729,416</u>

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Governmental Funds**  
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances**  
**of Governmental Funds to the Statement of Activities**  
**For the Year Ended December 31, 2022**

<b>Net change in fund balances - total governmental funds</b>	<b>\$ 2,641,182</b>
Total change in net position reported for governmental activities in the statement of activities is different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	
Depreciation expense	(3,955,863)
Capital outlay	7,698,434
Donations of capital assets	1,358,129
Sale of capital assets (net book value)	9,217
Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the funds.	
Special assessments	(196,215)
Grants	200,652
Restricted assets	6,326
Expenses are recorded when incurred in the statement of activities.	
Accrued interest	3,242
Compensated absences	(28,440)
The statement of net position reports the net pension liability and deferred outflows of resources and deferred inflows related to the net pension liability and pension expense. However, the amount recorded on the governmental funds equals actual pension contributions.	
Net change in net pension liability	(6,651,900)
Net change in the deferred inflow of resources related to the net pension liability	5,623,360
Net change in the deferred outflow of resources related to the net pension liability	2,854,664
The statement of net position reports the net OPEB liability and deferred outflows of resources and deferred inflows related to the net OPEB liability and pension expense. However, the amount recorded in the governmental funds equals actual OPEB contributions.	
Net change in net OPEB liability	(2,311,530)
Net change in the deferred inflow of resources related to the net OPEB liability	4,326,248
Net change in the deferred outflow of resources related to the net OPEB liability	1,065,481
Bond proceeds are reported as financing sources in the governmental funds and thus contribute to the change in fund balance. In the statement of net position, however, issuing debt increases long-term liabilities and does not affect the statement of activities. Similarly, repayment of principal is an expenditure in the governmental funds but reduces the liability in the statement of net position.	
Repayments of long-term debt	1,610,000
Amortization of premiums, discounts and similar items	142,584
Internal service funds are also included as governmental activities	<u>795,936</u>
<b>Change in net position of governmental activities</b>	<b><u>\$ 15,191,507</u></b>

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Proprietary Funds**  
**Statement of Net Position**  
**December 31, 2022**

	Enterprise Funds			
	Water & Sewer Fund	Nonmajor Fieldstone Golf Club Fund	Total	Internal Service Fund
<b>Assets</b>				
Current assets				
Cash and investments	\$ 34,353,332	\$ 1,697,624	\$ 36,050,956	\$ 5,876,000
Receivables - customers	3,446,007	-	3,446,007	-
Receivables - leases	-	107,964	107,964	-
Due from other funds	-	622	622	-
Inventories	200,179	37,621	237,800	-
Prepaid items	-	45,000	45,000	39,438
Total current assets	37,999,518	1,888,831	39,888,349	5,915,438
Noncurrent assets				
Restricted assets	2,494,099	-	2,494,099	-
Right of use assets, net of amortization	-	31,773	31,773	-
Capital assets not being depreciated	6,158,728	8,322,443	14,481,171	-
Capital assets, net of accumulated depreciation	66,835,766	2,077,566	68,913,332	3,962,999
Total noncurrent assets	75,488,593	10,431,782	85,920,375	3,962,999
Total assets	113,488,111	12,320,613	125,808,724	9,878,437
<b>Deferred Outflows of Resources</b>				
Deferred amount relating to net pension liability	338,565	-	338,565	-
Deferred amount relating to net OPEB liability	153,547	15,332	168,879	23,038
Total deferred outflows of resources	492,112	15,332	507,444	23,038

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Proprietary Funds**  
**Statement of Net Position**  
**December 31, 2022**

	Enterprise Funds			
	Water & Sewer Fund	Nonmajor Fieldstone Golf Club Fund	Total	Internal Service Fund
<b>Liabilities</b>				
Current liabilities				
Accounts payable	\$ 1,876,634	\$ 10,801	\$ 1,887,435	\$ 36,797
Accrued and other liabilities	48,449	16,809	65,258	8,756
Due to other units of government	56,815	592	57,407	-
Refundable deposits and bonds	886,287	-	886,287	-
Unearned revenue	-	19,811	19,811	-
Current portion of noncurrent liabilities	455,977	32,059	488,036	1,121
Total current liabilities	3,324,162	80,072	3,404,234	46,674
Noncurrent liabilities				
Net pension liability	1,374,241	-	1,374,241	-
Net OPEB liability	360,587	36,005	396,592	54,098
Long-term debt net of current portion	4,840,048	-	4,840,048	20,516
Total noncurrent liabilities	6,574,876	36,005	6,610,881	74,614
Total liabilities	9,899,038	116,077	10,015,115	121,288
<b>Deferred Inflows of Resources</b>				
Deferred amount relating to leases receivable	-	107,964	107,964	-
Deferred amount relating to net OPEB liability	268,051	26,765	294,816	40,222
Total deferred inflows of resources	268,051	134,729	402,780	40,222

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Proprietary Funds**  
**Statement of Net Position**  
**December 31, 2022**

	Enterprise Funds			
	Water & Sewer Fund	Nonmajor Fieldstone Golf Club Fund	Total	Internal Service Fund
<b>Net Position</b>				
Net investment in capital assets	\$ 70,322,989	\$ 10,399,723	\$ 80,722,712	\$ 3,962,999
Restricted for				
NOCWA	776,610	-	776,610	-
Unrestricted	<u>32,713,535</u>	<u>1,685,416</u>	<u>34,398,951</u>	<u>5,776,966</u>
Total net position	<u>\$ 103,813,134</u>	<u>\$ 12,085,139</u>	115,898,273	<u>\$ 9,739,965</u>
Some amounts reported for business-type activities in the statement of net position are different because certain internal service funds assets and liabilities are reported with business-type activities			<u>2,251,525</u>	
Net position of business-type activities			<u>\$ 118,149,798</u>	

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Proprietary Funds**  
**Statement of Revenues, Expenses and Changes in Fund Net Position**  
**For the Year Ended December 31, 2022**

	Enterprise Funds			
	Water & Sewer Fund	Nonmajor Fieldstone Golf Club Fund	Total	Internal Service Fund
<b>Operating revenue</b>				
Customer fees	\$ 17,116,784	\$ 1,336,787	\$ 18,453,571	\$ -
Billings to other funds	-	-	-	2,996,202
Rental income	-	410,483	410,483	-
Other revenue	545,527	169,462	714,989	86,828
	<u>17,662,311</u>	<u>1,916,732</u>	<u>19,579,043</u>	<u>3,083,030</u>
<b>Operating expenses</b>				
Personnel services	1,087,907	330,786	1,418,693	247,890
Supplies	262,113	116,298	378,411	644,510
Contractual services	161,585	655,612	817,197	3,077
Utilities	9,205,193	73,539	9,278,732	-
Repairs and maintenance	59,841	38,094	97,935	150,059
Other expenses	2,723,364	122,798	2,846,162	271,370
Depreciation	2,331,274	348,673	2,679,947	906,520
	<u>15,831,277</u>	<u>1,685,800</u>	<u>17,517,077</u>	<u>2,223,426</u>
<b>Operating income</b>	<u>1,831,034</u>	<u>230,932</u>	<u>2,061,966</u>	<u>859,604</u>

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Proprietary Funds**  
**Statement of Revenues, Expenses and Changes in Fund Net Position**  
**For the Year Ended December 31, 2022**

	Enterprise Funds			
	Water & Sewer Fund	Nonmajor Fieldstone Golf Club Fund	Total	Internal Service Fund
<b>Nonoperating revenue (expenses)</b>				
Investment income (loss)	\$ (289,179)	\$ 10,951	\$ (278,228)	\$ (61,369)
Gain on sale of assets	-	-	-	140,752
Interest expense	(78,141)	(885)	(79,026)	-
Total nonoperating revenues (expenses)	(367,320)	10,066	(357,254)	79,383
Income before contributions and transfers out	1,463,714	240,998	1,704,712	938,987
Capital contributions	2,940,299	-	2,940,299	-
Transfers out	-	(50,000)	(50,000)	-
Change in net position	4,404,013	190,998	4,595,011	938,987
Net position - beginning of year	99,409,121	11,894,141		8,800,978
Net position - end of year	<u>\$ 103,813,134</u>	<u>\$ 12,085,139</u>		<u>\$ 9,739,965</u>
Some amounts reported for business-type activities in the statement of activities are different because the net revenue (expense) of certain internal service funds is reported with business-type activities			143,051	
Change in net position of business-type activities			<u>\$ 4,738,062</u>	

See Accompanying Notes to the Financial Statements



**City of Auburn Hills**  
**Proprietary Funds**  
**Statement of Cash Flows**  
**For the Year Ended December 31, 2022**

	Enterprise Funds			Internal
	Water & Sewer Fund	Nonmajor Fieldstone Golf Club Fund	Total	Service Funds
<b>Cash flows from operating activities</b>				
Receipts from customers	\$ 17,436,586	\$ 1,941,556	\$ 19,378,142	\$ 86,828
Receipts from interfund users	-	-	-	2,965,013
Receipts from other funds	-	622	622	-
Payments to other funds	-	(622)	(622)	-
Payments to suppliers	(11,740,121)	(1,032,345)	(12,772,466)	-
Payments to employees	(1,095,980)	(360,501)	(1,456,481)	(49,408)
Payments for interfund services used	(428,386)	-	(428,386)	(1,316,906)
Net cash provided by operating activities	<u>4,172,099</u>	<u>548,710</u>	<u>4,720,809</u>	<u>1,685,527</u>
<b>Cash flows from noncapital financing activities</b>				
Transfers to other funds	<u>-</u>	<u>(50,000)</u>	<u>(50,000)</u>	<u>-</u>
<b>Cash flows from capital and related financing activities</b>				
Capital contributions	2,287,356	-	2,287,356	-
Purchases/construction of capital assets	(2,967,181)	(35,287)	(3,002,468)	(1,825,502)
Principal and interest paid on long-term debt	(501,972)	(32,371)	(534,343)	-
Proceeds from sale of capital assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>861,427</u>
Net cash used by capital and related financing activities	<u>(1,181,797)</u>	<u>(67,658)</u>	<u>(1,249,455)</u>	<u>(964,075)</u>
<b>Cash flows from investing activities</b>				
Investment income (loss)	<u>(289,179)</u>	<u>10,951</u>	<u>(278,228)</u>	<u>(61,369)</u>
Net increase in cash and cash equivalents	2,701,123	442,003	3,143,126	660,083
Cash and cash equivalents - beginning of year	<u>34,146,308</u>	<u>1,255,621</u>	<u>35,401,929</u>	<u>5,215,917</u>
Cash and cash equivalents - end of year	<u>\$ 36,847,431</u>	<u>\$ 1,697,624</u>	<u>\$ 38,545,055</u>	<u>\$ 5,876,000</u>

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Proprietary Funds**  
**Statement of Cash Flows**  
**For the Year Ended December 31, 2022**

	Enterprise Funds			Internal
	Water & Sewer Fund	Nonmajor Fieldstone Golf Club Fund	Total	Service Funds
<b>Reconciliation to the statement of net position</b>				
Cash and investments	\$ 34,353,332	\$ 1,697,624	\$ 36,050,956	\$ 5,876,000
Restricted assets	2,494,099	-	2,494,099	-
Cash and cash equivalents	<u>\$ 36,847,431</u>	<u>\$ 1,697,624</u>	<u>\$ 38,545,055</u>	<u>\$ 5,876,000</u>
<b>Reconciliation of operating income to net cash provided by operating activities</b>				
Operating income	\$ 1,831,034	\$ 230,932	\$ 2,061,966	\$ 859,604
Adjustments to reconcile operating income to net cash from operating activities				
Depreciation and amortization expense	2,331,274	348,673	2,679,947	906,520
Changes in assets and liabilities				
Receivables (net)	(394,858)	(87,964)	(482,822)	-
Inventories	(37,745)	(11,090)	(48,835)	-
Prepaid items	-	199	199	(28,157)
Accounts payable	273,562	(16,227)	257,335	(3,466)
Accrued and other liabilities	(2,904)	2,821	(83)	434
Due to other units of government	10,676	(1,707)	8,969	-
Net pension liability and related deferrals	199,938	-	199,938	-
Net OPEB liability and related deferrals	(211,583)	(29,715)	(241,298)	(34,450)
Unearned revenue	-	4,824	4,824	-
Customer deposits payable	169,133	-	169,133	-
Deferred inflow of resources - leases	-	107,964	107,964	-
Compensated absences	<u>3,572</u>	<u>-</u>	<u>3,572</u>	<u>(14,958)</u>
Net cash provided by operating activities	<u>\$ 4,172,099</u>	<u>\$ 548,710</u>	<u>\$ 4,720,809</u>	<u>\$ 1,685,527</u>

During 2022, developers contributed \$664,854 of water mains and \$133,819 of sewer mains to the Water & Sewer Fund.

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Fiduciary Funds**  
**Statement of Fiduciary Net Position**  
**December 31, 2022**

		Custodial Funds		
	Pension and Other Employee Benefit Trust Funds	Tax Collection Fund	Auburn Hills Public Library Investment Pool	Total Fiduciary Funds
<b>Assets</b>				
Cash and cash equivalents	\$ 2,599,256	\$ 6,346,901	\$ 819,915	\$ 9,766,072
Investments				
Pooled investments	-	-	770,471	770,471
Mutual funds	52,334,460	-	-	52,334,460
Hedge funds	9,175,843	-	-	9,175,843
Commingled funds	13,822,901	-	-	13,822,901
Real estate	6,560,357	-	-	6,560,357
Accrued interest and other	2,752	-	-	2,752
Total assets	84,495,569	6,346,901	1,590,386	92,432,856
<b>Liabilities</b>				
Due to other units of government	-	6,346,901	-	6,346,901
<b>Net Position</b>				
Restricted for:				
Pensions	55,752,203	-	-	55,752,203
Postemployment benefits other than pension	28,743,366	-	-	28,743,366
Pool participants	-	-	1,590,386	1,590,386
Total net position	\$ 84,495,569	\$ -	\$ 1,590,386	\$ 86,085,955

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Fiduciary Funds**  
**Statement of Changes in Fiduciary Net Position**  
**For the Year Ended December 31, 2022**

		Custodial Funds		
	Pension and Other Employee Benefit Trust Funds	Tax Collection Fund	Auburn Hills Public Library Investment Pool	Total Fiduciary Funds
<b>Additions</b>				
Contributions				
Employer	\$ 3,055,950	\$ -	\$ -	\$ 3,055,950
Members	36,293	-	-	36,293
Total contributions	<u>3,092,243</u>	<u>-</u>	<u>-</u>	<u>3,092,243</u>
Investment earnings				
Interest, dividends and other	2,254,843	-	-	2,254,843
Net increase (decrease) in fair value of investments	<u>(10,978,506)</u>	<u>-</u>	<u>(23,011)</u>	<u>(11,001,517)</u>
Total investment earnings	<u>(8,723,663)</u>	<u>-</u>	<u>(23,011)</u>	<u>(8,746,674)</u>
Less investment costs				
Investment activity costs	<u>49,046</u>	<u>-</u>	<u>-</u>	<u>49,046</u>
Net investment earnings	<u>(8,772,709)</u>	<u>-</u>	<u>(23,011)</u>	<u>(8,795,720)</u>
Property tax collections for other governments	-	55,889,980	-	55,889,980
Additions by Auburn Hills Public Library	-	-	2,082,926	2,082,926
Miscellaneous	<u>9,307</u>	<u>-</u>	<u>-</u>	<u>9,307</u>
Total additions	<u>(5,671,159)</u>	<u>55,889,980</u>	<u>2,059,915</u>	<u>52,278,736</u>
<b>Deductions</b>				
Benefit payments	5,830,997	-	-	5,830,997
Deductions by Auburn Hills Public Library	-	-	1,809,061	1,809,061
Administrative expense	127,197	-	-	127,197
Payments of property tax to other governments	<u>-</u>	<u>55,889,980</u>	<u>-</u>	<u>55,889,980</u>
Total deductions	<u>5,958,194</u>	<u>55,889,980</u>	<u>1,809,061</u>	<u>63,657,235</u>
Change in net position	(11,629,353)	-	250,854	(11,378,499)
Net position - beginning of year	<u>96,124,922</u>	<u>-</u>	<u>1,339,532</u>	<u>97,464,454</u>
Net position - end of year	<u>\$ 84,495,569</u>	<u>\$ -</u>	<u>\$ 1,590,386</u>	<u>\$ 86,085,955</u>

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Component Units**  
**Statement of Net Position**  
**December 31, 2022**

	<u>TIFA A</u>	<u>TIFA B</u>	<u>TIFA D</u>	<u>Brownfield Redevelopment Authority</u>	<u>Economic Development Authority</u>	<u>Downtown Development Authority</u>	<u>Total</u>
<b>Assets</b>							
Current assets							
Cash and investments	\$ 3,114,327	\$ 12,307,492	\$ 3,439,650	\$ 2,769,751	\$ 9,245	\$ 593,365	\$ 22,233,830
Receivables							
Taxes	787,430	1,007,405	196,142	195,833	-	308,810	2,495,620
Leases	191,845	-	-	-	-	-	191,845
Customers	-	-	-	-	-	13,542	13,542
Due from other units of government	510	-	-	-	-	-	510
Prepaid items	4,941	-	-	-	-	610	5,551
	<u>4,099,053</u>	<u>13,314,897</u>	<u>3,635,792</u>	<u>2,965,584</u>	<u>9,245</u>	<u>916,327</u>	<u>24,940,898</u>
Total current assets							
Noncurrent assets							
Advances to other component units	-	41,791	-	-	-	-	41,791
Capital assets not being depreciated	6,135,356	-	2,187,614	-	-	-	8,322,970
Capital assets, net of accumulated depreciation	16,465,626	7,193,996	19,907,740	-	-	-	43,567,362
	<u>22,600,982</u>	<u>7,235,787</u>	<u>22,095,354</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>51,932,123</u>
Total noncurrent assets							
Total assets	<u>26,700,035</u>	<u>20,550,684</u>	<u>25,731,146</u>	<u>2,965,584</u>	<u>9,245</u>	<u>916,327</u>	<u>76,873,021</u>

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Component Units**  
**Statement of Net Position**  
**December 31, 2022**

	TIFA A	TIFA B	TIFA D	Brownfield Redevelopment Authority	Economic Development Authority	Downtown Development Authority	Total
<b>Liabilities</b>							
Current liabilities							
Accounts payable	\$ 63,507	\$ 2,580	\$ 124,879	\$ 451,459	\$ -	\$ 2,397	\$ 644,822
Accrued and other liabilities	-	2,488	-	9,229	-	-	11,717
Due to other units of government	87	-	-	-	-	-	87
Provision for property tax refunds	666	15	18,625	2	-	692	20,000
Current portion of noncurrent liabilities	-	-	-	48,659	-	-	48,659
Total current liabilities	64,260	5,083	143,504	509,349	-	3,089	725,285
Noncurrent liabilities							
Advances from other component units	-	-	-	-	-	41,791	41,791
Long-term debt net of current portion	-	-	-	361,676	-	-	361,676
Total noncurrent liabilities	-	-	-	361,676	-	41,791	403,467
Total liabilities	64,260	5,083	143,504	871,025	-	44,880	1,128,752
<b>Deferred Inflows of Resources</b>							
Property taxes levied for the next fiscal year	787,430	1,007,405	196,142	195,833	-	308,810	2,495,620
Deferred amount relating to leases receivable	191,845	-	-	-	-	-	191,845
Total deferred inflows of resources	979,275	1,007,405	196,142	195,833	-	308,810	2,687,465
<b>Net Position</b>							
Net investment in capital assets	22,600,982	7,193,996	22,095,354	-	-	-	51,890,332
Unrestricted	3,055,518	12,344,200	3,296,146	1,898,726	9,245	562,637	21,166,472
Total net position	\$ 25,656,500	\$ 19,538,196	\$ 25,391,500	\$ 1,898,726	\$ 9,245	\$ 562,637	\$ 73,056,804

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Component Units**  
**Statement of Activities**  
**For the Year Ended December 31, 2022**

	TIFA A	TIFA B	TIFA D	Brownfield Redevelopment Authority	Economic Development Authority	Downtown Development Authority	Total
<b>Expenses</b>							
Community and economic development	\$ 2,133,468	\$ 1,665,740	\$ 1,200,284	\$ 1,700,603	\$ -	\$ 208,281	\$ 6,908,376
<b>Program Revenue</b>							
Charges for services	51,852	-	191	-	-	-	52,043
Capital grants and contributions	15,000	-	-	41,341	-	15,780	72,121
Total program revenue	66,852	-	191	41,341	-	15,780	124,164
Net program (expense) revenue	(2,066,616)	(1,665,740)	(1,200,093)	(1,659,262)	-	(192,501)	(6,784,212)
<b>General Revenue</b>							
Property taxes	985,934	1,538,052	-	234,859	-	358,947	3,117,792
Unrestricted state-shared revenue	293,150	123,975	896,094	17,151	-	-	1,330,370
Unrestricted investment earnings	19,111	-	-	-	15	3,117	22,243
Miscellaneous	-	-	-	41,129	-	-	41,129
Total general revenue	1,298,195	1,662,027	896,094	293,139	15	362,064	4,511,534
Change in net position	(768,421)	(3,713)	(303,999)	(1,366,123)	15	169,563	(2,272,678)
Net position - beginning of year	26,424,921	19,541,909	25,695,499	3,264,849	9,230	393,074	75,329,482
Net position - end of year	\$ 25,656,500	\$ 19,538,196	\$ 25,391,500	\$ 1,898,726	\$ 9,245	\$ 562,637	\$ 73,056,804

See Accompanying Notes to the Financial Statements

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

---

**Note 1 - Summary of Significant Accounting Policies**

The following is a summary of the significant accounting policies used by the City of Auburn Hills (the City):

**Reporting Entity**

The City of Auburn Hills, Michigan is governed by an elected seven-member council. The accompanying financial statements present the City and its component units, entities for which the City is considered to be financially accountable. Blended component units are, in substance, part of the City's operations, even though they are separate legal entities. Thus, blended component units are appropriately presented as funds of the City. Discretely presented component units are reported in a separate column in the government-wide financial statements to emphasize that they are legally separate from the City (see discussion below for description).

**Blended Component Unit**

The Building Authority is governed by a five-member board appointed by the City Council. Although it is legally separate from the City, the Building Authority is reported as if it were part of the primary government because its sole purpose is to finance and construct the City's public buildings.

**Discretely Presented Component Units**

The following component units are reported within the component unit column in the government-wide financial statements. They are reported in a separate column to emphasize that they are legally separate from the City.

*Tax Increment Finance Authorities (TIFA)* - The TIFAs are governed by a nine-member board. The board is appointed by the mayor and confirmed by the City Council. The City can significantly influence the operations of the TIFA board, as the City Council approves the TIFA budgets. The TIFAs were created to finance infrastructure improvements within certain boundaries of the City.

*Brownfield Redevelopment Authority* - The Brownfield Redevelopment Authority is governed by a five-member board. The board is appointed by the mayor and confirmed by the City Council. The City can significantly influence the operations of the Brownfield Redevelopment Authority board, as the City Council approves the Brownfield Redevelopment Authority budget. The five-member board is composed of one member of the City Council and four citizens at large. The Brownfield Redevelopment Authority was created to provide a means for financing remediation of brownfield (environmentally contaminated) sites within the City.

*Economic Development Corporation (EDC)* - The EDC is governed by a nine-member board. This board is appointed by the mayor and confirmed by the City Council. The City can significantly influence the operations of the EDC, as the City Council approves the EDC budget. The EDC was created to provide a means and method for the encouragement and assistance of industrial and commercial enterprises in relocating, purchasing, constructing, improving, or expanding within the City. The EDC may issue industrial revenue bonds as a means of providing financing for certain enterprises.

*Downtown Development Authority (DDA)* - The Downtown Development Authority is governed by a nine-member board. This board is appointed by the mayor and confirmed by the City Council. The City can significantly influence the operations of the DDA, as the City Council approves the DDA budget. The DDA was created to provide a means and method for the encouragement of development in the downtown district of the City.

Although no separate financial statements are prepared for the component units, all financial information can be obtained from the City's finance department.

**Pension Trust Fund**

The City of Auburn Hills Employee Pension Plan is governed by a seven-member pension board that includes the mayor, city manager, city clerk, finance director, and three union members. Although it is



**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

---

legally separate from the City, it is reported as a fiduciary component unit because the City appoints the voting majority to the pension board and the plan imposes a financial burden on the City.

**Retiree Health Care Trust Fund**

The Auburn Hills Retiree Health Care Plan is governed by a seven-member retiree health care board that includes the mayor, city manager, city clerk, finance director, and three union members. Although it is legally separate from the City, it is reported as a fiduciary component unit because the City appoints the voting majority to the retiree health care board and the plan imposes a financial burden on the City.

**Accounting and Reporting Principles**

The City follows accounting principles generally accepted in the United States of America (GAAP), as applicable to governmental units. Accounting and financial reporting pronouncements are promulgated by the Governmental Accounting Standards Board (GASB).

**Report Presentation**

Governmental accounting principles require that financial reports include two different perspectives - the government-wide perspective and the fund-based perspective. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units, as applicable. The government-wide financial statements are presented on the economic resources measurement focus and the full accrual basis of accounting. On the full accrual basis of accounting, revenue is recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. The statements also present a schedule reconciling these amounts to the modified accrual-based presentation found in the fund-based statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenue. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenue includes: (1) charges to customers or applicants for goods, services, or privileges provided; (2) operating grants and contributions; and (3) capital grants and contributions, including special assessments. Taxes, unrestricted intergovernmental receipts, and other items not properly included among program revenue are reported instead as general revenue.

As a general rule, the effect of interfund activity has been removed from the government-wide financial statements. Exceptions to this general rule occur when there are charges between the City's water and sewer function and various other functions. Eliminations of these charges would distort the direct costs and program revenue reported for the various functions concerned.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds, if any, are reported as separate columns in the fund financial statements.

**Fund Accounting**

The City accounts for its various activities in several different funds in order to demonstrate accountability for how we have spent certain resources; separate funds allow us to show the particular expenditures for which specific revenue was used. The various funds are aggregated into three broad fund types:

**Governmental Funds**

Governmental funds include all activities that provide general governmental services that are not business-type activities. This includes the General Fund, special revenue funds, capital project funds, and debt service funds. The City reports the following funds as major governmental funds:

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

---

- The General Fund is the primary operating fund because it accounts for all financial resources used to provide government services other than those specifically assigned to another fund.
- The Major and Local Streets Fund is used to account for the proceeds of revenue sources that are restricted or committed to expenditures for major and local streets.
- The Capital Projects Fund is used to account for bond proceeds and funds spent on road and traffic improvements.

Additionally, the City reports the following nonmajor governmental fund types:

- Special revenue funds are used to account for the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes.
- Debt service funds are used to record special assessment revenue and other revenue for payment of interest, principal, and other expenditures on long-term debt.

**Proprietary Funds**

Proprietary funds include enterprise funds (which provide goods or services to users in exchange for charges or fees) and internal service funds (which provide goods or services to other funds of the City). The City reports the following fund as a major enterprise fund:

- The Water & Sewer Fund provides water to customers and disposes of sanitary sewage for residents and commercial enterprises of the City on a user-charge basis.

Additionally, the City reports the following nonmajor enterprise fund:

- The Fieldstone Golf Club Fund is used for the operation and maintenance of the City golf course for use of residential and nonresidential customers.

The City's internal service fund is used to record the financing of services provided by the City to other departments and funds on a cost-reimbursement basis. The internal service fund is accounted for on a full accrual basis, so that the full costs are recognized and allocated to the various funds in the year that the costs are incurred.

**Fiduciary Funds**

Fiduciary funds include amounts held in a fiduciary capacity for others. These amounts will not be used to operate our government's programs. Activities that are reported as fiduciary include the following:

- The Pension Trust Fund accumulates resources for pension benefit payments to retirees.
- The Retiree Health Care Trust Fund accumulates resources for future retiree health care payments to retirees.
- The Tax Collection Fund collects taxes on behalf of all the taxing authorities (state, county, school district, and the various smaller authorities).
- The Auburn Hills Public Library Investment Pool accumulates cash and investments on behalf of the Auburn Hills Public Library. The Auburn Hills Public Library deposits are invested with city funds. Income, gains, and losses are allocated based upon the average monthly balance. The Auburn Hills Public Library Investment Pool is not subject to regulatory oversight, is not registered with the Securities and Exchange Commission (SEC), and does not issue a separate report. Investments are valued monthly at fair value.

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

---

**Interfund Activity**

During the course of operations, the City has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Furthermore, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements, these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the governmentwide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

**Basis of Accounting**

The governmental funds use the current financial resources measurement focus and the modified accrual basis of accounting. This basis of accounting is intended to better demonstrate accountability for how the government has spent its resources.

Expenditures are reported when the goods are received, or the services are rendered. Capital outlays are reported as expenditures (rather than as capital assets) because they reduce the ability to spend resources in the future; conversely, employee benefit costs that will be funded in the future (such as pension and retiree health care-related costs or sick and vacation pay) are not counted until they come due for payment. In

addition, debt service expenditures, claims, and judgments are recorded only when payment is due.

Revenue is not recognized until it is collected or collected soon enough after the end of the year that it is available to pay for obligations outstanding at the end of the year. For this purpose, the City considers amounts collected within 60 days of year end to be available for recognition. The following major revenue sources meet the availability criterion: state-shared revenue, state gas and weight tax revenue, and interest associated with the current fiscal period. Conversely, special assessments and federal grant reimbursements will be collected after the period of availability; receivables have been recorded for these, along with a deferred inflow. In addition, property taxes collected in December of the current year are available; however, those taxes were levied for the following year's budget; therefore, this revenue has also been shown as a deferred inflow.

Proprietary funds and fiduciary funds use the economic resources measurement focus and the full accrual basis of accounting. Revenue is recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

**Specific Balances and Transactions**

Cash and Investments - Cash and cash equivalents include cash on hand and short-term investments with a maturity of three months or less when acquired. Pooled investment income is generally allocated to each fund using a weighted average. Investments are reported at fair value or estimated fair value. Short-term investments are reported at cost, which approximates fair value. Securities traded on a national or international exchange are valued at the last reported sale price at current exchange rates. Investments that do not have an established market value are reported at estimated fair value, as determined based on the City's share of the audited net asset value (NAV) of the investment.

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

---

The pension and OPEB trusts include investments valued at approximately \$21.7 million (approximately 39 percent of pension assets) and approximately \$2.7 million (approximately 9 percent of OPEB assets), respectively, whose fair values are not publicly traded and, therefore, do not always have a readily determinable market value at year end. Management's estimates of these values are based on the City's share of NAV of the related investment company.

**Inventories and Prepaid Items** - Inventories are valued at cost on a first-in, first-out basis. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future fiscal years and are recorded as prepaid items in both government-wide and fund financial statements.

**Restricted Assets** - Assets have been restricted in the primary government, as they represent assets held by the Auburn Hills Community Foundation; Oakland County, Michigan; and North Oakland County Water Authority to be applied against future payment obligations of the City. See Note 4 for additional discussion.

**Capital Assets** - Capital assets, which include property, plant, equipment, intangible assets, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. The City adopted a dollar cost threshold of \$25,000 for capital asset classes pertaining to water/sewer infrastructure/mains, buildings, and roads. The threshold for all other capital asset classes is \$5,000. All capital asset classes must have an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. The City uses a full year of depreciation in the first year of service. Donated capital assets are recorded at estimated acquisition cost at the date of donation.

Infrastructure, buildings, equipment, vehicles, and other capital assets are depreciated using the straight-line method over the following useful lives:

Water and sewer mains	50 years
Vehicles	3 to 5 years
Office furniture and equipment	3 to 5 years
Machinery and equipment	5 years
Buildings and improvements	30 to 35 years
Land improvements	15 years
Roads	40 years
Storm drains	50 years

**Long-term Obligations** - In the government-wide financial statements and the proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund-type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed at the time they are incurred. In the fund financial statements, governmental fund types recognize bond issuances as other financing sources, as well as bond premiums and discounts. The General Fund and debt service funds are generally used to liquidate governmental long-term debt.

**Deferred Outflows of Resources** - In addition to assets, the statement of net position and/or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that is applicable to a future reporting period. Changes in assumptions and experience differences relating to the net OPEB liability are amortized over the remaining service lives of employees in the plan. Deferred outflows of resources may also be reported as the result of OPEB plan earnings. This occurs when actual

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

---

plan earnings fall short of expected plan earnings and are amortized over future years and is included in OPEB expense.

**Deferred Inflows of Resources** - In addition to liabilities, the statement of net position and/or balance sheet will at times report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to future period(s) and will not be recognized as an inflow of resources (revenue) until that time. Deferred inflow for leases is related to leases receivable and is being amortized to recognize lease revenue in a systematic and rational manner over the term of the lease. The City has four types of items that arise under a modified accrual basis of accounting that qualifies for reporting in this category. One item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues not collected within the period of availability. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. Both the governmental funds and governmental activities report deferred inflow for property taxes levied for the next year's budget.

**Net Position** - Net position of the City is classified in three components. Net investment in capital assets - net of related debt consists of capital assets net of accumulated depreciation and is reduced by the current balances of any outstanding borrowings used to finance the purchase or construction of those assets. Restricted net position is further classified as expendable and nonexpendable, where applicable. Unrestricted net position is the remaining net position that does not meet the definition of invested in capital or restricted.

**Net Position Flow Assumption** - The City will sometimes fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to

consider unrestricted net position to have been depleted before restricted net position is applied.

**Fund Balance Flow Assumptions** - The City will sometimes fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. In all previous years, it has been the City's policy to consider unrestricted fund balance to have been depleted before using any of the components of restricted fund balance. During December 2020, the City's policy was amended on a forward-looking basis to consider restricted fund balance to have been depleted before using any components of unrestricted fund balance. Furthermore, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

**Fund Balance Policies** - Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The City itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the City's highest level of decision-making authority. The City Council is the highest level of decision-making authority for the City that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another resolution) to remove or revise the limitation.

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

---

Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The City has, by resolution, authorized the finance director, city manager, assistant city manager, and deputy finance director to assign fund balance. The City Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget, one time capital projects in the General Fund or for transfers from the General Fund to other funds such as roads to support infrastructure projects and related costs. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

The City's fund balance policy proscribes the minimum unrestricted fund balance as 20 percent of operating expenditures in the General Fund. This is deemed to be the prudent amount to maintain the City's ability to meet obligations as they come due throughout the year.

**Property Tax Revenue** - Property taxes are levied on each December 1 and become an enforceable lien at that time; the tax is based on the taxable valuation of property as of the preceding December 31. Taxes are considered delinquent on March 1 of the following year, at which time penalties and interest are assessed.

The City's 2022 property tax revenue was levied and collectible on December 1, 2022 and is recognized as revenue in the year ending December 31, 2023 when the proceeds of the levy are budgeted and available for the financing of operations.

The 2021 taxable valuation of the City totaled \$1.803 billion (ad valorem only). A portion of the City's taxable value is abated, and a portion is captured by the TIFAs, Brownfield Redevelopment Authority, and DDA.

These authorities have tax levies both on the December and July property tax bills.

<u>Purpose</u>	<u>Millage Rate</u>	<u>Revenue</u>
General Operating	2.1049	\$ 3,497,411
Roads	1.5000	2,550,658
Fire Department	2.4940	4,243,159
Police Department	5.9713	10,161,584
Total		<u>\$ 20,452,812</u>

**Pension** - The City offers a defined benefit pension plan to its employees. The City records a net pension liability for the difference between the total pension liability calculated by the actuary and the pension plan's fiduciary net position. For the purpose of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the pension plan and additions to/deductions from the pension plan's fiduciary net position have been determined on the same basis as they are reported by the pension plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The net pension liability has historically been liquidated from the funds from which the individual salaries are paid, which are the General Fund and Water & Sewer Fund.

**Other Postemployment Benefit Costs** - The City offers retiree health care benefits to retirees. The City records a net OPEB liability for the difference between the total OPEB liability calculated by the actuary and the OPEB plan's fiduciary net position. For the purpose of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the OPEB plan and additions to/deductions from the OPEB plan's fiduciary net position have been determined on the same basis as they are reported by the OPEB plan. For this purpose, benefit payments are recognized when

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

---

due and payable in accordance with the benefit terms. Investments are reported at fair value, except for money market investments and participating interest-earning investment contracts that have a maturity at the time of purchase of one year or less, which are reported at cost. The net OPEB liability has generally been liquidated from the funds from which the individual salaries are paid, which are the General Fund, Water & Sewer Fund, Fieldstone Golf Club Fund, and Fleet Management Fund.

**Compensated Absences (Leave Time)** - City employees are granted leave time in varying amounts based on length of service. Leave time is accrued and fully vested when earned; upon termination, employees are paid accumulated vacation at full rates to a limit of their maximum accrual, which varies by bargaining unit. All leave time is accrued when incurred in the government-wide and proprietary financial statements. A liability for these amounts is reported in governmental funds only for employee terminations as of year end. All other accrued compensated absences are reported in the government-wide financial statements; generally, the funds that report each employee's compensation (the General Fund and Water & Sewer Fund, primarily) are used to liquidate obligations.

**Proprietary Funds Operating Classification** - Proprietary funds distinguish operating revenue and expenses from nonoperating items. Operating revenue and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenue of the Water & Sewer Fund and internal service funds is charges to customers for sales and services. The Water & Sewer Fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as nonoperating revenue and expenses.

**Use of Estimates** - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

**Adoption of New Accounting Standards**

Statement No. 87, *Leases* increases the usefulness of the financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. A lessee will be required to recognize a lease liability and an intangible right-to-use a lease asset, and a lessor will be required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about leasing activities.

Statement No. 92, *Omnibus 2020* enhances comparability in accounting and financial reporting and improves the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. This Statement addresses a variety of topics and includes specific provisions about the following: (1) The effective date of Statement No. 87, *Leases*, and Implementation Guide No. 2019-3, *Leases*, for interim financial reports (2) Reporting of intra-entity transfers of assets between a primary government employer and a component unit defined benefit pension plan or defined benefit other postemployment benefit (OPEB) plan. (3) The applicability of Statements No. 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68*, and Amendments to Certain Provisions of GASB Statements 67 and 68, as amended, and No. 74, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*, as

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

---

amended, to reporting assets accumulated for postemployment benefits. (4) The applicability of certain requirements of Statement No. 84, *Fiduciary Activities*, to postemployment benefit arrangements. (5) Measurement of liabilities (and assets, if any) related to asset retirement obligations (AROs) in a government acquisition. (6) Reporting by public entity risk pools for amounts that are recoverable from reinsurers or excess insurers. (7) Reference to nonrecurring fair value measurements of assets or liabilities in authoritative literature. (8) Terminology used to refer to derivative instruments.

Statement No. 99, *2022 Omnibus* enhances comparability in accounting and financial reporting and improves the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees.

**Upcoming Accounting and Reporting Changes**

Statement No. 96, *Subscription-Based Information Technology Arrangements*, is based on the standards established in Statement No. 87 *Leases*. This statement (1) defines a SBITA as a contract that conveys control of the right to use a SBITA vendor's IT software, alone or in combination with tangible capital assets, as specified in the contract for a period of time in an exchange or exchange-like transaction (2) requires governments with SBITAs to recognize a right-to-use subscription asset, an intangible asset, and a corresponding subscription liability, and (3) provides guidance related to outlays other than subscription payments, including implementation costs, and requirements for note disclosures related to a SBITA. This statement is effective for the year ending December 31, 2023.

Statement No. 100, *Accounting Changes and Error Corrections*, improves the clarity of the accounting and financial reporting requirements for accounting changes and error corrections, which will result in greater consistency in application in practice. More understandable, reliable, relevant, consistent and comparable information will be provided to financial statement users for making

decisions or assessing accountability. Additionally, the display and note disclosure requirements will result in more consistent, decision useful, understandable and comprehensive information for users about accounting changes and error corrections. This statement is effective for the year ending December 31, 2024.

Statement No. 101, *Compensated Absences*, updates the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. This statement is effective for the year ending December 31, 2024.

The City is evaluating the impact that the above GASB statements will have on its financial reporting.

**Note 2 - Stewardship, Compliance, and Accountability**

**Construction Code Fees**

The City oversees building construction in accordance with the State's Construction Code Act, including inspection of building construction and renovation, to ensure compliance with the building codes. The City charges fees for these services. The law requires that collection of these fees be used only for construction code costs, including an allocation of estimated overhead costs. A summary of the current year activity and the cumulative surplus or shortfall generated since January 1, 2000 is as follows:

Cumulative shortfall at January 1, 2022		\$	(1,308,635)
Building permit revenue			2,142,104
Related expenses:			
Direct expenses	\$	1,106,240	
Estimated indirect costs		<u>323,179</u>	
Total related expenses			<u>1,429,419</u>
Current year surplus (deficit)			712,685
Cumulative shortfall at December 31, 2022		\$	<u>(595,950)</u>



**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

**Note 3 - Deposits and Investments**

Deposits and Investments are reported in the financial statements as follows:

	Governmental Activities	Business-type Activities	Fiduciary Funds	Component Units
Cash and investments	\$ 65,724,349	\$ 36,050,956	\$ 92,430,104	\$ 22,233,830

These amounts are classified into the following deposits and investment categories:

	Governmental Activities	Business-type Activities	Fiduciary Funds	Component Units
Deposits	\$ 14,210,879	\$ 7,740,608	\$ 9,766,072	\$ 6,612,340
Investments:				
Oakland County - LGIP	3,605,912	1,531,713	-	439,062
Michigan CLASS	3,448,608	508,646	-	538,780
Michigan CLASS EDGE	18,079,617	6,460,046		3,005,987
Investment managers	26,379,333	19,809,943	82,664,032	11,637,661
Total	\$ 65,724,349	\$ 36,050,956	\$ 92,430,104	\$ 22,233,830

Michigan Compiled Laws Section 129.91 (Public Act (PA) 20 of 1943, as amended) authorizes local governmental units to make deposits and invest in the accounts of federally insured banks, credit unions, and savings and loan associations that have offices in Michigan. The law also allows investments outside the state of Michigan when fully insured. The local unit is allowed to invest in bonds, securities, and other direct obligations of the United States or any agency or instrumentality of the United States; repurchase agreements; bankers' acceptances of United States banks; commercial paper rated within the two highest classifications that matures no more than 270 days after the date of purchase; obligations of the State of Michigan or its political subdivisions that are rated as investment grade; and mutual funds composed of investment vehicles that are legal for direct investment by local units of government in Michigan.

The pension trust fund is also authorized by Michigan Public Act 314 of 1965, as amended, to invest in certain reverse repurchase agreements,

stocks, diversified investment companies, annuity investment contracts, real estate leased to public entities, mortgages, real estate (if the trust fund's assets exceed \$250 million), debt or equity of certain small businesses, certain state and local government obligations, and certain other specified investment vehicles.

The City adopted Public Act 149 of 1999, which allows the City to invest retiree health care funds in more diversified investment asset classes, as allowed under Michigan Public Act 314 of 1965, as amended.

The City has designated three banks for the deposit of its funds. The investment policy adopted by the board in accordance with Public Act 196 of 1997 has authorized investment in bonds and securities of the United States government, bank accounts, CDs, commercial paper, and municipal bonds. The City's deposits and investment policies are in accordance with statutory authority. The City's treasurer periodically submits recommendations for approved depository banks and credit unions to the City Council. The recommendations are based on external rating services and recommendations by the City's external cash fund managers. Additionally, the City participates in the Oakland County Local Government Investment Pool (LGIP) and the Michigan CLASS investment pool. The investment pools are not subject to regulatory oversight, are not registered with the SEC, and do not issue a separate financial report. The fair value of the position in the pools is the same as the value of the pool shares.

The City's cash and investments are subject to several types of risk, which are examined in more detail below:

*Custodial Credit Risk of Bank Deposits* - Custodial credit risk is the risk that, in the event of a bank failure, the City's deposits may not be returned to it. The City's investment policy restricts depository accounts to federally insured institutions located within the state of Michigan (consistent with state law). At year end, the City had \$37,450,686 of bank deposits (certificates of deposit and checking and savings accounts) that were uninsured and uncollateralized. The uninsured and uncollateralized amount includes \$11,703,212 of a fiduciary trust fund

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

and \$9,230 of component unit deposits. The City believes that, due to the dollar amounts of cash deposits and the limits of Federal Deposit Insurance Corporation (FDIC) insurance, it is impractical to insure all deposits. As a result, the City evaluates each financial institution with which it deposits funds and assesses the level of risk of each institution; only those institutions with an acceptable estimated risk level are used as depositories.

The City contracts one investment manager to manage a portion of the City's surplus operating cash. The funds placed under the investment manager represent commingled funds of the primary government, component unit funds, an internal service fund, and a custodial external investment pool fund. Investments held by the investment manager at December 31, 2022 by the custodial bank include U.S. Treasuries of \$29,224,324 and U.S. agency securities of \$28,602,613. The investments held by the investment managers include \$11,637,661 and \$770,471 of component unit and Auburn Hills Public Library Investment Pool investments, respectively.

As noted above, the City participates in the Oakland County Local Government Investment Pool, the Michigan CLASS investment pool, and the Michigan CLASS EDGE investment pool. As of December 31, 2022, the City's investment in the Oakland County Local Government Investment Pool was \$5,576,687 which includes \$439,062 of component unit investments. As of December 31, 2022, the City's investment in the Michigan CLASS investment pool was \$4,496,034, which includes \$538,780 of component unit investments. As of December 31, 2022, the City's investment in the Michigan CLASS EDGE investment pool was \$27,545,650, which includes \$3,005,987 of component unit investments.

In addition to the governmental fund bank deposits noted above, the City had cash and investments held in trust by a custodial bank as a part of the City's Pension Trust Fund and Retiree Health Care Trust Fund program. The funds' cash and investments stated at market value were \$55,750,110 and \$28,742,707 in the Pension Trust Fund and

Retiree Health Care Trust Fund, respectively, as of December 31, 2022.

*Interest Rate Risk* - Interest rate risk is the risk that the value of investments will decrease as a result of a rise in interest rates. The City's investment policy restricts the average maturity of investments to two years, with the exception of long-term debt or capital fund investments, which may be invested in securities matched to cash flow requirements with a maximum of five years. The City's pension and retiree health care investment policies restrict cash equivalents to a dollar-weighted average maturity of 90 days or less.

At year end, the City had the following investments and maturities:

Primary Government (Includes Component Unit Investments)	Carrying Value	Less Than One Year	One to Three Years
U.S. government agencies	\$ 28,602,613	\$ 11,263,736	\$ 17,338,877
U.S. Treasuries	29,224,324	4,440,023	24,784,301
Oakland County - investment pool	5,576,687	-	5,576,687
Michigan CLASS - investment pool	4,496,034	4,496,034	-
Michigan CLASS EDGE - investment pool	27,545,650	27,545,650	-
Total	<u>\$ 95,445,308</u>	<u>\$ 47,745,443</u>	<u>\$ 47,699,865</u>

Fiduciary Funds	Carrying Value	One to Five Years
Mutual funds - fixed Income	\$ 6,619,298	\$ 6,619,298
Commingled funds - fixed income	13,822,901	13,822,901
Investment pool	770,471	770,471
Total	<u>\$ 21,212,670</u>	<u>\$ 21,212,670</u>

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

**Credit Risk** - State law limits investments in commercial paper to the top two ratings issued by nationally recognized statistical rating organizations. The City's general investment policy also limits investments to commercial paper to the highest rating (A-/P-I), bankers' acceptances whose long-term debt rating is at least an A, obligations of the State or its political subdivisions to the highest rating (A-/P-I), or pooled funds with a rating of at least an A. As of year end, the credit quality ratings of debt securities (other than the U.S government) are as follows:

Investment	Fair Value	Rating	Rating Organization
<b>Primary Government (Includes Component Unit Investments)</b>			
U.S. government agencies	\$ 28,602,613	AA+	S&P
U.S. Treasuries	29,224,324	AA+	S&P
Oakland County - investment pool	5,576,687	Not rated	N/A
Michigan CLASS - investment pool	4,496,034	AAA	S&P
Michigan CLASS EDGE - investment pool	27,545,650	AA+/S1	Fitch Ratings
<b>Total</b>	<b>\$ 95,445,308</b>		
<b>Fiduciary Funds</b>			
Mutual funds - fixed income	\$ 6,619,298	A1	Moody's
Commingled funds - fixed income	13,822,901	Aa3	Moody's
Investment pool	770,471	AA+	S&P
<b>Total</b>	<b>\$ 21,212,670</b>		

**Fair Value Measurements**

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are significant other observable inputs, and Level 3 inputs are significant unobservable inputs. Investments that are measured at fair value using net asset value per share (or its equivalent) as a practical expedient are not classified in the fair value hierarchy below.

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The City's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset.

The City has the following recurring fair value measurements as of December 31, 2022:

Assets and Liabilities Measured at Carrying Value on a Recurring Basis at December 31, 2021				
Debt Securities	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Balance at December 31, 2021
U.S. Treasuries	\$ 29,224,324	\$ -	\$ -	\$ 29,224,324
U.S. government agencies	-	29,373,084	-	29,373,084
Mutual funds and fixed income	6,619,298	-	-	6,619,298
<b>Total debt securities</b>	<b>35,843,622</b>	<b>29,373,084</b>	<b>-</b>	<b>65,216,706</b>
<b>Equity securities</b>				
Mutual funds - equity	45,715,161	-	-	45,715,161
<b>Total investments by fair value level</b>	<b>\$ 81,558,783</b>	<b>\$ 29,373,084</b>	<b>\$ -</b>	<b>110,931,867</b>
<b>Investments measured at net asset value (NAV):</b>				
Oakland County Local Government Investment Pool				5,576,687
Michigan CLASS investment pool				4,496,034
Michigan CLASS EDGE investment pool				27,545,650
Commingled funds				13,822,901
Multistrategy hedge funds				4,014,928
Private equity funds				5,160,916
Private real estate funds				6,560,357
<b>Total investments measured at NAV</b>				<b>67,177,473</b>
<b>Total assets</b>				<b>\$ 178,109,340</b>

Debt and equity securities classified in Level 1 are valued using prices quoted in active markets for those securities.

The fair values of U.S. government agency securities at December 31, 2022 were determined primarily based on Level 2 inputs. The City estimates the fair value of these investments using interactive data,

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

which uses other inputs, such as interest rates and yield curves, that are observable at commonly quoted

**Investments in Entities that Calculate Net Asset Value per Share**

The City holds shares or interests in investment companies whereby the fair value of the investments is measured on a recurring basis using net asset value per share (or its equivalent) of the investment companies as a practical expedient.

At December 31, 2022, the fair value, unfunded commitments, and redemption rules of those investments are as follows:

	Fair Value	Unfunded Commitments	Redemption Frequency, if Eligible	Redemption Notice Period
Oakland County Local				
Government Investment Pool	\$ 5,576,687	\$ -	None	None
Michigan CLASS investment pool	4,496,034	-	None	None
Michigan CLASS EDGE investment pool	27,545,650	-	None	None
Commingled funds	13,822,901	-	Daily	Daily
Multistrategy hedge funds	4,014,928	-	Quarterly	95 days
Private equity funds	5,160,916	562,500	None	None
Private real estate funds	6,560,357	710,645	None - quarterly	None - 10 days
Total	<u>\$ 67,177,473</u>	<u>\$ 1,273,145</u>		

**Michigan Class Investment Pool** - The Michigan CLASS investment pool invests in U.S. Treasury obligations, federal agency obligations of the U.S. government, high-grade commercial paper (rated A-1 or better), collateralized bank deposits, repurchase agreements (collateralized at 102 percent by treasuries and agencies), and approved money market funds. The program is designed to meet the needs of Michigan public sector investors. It purchases securities that are legally permissible under state statutes and are available for investment by Michigan counties, cities, townships, school districts, authorities, and other public agencies.

**Michigan Class Edge Investment Pool** - The Michigan CLASS EDGE investment pool invests in U.S. treasury obligations, federal agency obligations of the U.S. government, high-grade commercial paper (rated 'A-1' or better) collateralized bank deposits, repurchase agreements (collateralized at 102% by Treasuries and agencies), and approved money-market funds. The program seeks to provide safety,

liquidity, convenience, and competitive rates of return, and is designed to meet the needs of Michigan public sector investors. It purchases securities that are legally permissible under state statutes and are available for investment by Michigan counties, cities, townships, school districts, authorities and other public agencies. It has a rating of AAAf/S1 from FitchRatings.

**Oakland County Local Government Investment Pool** - The Oakland County Local Government Investment Pool is not registered with the SEC and does not issue a separate report. The fair value of the position in the pool is not the same as the value of the pool shares, since the pool does not meet the requirements under GASB 79 to report its value for financial reporting purposes at amortized cost.

**Commingled Funds** - This type includes one commingled fund that invest in publicly traded domestic equity, international equity, or fixed income. 100 percent of the assets can be redeemed on a daily basis. All of the underlying securities within the commingled funds carry a Level 1 or Level 2 valuation.

**Multistrategy Hedge Funds** - This type invests in two hedge funds that pursues multiple strategies to diversify risks and reduce volatility. The hedge funds' portfolio for this type includes investments in approximately 47 percent global stocks, 26 percent global fixed income, and 27 percent balanced/global macro in the Pension Trust Fund and approximately 83 percent in private equity and real estate, 14 percent hedged investments, and 3 percent cash in the Retiree Health Care Trust Fund . The fair values of the investments in this type have been determined using NAV per share (or its equivalent) of the investments.

**Private Equity Funds** - This type includes two private equity fund that invest primarily in debt securities. The investments do not offer a stated redemption window. Instead, the nature of the investments in this type is that the distributions are received through the liquidation of the underlying assets of the funds. If these investments were held, it is expected that the underlying assets of the fund would be liquidated over one to eight years. However, as of December 31, 2022, it is probable

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

that all of the investments in this type will be sold at an amount different from the net asset value per share (or its equivalent) of the Plan's ownership interest in partners' capital.

Private Real Estate Funds - This type includes four real estate funds that invest primarily in U.S. commercial real estate. The fair values of the investments in this type have been determined using the NAV per share (or its equivalent) of the Plan's ownership interest in partners' capital. Distributions from each fund will be received as the underlying investments of the funds are liquidated. It is expected that the underlying assets of the funds will be liquidated over the next 1 to 8 years. 100 percent of the total investment in this type is expected to be sold. However, the individual investments that will be sold have not yet been determined. Because it is not probable that any individual investment will be sold, the fair value of each individual investment has been determined using the NAV per share (or its equivalent) of the Plan's ownership interest in partners' capital. Once it has been determined which investments will be sold and whether those investments will be sold individually or in a group, the investments will be sold in an auction process. The assets are able to be liquidated via a quarterly redemption queue of approximately 43 percent in the Pension Trust Fund and approximately 55% in the Retiree Health Care Trust Fund. The balance of the assets will be liquidated as underlying properties are sold or the investee fund's management approves of the buyer before the sale of the investments can be completed.

**Note 4 - Restricted Assets**

Restricted assets in the governmental activities represent cash held by the Auburn Hills Community Foundation (the Foundation) in the amount of \$34,898 that is reflective of donations made to the Foundation for the benefit of the City that are restricted for city capital projects. Restricted assets in the business-type activities are composed of the City's unspent bond proceeds held by Oakland County, Michigan (the County) for the improvement of the water and sewer system in the amount of \$1,717,489. The County holds these moneys to apply against future water and sewer system construction for the City.

Additionally, restricted assets include a deposit held by North Oakland County Water Authority (NOCWA) in the amount of \$776,610. NOCWA is holding the deposit to cover future water expenses.

**Note 5 - Capital Assets**

Capital assets activity of the primary government for the current year is as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<b>Governmental activities</b>				
Capital assets not being depreciated				
Land	\$ 5,648,991	\$ -	\$ -	\$ 5,648,991
Construction-in-progress	2,888,543	6,615,214	2,536,843	6,966,914
Total capital assets not being depreciated	8,537,534	6,615,214	2,536,843	12,615,905
Capital assets being depreciated				
Roads	97,271,320	3,279,007	-	100,550,327
Storm drains	7,713,816	-	-	7,713,816
Buildings and improvements	23,780,186	27,800	-	23,807,986
Machinery and equipment	6,366,577	698,379	59,628	7,005,328
Vehicles	8,754,350	1,414,181	657,311	9,511,220
Office furnishings and equipment	437,192	-	-	437,192
Land improvements	2,234,492	672,869	-	2,907,361
Total capital assets being depreciated	146,557,933	6,092,236	716,939	151,933,230
Less accumulated depreciation for				
Roads	43,670,811	2,624,499	-	46,295,310
Storm drains	2,810,605	153,892	-	2,964,497
Buildings and improvements	14,973,967	786,896	-	15,760,863
Machinery and equipment	5,440,304	538,544	468,845	5,510,003
Vehicles	6,215,378	687,210	248,094	6,654,494
Office furnishings and equipment	433,883	-	-	433,883
Land improvements	21,635	71,342	-	92,977
Total accumulated depreciation	73,566,583	4,862,383	716,939	77,712,027
Net capital assets being depreciated	72,991,350	1,229,853	-	74,221,203
Governmental activities capital assets, net	\$ 81,528,884	\$ 7,845,067	\$ 2,536,843	\$ 86,837,108

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

	Restated Beginning Balance	Increases	Decreases	Ending Balance
<b>Business-type activities</b>				
Capital assets not being depreciated				
Land	\$ 8,325,776	\$ -	\$ -	\$ 8,325,776
Construction-in-progress	9,169,557	1,037,243	4,051,405	6,155,395
Total capital assets not being depreciated	17,495,333	1,037,243	4,051,405	14,481,171
Capital assets being depreciated				
Water and sewer mains	98,348,404	6,623,036	-	104,971,440
Buildings and improvements	10,708,721	39,375	-	10,748,096
Machinery and equipment	2,737,620	7,162	-	2,744,782
Right to use assets	63,545	-	-	63,545
Total capital assets being depreciated	111,858,290	6,669,573	-	118,527,863
Less accumulated depreciation for				
Water and sewer mains	36,725,198	2,157,635	-	38,882,833
Buildings and improvements	7,663,836	400,191	-	8,064,027
Machinery and equipment	2,513,777	90,349	-	2,604,126
Right to use assets	-	31,772	-	31,772
Total accumulated depreciation	46,902,811	2,679,947	-	49,582,758
Net capital assets being depreciated	64,955,479	3,989,626	-	68,945,105
Business-type capital assets, net	\$ 82,450,812	\$ 5,026,869	\$ 4,051,405	\$ 83,426,276
Right to use leased assets				
Right to use assets, net of amortization	\$ 63,545	\$ (31,772)	\$ -	\$ 31,773
Capital assets				
Capital assets not being depreciated	17,495,333	1,037,243	4,051,405	14,481,171
Capital assets, net of depreciation	64,891,934	4,021,398	-	68,913,332
Net capital assets	\$ 82,450,812	\$ 5,026,869	\$ 4,051,405	\$ 83,426,276

Capital assets activity of the component units for the current year is as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<b>Component Units</b>				
Capital assets not being depreciated				
Land	\$ 8,137,567	\$ -	\$ -	\$ 8,137,567
Construction-in-progress	222,935	170,404	207,936	185,403
Total capital assets not being depreciated	8,360,502	170,404	207,936	8,322,970
Capital assets being depreciated				
Roads	36,470,409	-	-	36,470,409
Buildings and improvements	27,797,346	-	969,966	26,827,380
Office furniture and equipment	461,623	74,552	100,631	435,544
Land improvements	9,233,363	1,088,499	9,368	10,312,494
Total capital assets being depreciated	73,962,741	1,163,051	1,079,965	74,045,827
Less accumulated depreciation for				
Roads	13,810,160	956,189	-	14,766,349
Buildings and improvements	10,523,738	731,363	369,150	10,885,951
Office furniture and equipment	373,959	27,433	100,631	300,761
Land improvements	4,084,379	441,629	604	4,525,404
Total accumulated depreciation	28,792,236	2,156,614	470,385	30,478,465
Net capital assets being depreciated	45,170,505	(993,563)	609,580	43,567,362
Component unit capital assets, net	\$ 53,531,007	\$ (823,159)	\$ 817,516	\$ 51,890,332

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

Depreciation and amortization of right of use assets expenses were charged to programs of the primary government as follows:

**Governmental activities**

General government	\$ 224,100
Public safety	445,740
Public works	3,195,988
Community and economic development	90,035
Capital assets held by the government's internal service funds are charged to the various functions based on their usage of the assets	<u>906,520</u>
Total governmental activities	<u>\$ 4,862,383</u>

**Business-type activities**

Water and Sewer Fund	\$ 2,331,274
Fieldstone Golf Club Fund	<u>348,673</u>
Total business-type activities	<u>\$ 2,679,947</u>

**Component unit activities**

TIFA A	\$ 931,733
TIFA B	352,971
TIFA D	<u>871,910</u>
Total component unit activities	<u>\$ 2,156,614</u>

**Construction Commitments**

The City had the following construction commitments as of December 31, 2022:

	Total Commitment	Remaining Commitment
Roads, mains and lots	<u>\$ 17,327,000</u>	<u>\$ 8,023,211</u>

**Note 6 - Interfund Activity**

The City has made the following long-term advances between component units:

Receivable fund	Payable fund	Amount
TIFA B	Downtown Development Authority	<u>\$ 41,791</u>

TIFA B advanced \$160,000 to the Downtown Development Authority to assist in providing a grant to a developer to address excessive land development costs. The loan will be repaid in annual installments with 3 percent interest in the amount of \$42,498. The loan will be fully repaid at the end of 2023.

The City has the following interfund balances as of December 31, 2022:

Receivable fund	Payable fund	Amount
General Fund	Nonmajor governmental funds	\$ 882
Nonmajor enterprise fund	Capital Improvements Fund	<u>622</u>
		<u>\$ 1,504</u>

Interfund transfers reported in the fund financial statements are composed of the following:

Paying Fund (Transfer Out)	Receiving Fund (Transfer In)	Amount
General Fund	Nonmajor governmental funds	\$ 1,863,400
General Fund	Major and Local Streets Fund	1,225,000
Nonmajor governmental funds	Major and Local Streets Fund	100,000
Nonmajor enterprise fund	General Fund	<u>50,000</u>
		<u>\$ 3,238,400</u>

The transfers from the General Fund to the Major and Local Streets Fund were of unrestricted resources necessary to supplement Act 51 funds provided by the State of Michigan for road maintenance. The transfer from the General Fund to the Capital Improvement Debt Service Fund was of unrestricted resources and was necessary for debt service payments. The transfer from the Wayne-Oakland Disposal Fund to the Major and Local Streets Fund was made with unrestricted funds to support additional local street maintenance expenditure.

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

**Note 7 - Leases**

**Lease Receivable**

The City and its component units have ten significant agreements leasing ground and airspace for billboards, ground space for cell phone towers, buildings, office space, and parking spaces. The terms of these arrangements are as follows:

Description	Agreement Date	Lease Terms	Renewal Options	Payment Frequency	Amount	Interest Rate
Outfront Media - ground/air space	10/17/2016	20 years	None	Annual	\$ 45,000	1.80%
AT&T - ground space	8/18/1995	10 years	2 10-year terms	Annual	16,277	1.80%
Omnipoint - ground space	4/1/2004	5 years	5 5-year terms	Monthly	6,000	1.80%
Nextel - ground space	10/8/1997	10 years	2 10-year terms	Annual	15,017	1.80%
GTP - ground space	9/11/1997	30 years	6 5-year terms	Annual	21,130	1.80%
Verizon - ground space	8/18/1995	30 years	3 10-year terms	Monthly	1,966	1.80%
Library building	1/1/2022	10 years	None	Monthly	24,765	1.80%
Chamber office space	7/25/2022	3 years	None	Monthly	1,660	1.80%
Parking spaces	1/1/2017	60 months	None	Bi-annual	\$17,487 / \$17,852	1.80%
Cranks building	3/1/2016	58 months	4 years	May-September	11,000	1.80%

The leases have varying rent escalation terms:

- GTP and Verizon ground space leases increase annually equal to the increase in CPI up to a maximum of 5%.
- AT&T and Nextel ground space leases increase annually based on general price levels up to a maximum of 5%.
- Omnipoint ground space lease increases 10% at each renewal.
- Library building increases 4% annually and includes a service component that was not practical to allocate.
- Chamber office space lease increases to \$1,727 per month on August 1, 2023 and to \$1,796 per month on August 1, 2024.

**Lease Liability**

During the 2019, the City entered into a 54-month lease agreement as lessee for the use of golf carts. An initial lease liability was recorded in the amount of \$63,545. As of December 31, 2022, the value of the lease liability was \$32,059. The City is required to make principal and interest payments of \$5,395 each April, May, June, July, August, and September. The lease has an interest rate of 1.8%. The value of the right-to-use asset as of the end of the current fiscal year was \$63,545 and had accumulated amortization of \$31,772.

Annual requirements to amortize long-term obligations and related interest are as follows:

Year Ending December 31	Business-type Activities	
	Principal	Interest
2023	\$ 32,059	\$ 313



**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

**Note 8 - Long-Term Debt**

The City issues bonds to provide for the acquisition and construction of major capital facilities. General obligation bonds are direct obligations and pledge the full faith and credit of the City.

Long-term debt activity for the year ended December 31, 2022 can be summarized as follows:

	Interest Rate Ranges	Principal Maturity Ranges	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<b>Governmental activities</b>							
Bonds payable:							
Direct borrowing and direct placements:							
State Revolving Fund Loan - Storm Water Management Retrofit (1)	2.5%	\$5,000 - \$10,000	\$ 72,658	\$ -	\$ 5,000	\$ 67,658	\$ 5,000
State Revolving Fund Loan - Storm Water Management Galloway Drain (1)	2.5%	\$50,000 - \$60,000	480,000	-	50,000	430,000	50,000
Total direct borrowings and direct placement principal outstanding			<u>552,658</u>	<u>-</u>	<u>55,000</u>	<u>497,658</u>	<u>55,000</u>
Other debt:							
Capital Improvement Bonds, Series 2017 (LTGO) (2)	3%	\$425,000 - \$550,000	5,260,000	-	410,000	4,850,000	425,000
Special Assessment Bonds, Series 2017 (LTGO) (3)	2.00% - 2.25%	\$165,000 - \$170,000	1,015,000	-	175,000	840,000	170,000
Capital Improvement Bonds, Series 2021 (LTGO) (4)	2.00% - 3.00%	\$985,000 - \$1,280,000	13,240,000	-	970,000	12,270,000	985,000
Total other debt principal outstanding			<u>19,515,000</u>	<u>-</u>	<u>1,555,000</u>	<u>17,960,000</u>	<u>1,580,000</u>
Unamortized bond premiums			<u>1,602,285</u>	<u>-</u>	<u>142,584</u>	<u>1,459,701</u>	<u>142,584</u>
Total bonds payable			21,669,943	-	1,752,584	19,917,359	1,777,584
Compensated absences			<u>1,628,307</u>	<u>224,403</u>	<u>210,921</u>	<u>1,641,789</u>	<u>213,847</u>
Total governmental activities			<u>\$23,298,250</u>	<u>\$ 224,403</u>	<u>\$ 1,963,505</u>	<u>\$21,559,148</u>	<u>\$ 1,991,431</u>

- (1) The principal repayment amounts for the Storm Water Management Retrofit and Galloway Drain projects represent 60 percent of the project costs, while 40 percent of the project costs qualified for principal forgiveness from the American Recovery and Reinvestment Act of 2009. Principal payments on both projects began in April 2011, and the loan repayments are amortized over 20 years with an interest rate of 2.5 percent.
- (2) In October 2017, the City issued Capital Improvement Bonds to fund a portion of the City's costs of improvements in three Special Assessment Districts (Pacific Drive, N. Atlantic and Continental Drives, and Deepwood Drive) and to fund the construction costs of other identified road, building, and facility improvements completed in 2018. The original issue amount was \$6,865,000. The final loan payment related to issuance is expected to be fiscal year 2032.

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

- (3) In October 2017, the City issued Special Assessment Bonds to fund a portion of the City's upfront costs of improvements in three Special Assessment Districts (Pacific Drive, N. Atlantic and Continental Drives, and Deepwood Drive). The original issue amount was \$1,655,000. The final loan payment related to issuance is expected to be fiscal year 2027. Payments on this debt is expected to be made with special assessment revenue collected from benefiting property owners.
- (4) In August 2021, the City issued Capital Improvement Bonds at a purchase price of \$14,588,209 to assist in funding the cost of construction improvements to several roads including all or parts of Auburn, Shimmons, Five Points, Harmon, Taylor, Bald Mountain, Paramount Estates, and the Canadian Subdivision. Also, this issue supports HVAC and roof replacements across City properties. All activity is expected to be completed by 2023. The original issue par amount of the bonds is \$13,240,000. The final loan payment related to issuance is expected to be fiscal year 2033.

	Interest Rate Ranges	Principal Maturity Ranges	Restated Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<b>Business-type activities</b>							
Bonds and notes payable							
Direct borrowings and direct placements:							
Oakland-Macomb Interceptor Drain - Special Assessment Bonds, Series 2010A (5)	2.50%	\$44,299 - \$54,879	\$ 485,472	\$ -	\$ 43,142	\$ 442,330	\$ 44,299
Oakland-Macomb Interceptor Drain - Special Assessment Bonds, Series 2011A Segment 2 (6)	2.50%	\$50,736 - \$63,318	673,658	-	49,315	624,343	50,736
Oakland-Macomb Interceptor Drain - Financing source not finalized by Oakland County for OMID 2013A Segment 3 (7)	2.00%	\$108,998 - \$132,950	1,566,610	-	106,915	1,459,695	108,998
State Revolving Fund Loan - Sanitary Sewer Rehabilitation (8)	2.50%	\$60,000 - \$70,000	595,000	-	60,000	535,000	60,000
Clinton River Water Resource Recover Facility - Drainage District Drain Bond, Series 2017 (SRF) (9)	2.50%	\$23,431 - \$141,580	1,914,168	-	97,263	1,816,905	99,616
Oakland-Macomb Interceptor Drain - Special Assessment Bonds, Series 2019A Refunding Bonds (5)	1.85%	\$12,562 - \$16,530	128,269	-	12,067	116,202	12,562
Oakland-Macomb Interceptor Drain - Special Assessment Bonds, Series 2019B (10)	2.50%	\$56,277 - \$58,000	<u>226,258</u>	<u>-</u>	<u>55,129</u>	<u>171,129</u>	<u>56,277</u>
Total direct borrowings and direct placements principal outstanding			5,589,435	-	423,831	5,165,604	432,488
Leases			63,545	-	31,486	32,059	32,059
Compensated absences			<u>126,849</u>	<u>21,617</u>	<u>18,045</u>	<u>130,421</u>	<u>23,489</u>
Total business-type activities long-term debt			<u>\$ 5,779,829</u>	<u>\$ 21,617</u>	<u>\$ 473,362</u>	<u>\$ 5,328,084</u>	<u>\$ 488,036</u>

- (5) During 2009, the counties of Macomb and Oakland, Michigan jointly established the Oakland-Macomb Interceptor Drain - Drainage District (OMID), an intercounty drainage district, under Chapter 21 of the Drain Code. The OMID was created to acquire, operate, and maintain the Oakland-Macomb Interceptor (OMI); title to the OMI was transferred from the City of Detroit, Michigan to the OMID as part of a settlement agreement with the City of Detroit, Michigan reached in May 2009. The OMID apportioned the responsibility to pay the debt required to finance this project to the participating cities, townships, and villages located in the two counties. The OMID bond debt will be amortized over a 20-year period with an interest rate of 2.5 percent. The OMID 2010B debt has a 45 percent federal interest subsidy, which is reimbursed to the City semiannually. The OMID 2010B bond was refunded during 2020.

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

- (6) During 2011, additional bonds (Series 2011A) were issued through the State's revolving fund loans for Segment 2 of the OMID project. The state revolving fund loan is for a 20-year period with a fixed interest rate of 2.5 percent. The City will have a level debt service payment of approximately \$66,400 for principal and interest for the loan duration. The final loan payment related to this issuance will be in fiscal year 2033.
- (7) Beginning in 2012 as part of Oakland-Macomb Interceptor Drain project, Oakland County, Michigan commenced with Segment 3 of the project. The tentative estimated cost of this segment is \$65,140,000. The City's pro rata share of the project is approximately 3.47 percent, which resulted in the City's share of the debt being approximately \$2.26 million. The City will have a level debt service payment of approximately \$138,300 for principal and interest for the loan duration. The final loan payment related to this issuance will be in fiscal year 2034.
- (8) The principal repayment amounts for the Sanitary Sewer Rehabilitation represent 60 percent of the total project costs, as 40 percent of the project cost qualified for principal forgiveness from the American Recovery and Reinvestment Act of 2009. The first principal payment on this project was paid in April 2011. The loan repayments are amortized over 20 years with an interest rate of 2.5 percent.
- (9) During 2017, the Clinton River Water Resource Recovery Facility Drainage District sold Drain Bonds Series 2017 for the Biosolids Handling and Septage Receiving Facility Project that spans the Oakland County community. This debt reflects the City's 6.124 percent share of this project. The project is in progress at December 31, 2020. The final payment related to this debt is expected in 2038.
- (10) During 2020, as part of the Oakland-Macomb Interceptor Drain project, Oakland County, Michigan and the Great Lakes Water Authority (GLWA) commenced rehabilitation and construction of certain wastewater facilities. This debt reflects the City's 4.9750 percent share of the project. The first principal payment on this project was paid in September 2020. The final payment related to this debt is expected in 2025.

Component unit	Interest Rate Ranges	Principal Maturity Ranges	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds and contracts payable							
Direct borrowings and direct placements							
Michigan Department of Environmental Quality Loan (11)	1.5%	\$48,659 - \$54,004	\$ 458,275	\$ -	\$ 47,940	\$ 410,335	\$ 48,659

- (11) In 2016, the Brownfield Redevelopment Authority received a loan from the Michigan Department of Environmental Quality (MDEQ) to fund a redevelopment project. The redevelopment project will be completed by a developer. The Brownfield Redevelopment Authority entered into a loan agreement with the developer for the same amount of the MDEQ loan. The developer will draw down the funds from the Brownfield Redevelopment Authority in the future and will repay the loan through tax increment revenue. The final loan payment for this debt will be in fiscal year 2030.

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

Annual debt service requirements to maturity for the above obligations are as follows:

Year Ending December 31	Governmental Activities		Notes from Direct Borrowings and	
	Other Debt		Direct Placements	
	Principal	Interest	Principal	Interest
2023	\$ 1,580,000	\$ 567,249	\$ 55,000	\$ 11,754
2024	1,610,000	431,049	55,000	10,379
2025	1,650,000	394,024	57,658	8,971
2026	1,680,000	355,943	65,000	7,438
2027	1,710,000	314,256	65,000	5,813
2028-2032	8,450,000	1,089,756	200,000	7,626
2033-2037	1,280,000	84,450	-	-
	<u>\$ 17,960,000</u>	<u>\$ 3,236,727</u>	<u>\$ 497,658</u>	<u>\$ 51,981</u>

Year Ending December 31	Business-type Activities		Component Units	
	Notes from Direct Borrowings and		Notes from Direct Borrowings and	
	Direct Placements		Direct Placements	
	Principal	Interest	Principal	Interest
2023	\$ 432,488	\$ 116,552	\$ 48,659	\$ 6,155
2024	441,100	106,879	49,389	5,425
2025	454,946	96,953	50,130	4,684
2026	409,803	86,703	50,882	3,932
2027	417,878	77,111	51,645	3,169
2028-2032	1,989,718	208,158	159,630	4,812
2033-2037	996,240	47,286	-	-
2038	23,431	-	-	-
	<u>\$ 5,165,604</u>	<u>\$ 739,642</u>	<u>\$ 410,335</u>	<u>\$ 28,177</u>

**Component Units**

Excluded from the component unit long-term debt are revenue bonds issued by the Economic Development Corporation to acquire and lease property to third parties. The revenue bonds issued are payable solely from the net revenue derived from the respective leases and are not a general obligation of the City. After these bonds are issued, all financial activity is taken over by the paying agent. The bonds and related lease contracts are not reflected in the City's financial statements. As of

December 31, 2022, there were five series of Economic Development Corporation bonds outstanding. The aggregate principal amount outstanding could not be determined. However, the bonds' original issue amounts totaled \$16,850,000.

**Note 9 - Risk Management**

The City is exposed to various risks of loss related to property loss, torts, errors and omissions, and employee injuries (workers' compensation), as well as medical benefits provided to employees. The City participates in the Michigan Municipal League (risk pool) for claims relating to workers' compensation. The City is self-insured for prescriptions. The City records prescription charges incurred through the end of the fiscal year. In 2004, the City became self-insured for property damage to city vehicles under \$75,000. Settled claims relating to the commercial insurance have not exceeded the amount of insurance coverage in any of the past 10 years.

The Michigan Municipal League risk pool program operates as a common risk-sharing management program for local units of government in Michigan; member premiums are used to purchase commercial excess insurance coverage and to pay member claims in excess of deductible amounts.

**Note 10 - Pension Plans**

**Plan Description** - The City of Auburn Hills Pension Board of Trustees (the Pension Board) administers the City of Auburn Hills Employee Pension Plan, a single-employer defined benefit pension plan that provides pensions to all full-time employees hired prior to 1998. The plan is closed to new employees. Benefit terms have been established by contractual agreements between the City and the various employee union representation; amendments are subject to the same process.

Management of the plan is vested in the Pension Board, which consists of seven members: the mayor, city manager, city clerk, finance director, and three union representatives.

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

The City established a defined contribution plan as a complementary plan to the defined benefit pension plan. The City Council has authority over plan provisions and contribution requirements. Each union group negotiated a City match to their contribution. Currently, the City provides for a contribution up to 4% of regular wage to Police employees contributions up to 3%. No other groups have defined benefit members or are eligible by bargaining contract to receive a City match to their contribution. As the defined benefit plans closed to all groups, anyone hired after January 1, 2000 had only the defined contribution plan available to them. Those without a defined benefit plan receive a 9% contribution from the City. Additionally, the City contributes 3% more if the EE contributes at least 3%

The City established a 457 plan as well. Employees may make voluntary contributions to this plan in addition to the 401K plan. The City does contribute to the 457 for employees for those group who have bargained such contribution in lieu of contributions to a RHS plan or for those groups who take advantage of nominal employer contribution the employee contributes the same amount.

For the year ended December 31, 2022, the City contributed \$1,506,814 to the plans.

Benefits Provided - The City of Auburn Hills Employee Pension Plan provides retirement, disability, and death benefits to plan members and their beneficiaries. Benefit terms are established by contractual agreements between the City and the various employee union representation; amendments are subject to the same process. The benefits are defined as follows:

Unit	Multiplier	Max.	Final Avg. Comp	Member Contribution	Percent	Start	Max
Admin	2.65%	80%	Final 5	6%	2.5%	55	15 years
Police officers	2.80% up to 25 years; 1% Thereafter	80%	5 highest consecutive	7%	2.5%	50 (a)	15 years
Police command	2.80%	80%	5 highest consecutive	5%	2.5%	50	15 years
Detectives	2.80%	80%	5 highest consecutive	5%	2.5%	50	15 years
Dispatch	2.65%	YOS limited to 34 years	5 highest consecutive	6%	2.5%	55	15 years
IA fire	2.65%	80%	Highest 3 of final 5	5%	2.5%	55	15 years
PT fire	(b)	80%	N/A	N/A	N/A	55	15 years

(a) Normal retirement is either 25 years of service or age 50 with 15 years of service; an officer with 25 years of service could have normal retirement prior to age 50 and would begin receiving benefit increases each January 1 following one year of retirement.

(b) \$5 per month for each year of service prior to January 1, 1988;  
\$10 per month for each year of service after January 1, 1988.

*Deferred Retirement Annual Amount* - Computed as service retirement but based upon service, average final compensation (AFC), and benefit multiplier in effect at termination. Benefits begin at the date retirement would have occurred had the member remained in employment.

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

---

*Death after Retirement Annual Amount* - Surviving spouse receives the excess of member contributions with interest over the total of benefits paid.

*Death in Service Annual Amount* - Surviving beneficiary receives 100 times the projected monthly benefit.

*Disability Annual Amount* - With long-term disability - the greater of a member's accrued benefit or 60 percent of the projected benefit, based on AFC at the date of disability and years of service until earliest retirement (payable at age 65). Without long-term disability - the accrued benefit is payable immediately with 10 years of service if age 40.

Employees Covered by Benefit Terms – At the December 31, 2021 valuation date, the following employees were covered by benefit terms:

Inactive employees or beneficiaries currently receiving benefits	129
Inactive employees entitled to, but not yet receiving benefits	7
Active employees	<u>8</u>
	<u>144</u>

Contributions - Article 9, Section 24 of the State of Michigan constitution requires that financial benefits arising on account of employee service rendered in each year be funded during that year. Accordingly, the Pension Board retains an independent actuary to determine the annual contribution. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. Contribution requirements of plan members are established and may be amended by the Pension Board in accordance with the City's collective bargaining units. The system contribution from employees is detailed in the table below. For the year ended December 31, 2022, the City made the actuarially determined contribution of \$1,055,948, plus it contributed \$1,000,002 into a prefunded pension trust, which is reported in this financial statement as a pension and other postemployment benefit trust fund type.

Net Pension Liability - The City has chosen to use December 31, 2022 as its measurement date for the net pension liability. The December 31, 2022 fiscal year end reported net pension liability was determined using a measure of the total pension liability and the pension net position as of the December 31, 2022 measurement date. The December 31, 2022 measurement date total pension liability was determined by an actuarial valuation performed as of December 31, 2021 that has used procedures to roll the information forward to the measurement date.

Actuarial Assumptions - The total pension liability was determined using the following actuarial assumptions applied to all periods included in the measurement:

- Inflation: 2.25 percent
- Salary increases (including inflation): 3.5 percent
- Investment rate of return (net of investment expense): 6.25 percent
- Mortality rates: Pub-2010 Mortality Table with Generational Projection per MP-2021, with PubS-2010 tables for public safety groups and PubS-2010 tables for all others
- Cost of living adjustments (COLA): 2.5 percent simple payable for 15 years for future retirees. Current retiree COLA depends on date of retirement.

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

Investment Rate of Return - The long-term expected rate of return on pension plan investments was determined using a model method in which the best-estimate ranges of expected future real rates of return (expected returns, net of investment and administrative expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates or arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return
US Core Fixed Income	26.00%	2.13%
Private Credit	4.00%	6.19%
US Large Cap Equity	21.00%	4.09%
US Small & Mid Cap Equity	14.00%	4.10%
Global Equity	15.00%	5.81%
US REITs	10.00%	4.50%
Hedge Funds	10.00%	3.49%

Rate of return - For the year ended December 31, 2022, the annual money-weighted rate of return on investments, net of investment expense, was (9.24%). The money-weighted rate of return expresses investment performance, net of investment expenses, adjusted for the changing amounts actually invested.

Discount rate - The discount rate used to measure the total pension liability was 6.00 percent in the December 31, 2021 roll forward valuation, which unchanged from the prior year's discount rate which was 6.00 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that city contributions will be made at rates equal to the difference between actuarially determined contribution rates and the employee rate.

Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees.

**Changes in Net Pension Liability**

<b>Total Pension Liability</b>	
Service cost	\$ 154,625
Interest on the total pension liability	4,039,702
Experience differences	(337,715)
Changes in assumptions	(23,747)
Benefit payments and refunds	(4,520,106)
Net change in total pension liability	(687,241)
Total pension liability - beginning	69,400,872
Total pension liability - ending (a)	<u>\$ 68,713,631</u>

**Plan Fiduciary Net Position**

Employer contributions	\$ 2,055,950
Employee contributions	36,293
Net investment income (loss)	(5,821,496)
Benefit payments and refunds	(73,394)
Pension plan administrative expense	(4,520,106)
Net change in plan fiduciary net position	(8,322,753)
Plan fiduciary net position - beginning	64,074,956
Plan fiduciary net position - ending (b)	<u>\$ 55,752,203</u>
Net pension liability (a-b)	<u>\$ 12,961,428</u>

Plan fiduciary net position as a percentage of total pension liability	81.14%
Covered payroll	\$ 677,377
Net pension liability as a percentage of covered payroll	1,913.47%

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

Sensitivity of the net pension liability to changes in the discount rate - The following presents the net pension liability of the employer, calculated using the discount rate of 6.0%, as well as what the employer's net pension liability would be using a discount rate that is 1% point lower (5%) or 1% higher (7%) than the current rate.

	1% Decrease	Current Discount Rate	1% Increase
Total pension liability	\$ 76,656,039	\$ 68,713,631	\$ 62,091,440
Fiduciary net position	<u>55,752,203</u>	<u>55,752,203</u>	<u>55,752,203</u>
Net pension liability	<u>\$ 20,903,836</u>	<u>\$ 12,961,428</u>	<u>\$ 6,339,237</u>

Pension expense and deferred outflows of resources and deferred inflows of resources related to pensions - For the year ended December 31, 2022, the employer recognized pension expense of \$430,594. The employer reported deferred outflows and inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Total to Amortize
Net difference between projected and actual earning on plan investments	<u>\$ 3,193,229</u>	<u>\$ 3,193,229</u>

Amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year ended December 31,</u>	
2023	\$ (524,761)
2024	645,697
2025	1,154,102
2026	<u>1,918,191</u>
	<u>\$ 3,193,229</u>

Detailed information about the plan's fiduciary net position is not available in a separately issued financial report. For the purpose of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pension, and pension expense, information about the plan's fiduciary net position and additions to/deductions from fiduciary net position have been determined on the same basis as they are reported by the plan. The plan uses the economic resources measurement focus and full accrual basis of accounting. Investments are stated at fair value. Contribution revenue is recorded as contributions are due, pursuant to legal requirements. Benefit payments and refunds of employee contributions are recognized as expense when due and payable in accordance with benefit terms.

**Note 11 - Other Postemployment Benefits**

Plan Description - The Auburn Hills Retiree Healthcare Board provides postemployment benefits other than pensions (OPEB) to eligible former City Council members and retired employees and eligible dependents, as well as to certain retirees and eligible dependents of the Auburn Hills Public Library. The benefits are provided through the Auburn Hills Retiree Health Care Plan, a cost-sharing defined OPEB plan administered by the Auburn Hills Retiree Health Care Plan Board. There are two participating employers in the plan, the City of Auburn Hills, Michigan and the Auburn Hills Public Library (the "Library").

The financial statements of the OPEB plan are included in these financial statements as a pension and other postemployment benefit funds (a fiduciary fund).

Management of the plan is vested in the Retiree Healthcare Board, which consists of seven members: the mayor, city manager, city clerk, finance director, and three union representatives.

Benefits provided - The Auburn Hills Retiree Health Care Plan provides health care, dental, and vision benefits for retirees and their dependents. Benefits are provided through a third-party insurer, and



**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

---

generally the full cost of the benefits is covered by the plan. The City is self-insured for prescriptions, and the full cost of benefits is covered by the plan. As of January 1, 2012, the plan was closed to new entrants.

Employees covered by benefit terms - As of December 31, 2021, the most recent valuation date, the plan membership consisted of the following:

Inactive employees or beneficiaries	
currently receiving benefits	112
Active employees	<u>61</u>
	<u>173</u>

Contributions - The City Code grants the authority to establish and amend the contribution requirements of the City and employees to the board. The City has no obligation to make contributions in advance of when the insurance premiums are due for payment. For the year ended December 31, 2022, the City paid postemployment health care premiums of \$604,395, plus it contributed \$395,605 into a prefunded retiree health care fund, which is reported in these financial statements as a pension and other employee benefit trust fund type. Employees are not required to contribute to the plan.

Net OPEB Liability - The net OPEB liability of \$5,298,261 has been allocated separately to the City and to the Library. A special funding situation does not exist in accordance with Governmental Accounting Standards Board Statement No. 75, and, therefore, the City has not recorded the Library's proportionate share of the net OPEB liability. The City's proportionate share of the net OPEB liability is \$5,136,175 at December 31, 2022. At December 31, 2022, the City's proportionate share was 96.9 percent, based on the City's number of plan members as a percentage of the plan's total members. At December 31, 2021, the prior measurement date, the City's proportionate share was 96.8 percent, or a 0.1 percent change.

The City has chosen to use the December 31, 2022 measurement date as its measurement date for the net OPEB liability. The December 31,

2022 fiscal year end reported net OPEB liability was determined using a measure of the total OPEB liability and the OPEB net position as of the December 31, 2022 measurement date. The December 31, 2022 total OPEB liability was determined by an actuarial valuation performed as of December 31, 2021, which used update procedures to roll forward the liability to December 31, 2022.

Actuarial assumptions - The total OPEB liability in the December 31, 2021 actuarial valuation was determined using an investment rate of return (net of investment expenses) of 6.25 percent; a health care cost trend rate of 6.0 percent for 2022, decreasing to an ultimate rate of 3.9 percent over 53 years for pre-Medicare participants, and a health care cost trend rate of 5.9 percent for 2022, decreasing to an ultimate rate of 3.9 percent over 53 years for post-Medicare participants; and mortality rates based on the PubG-2010 with Generational Projection per MP-2021.

Discount rate - The discount rate used to measure the total OPEB liability was 6.00%. The projection of cash flows used to determine the discount rate assumed that City contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best-estimates of geometric real rates of return as of the December 31, 2022 measurement date for each major asset class included in the OPEB plan's target asset allocation, as disclosed in the investment footnote, are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return
US Core Fixed Income	26.00%	2.13%
Private Credit	4.00%	6.19%
US Large Cap Equity	21.00%	4.09%
US Small & Mid Cap Equity	14.00%	4.10%
Global Equity	15.00%	5.81%
US REITs	10.00%	4.50%
Hedge Funds	10.00%	3.49%

Rate of return - For the year ended December 31, 2022, the annual money-weighted rate of return on investments, net of investment expense, was (9.31%). The money-weighted rate of return expresses investment performance, net of investment expenses, adjusted for the changing amounts actually invested.

**Changes in Net OPEB Liability**

**Total OPEB Liability**

Service cost	\$ 469,138
Interest	2,073,489
Experience differences	(2,382,400)
Changes in assumptions	455,944
Benefit payments	<u>(1,308,075)</u>
Net change in total OPEB liability	(691,904)
Total OPEB liability - beginning	<u>34,733,531</u>
Total OPEB liability - ending (a)	<u><u>\$ 34,041,627</u></u>

**Plan Fiduciary Net Position**

Employer contributions	\$ 1,000,000
Net investment income (loss)	(2,988,183)
Benefit payments	(1,308,075)
Administrative expense	<u>(10,342)</u>
Net change in plan fiduciary net position	(3,306,600)
Plan fiduciary net position - beginning	<u>32,049,966</u>
Plan fiduciary net position - ending (b)	<u><u>\$ 28,743,366</u></u>

Net OPEB liability (a-b) \$ 5,298,261

Plan fiduciary net position as a percentage of the total OPEB liability is 84.44%.

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

Sensitivity of the net OPEB liability to changes in the discount rate - The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1% lower (5.00%) or 1% higher (7.00%) than the current discount rate.

	<u>1% Decrease</u>	<u>Current Discount Rate</u>	<u>1% Increase</u>
Net OPEB liability	\$ 9,952,339	\$ 5,298,261	\$ (1,320,201)
City's proportionate share	9,647,837	5,136,148	(1,279,808)

Sensitivity of the net OPEB liability to changes in the healthcare cost trend rates - The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if were calculated using healthcare cost trend rates that are 1% lower or 1% higher than the current healthcare cost trend rates:

	<u>1% Decrease</u>	<u>Healthcare Cost Trend Rates</u>	<u>1% Increase</u>
Net OPEB liability	\$ 1,072,914	\$ 5,298,261	\$ 10,495,944
City's proportionate share	1,040,087	5,136,148	10,174,810

OPEB expense and deferred outflows of resources and deferred inflows of resources related to OPEB - For the year ended December 31, 2022, the City recognized OPEB expense of \$(2,367,866). The City reported deferred outflows and inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>	<u>Total to Amortize</u>
Differences in experience	\$ -	\$ (3,938,962)	\$ (3,938,962)
Differences in assumptions	435,647	-	435,647
Net difference between projected and actual earning on plan investments	1,820,495	-	1,820,495
Total	<u>\$ 2,256,142</u>	<u>\$ (3,938,962)</u>	<u>\$ (1,682,820)</u>
City's share	\$ 2,187,110	\$ (3,817,679)	\$ (1,630,569)
Library's share	69,032	(121,283)	(52,251)
Total	<u>\$ 2,256,142</u>	<u>\$ (3,938,962)</u>	<u>\$ (1,682,820)</u>

Amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>Year ended December 31,</u>	
2023	\$ (3,204,736)
2024	18,359
2025	523,231
2026	980,326
	<u>\$ (1,682,820)</u>

Detailed information about the plan's fiduciary net position is not available in a separately issued financial report. For the purpose of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the plan's fiduciary net position and additions to/deductions from fiduciary net position have been determined on the same basis as they are reported by the plan. The plan uses the economic resources measurement focus and full accrual basis of accounting. Investments are stated at fair value. Contribution revenue

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

---

is recorded as contributions are due, pursuant to legal requirements. Benefit payments and refunds of employee contributions are recognized as expense when due and payable in accordance with benefit terms.

The City also provides retiree health care benefits to employees ineligible for the defined benefit retiree health care plan through the Retiree Health Savings (RHS) Plan. All employee units are vested after 10 years, with the exception of the fire unit, which is vested after five years with the City. The City Council has authority over plan provisions and contribution requirements. For the non-bargaining administrative group, the City is required to contribute 3 percent of total salaries and the employees of this group must contribute 3 percent of their salaries. All bargaining units negotiated a 3 to 4 percent contribution into a 457 plan in lieu of the RHS. During the year ended December 31, 2022, the City made contributions of \$47,041.

**Note 12 - Pension and Other Employee Benefit Trust Funds**

The following are condensed financial statements for the individual pension plans and postemployment health care plans:

	Pension Trust Fund	Retiree Health Care Trust Fund
<b>Statement of Net Position</b>		
Cash and cash equivalents	\$ 2,084,392	\$ 514,864
Investments	53,665,718	28,227,843
Other assets	<u>2,093</u>	<u>659</u>
Net position	<u>\$ 55,752,203</u>	<u>\$ 28,743,366</u>
	Pension Trust Fund	Retiree Health Care Trust Fund
<b>Statement of Changes in Net Position</b>		
Investment income	\$ (5,778,311)	\$ (2,945,352)
Contributions	2,092,243	1,000,000
Miscellaneous	8,796	511
Benefit payments	(4,520,106)	(1,310,891)
Investment-related expenses	<u>(125,375)</u>	<u>(50,868)</u>
Net change in net position	<u>\$ (8,322,753)</u>	<u>\$ (3,306,600)</u>

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

**Note 13 - Net Investment in Capital Assets**

The components of net investment in capital assets are as follows:

	Governmental Activities	Business-type Activities	Component Units
Capital assets not being depreciated	\$ 12,615,905	\$ 14,481,171	\$ 8,322,970
Capital assets - net of accumulated depreciation	74,211,986	68,913,332	43,567,362
Right of use asset, net	-	31,773	-
Restricted assets	-	2,494,099	-
Unspent proceeds	6,448,488	-	-
Debt not related to capitalized asset	-	-	410,335
General obligation bonds	(18,457,658)	(5,165,604)	(410,335)
Leases	-	(32,059)	-
Premiums	(1,459,701)	-	-
Net investment in capital assets	<u>\$ 73,359,020</u>	<u>\$ 80,722,712</u>	<u>\$ 51,890,332</u>

**Note 14 - Tax Abatements**

The City offers property tax incentives to promote economic activity, increase and retain employment, and provide incentives for investment in property that increase the tax base of the City. The more significant property tax abatements, as defined by GASB Statement No. 77, *Tax Abatement Disclosures*, that occurred during fiscal year 2022 are as follows:

The City uses the New Facility Industrial Facilities Exemption Certificate (IFEC) to enter into agreements with local businesses for industrial real property and land improvements, other than a replacement facility to be built or installed in a plant rehabilitation district or industrial development district by an existing business or new business, as provided in PA 198 of 1974. The minimum investment in a facility shall have an estimated construction value of \$2,000,000. Under the program, the City grants reductions of 50 percent of the property tax bill for real property for up to 12 years. As a condition of receiving the IFEC pursuant to city policy, the business agrees to operate the facility for which the certificate is granted for the term of the

certificate plus an additional term after the date of expiration of the certificate equal to one year of business residency per abated year. If a business vacates or fails to operate the facility for which the certificate is granted, then it shall be liable for repayment of any property tax savings benefiting the business due to the existence of the certificate, beginning with the initial effective year of the certificate. For the fiscal year ended December 31, 2022, the City abated approximately \$418,000 of taxes under this program.

The City has a payment in lieu of taxes agreement with a business that provides housing for elderly citizens of low and moderate income, which is federally aided or statute authority aided in accordance with the State Housing Development Act of 1966, as provided in PA 346 of 1966. Under this program, the property pays 6 percent of rental income to the City in lieu of taxes. The tax-exempt status of the property shall be rescinded when the authority no longer has an interest in the property. For the fiscal year ended December 31, 2022, the City abated approximately \$39,000 of taxes under this program.

Finally, the Brownfield Redevelopment Authority, a discretely presented component unit, uses brownfield redevelopment agreements under PA 381 of 1996 to capture property taxes within the brownfield area and then uses those captures to reimburse taxpayers that remediate environmental contamination on their properties. As a result of these agreements, the City's tax revenue is reduced as this revenue is captured by the Brownfield Redevelopment Authority. For the fiscal year ended December 31, 2022, the Brownfield Redevelopment Authority captured approximately \$292,000 of city taxes, in addition to captures from other taxing jurisdictions. Additionally, this captured brownfield revenue must, by agreement, be used in part to reimburse developers. Due to the restricted nature of these agreements, the Brownfield Redevelopment Authority essentially must pass on related tax dollars to the developers and, for the purpose of this pronouncement, reimbursed approximately \$162,000 to developers during the year.

**City of Auburn Hills**  
**Notes to the Financial Statements**  
**December 31, 2022**

---

**Note 15 - Joint Venture**

The City is a member of the North Oakland County Water Authority, which provides joint management of the four member communities' water systems. Each of the four member communities appoints one member to the governing body. During the year ended December 31, 2022, the City contributed \$4,392,238 to pay water obligations. Additionally, during 2015, the City deposited \$776,610 with NOCWA to cover two months' worth of expenses in the event the City fails to pay that has been recorded as a restricted asset. There are no financial statements available for the authority for the year ended December 31, 2022.

**Note 16 - Change in Accounting Principle**

As indicated in Note 1, The City implemented Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*. This statement enhances the relevance and consistency of information of the City's leasing activities. It establishes requirements for lease accounting based on the principle that leases are financings of the right to use an underlying asset. A lessee is required to recognize a lease liability and an intangible right to use lease asset. A lessor is required to recognize a lease receivable and a deferred inflow of resources. This adjustment restated beginning net position in governmental activities by \$(84,581) for a restated beginning net position of \$91,556,390 and also restated fund balance in the General Fund by \$(84,581) for a restated beginning fund balance of \$32,109,801.

**City of Auburn Hills**  
**Required Supplementary Information**  
**Budgetary Comparison Schedule**  
**General Fund**  
**For the Year Ended December 31, 2022**

	Budgeted Amounts		Actual	Actual Over (Under) Final Budget
	Original	Final		
<b>Revenues</b>				
Taxes				
Property taxes	\$ 20,767,439	\$ 20,762,439	\$ 20,512,211	\$ (250,228)
Penalties and interest	11,000	11,000	16,012	5,012
Administration fee	859,891	859,891	874,513	14,622
Special assessments	137,419	137,419	323,253	185,834
Licenses and permits	1,120,275	1,120,275	2,408,963	1,288,688
Federal grants	1,448,774	1,448,774	307,330	(1,141,444)
State-shared revenue	3,787,456	3,787,456	5,770,577	1,983,121
State grants	56,528	56,528	92,943	36,415
Local contributions	200,650	528,250	635,770	107,520
Charges for services	5,025,225	5,034,225	5,302,931	268,706
Fines and forfeitures	290,000	290,000	213,933	(76,067)
Investment income	108,192	108,192	(32,093)	(140,285)
Rental income	348,896	348,896	328,926	(19,970)
Other revenue	285,647	285,647	88,844	(196,803)
Sale of capital assets	1,000	1,000	31	(969)
Insurance recoveries	-	-	244	244
Transfers in	50,000	50,000	50,000	-
Total revenues	<u>34,498,392</u>	<u>34,829,992</u>	<u>36,894,388</u>	<u>2,064,396</u>

**City of Auburn Hills**  
**Required Supplementary Information**  
**Budgetary Comparison Schedule**  
**General Fund**  
**For the Year Ended December 31, 2022**

	Budgeted Amounts		Actual	Actual Over (Under) Final Budget
	Original	Final		
<b>Expenditures</b>				
General government				
City Council	\$ 158,982	\$ 157,052	\$ 169,109	\$ 12,057
City Manager	715,391	713,461	648,479	(64,982)
Information technology/data processing	657,510	663,310	449,646	(213,664)
Treasurer	725,009	615,589	535,514	(80,075)
Assessing	318,354	379,229	377,430	(1,799)
Clerk	329,376	333,376	315,097	(18,279)
Facilities	1,898,257	1,907,463	1,093,534	(813,929)
Human resources	306,822	343,698	364,952	21,254
Pension board	123,549	123,549	19,150	(104,399)
Grounds	1,229,979	1,229,979	1,088,512	(141,467)
Capital improvements	3,388,700	4,048,696	3,100,320	(948,376)
General administration	<u>2,371,275</u>	<u>3,221,828</u>	<u>2,586,897</u>	<u>(634,931)</u>
Total general government	<u>12,223,204</u>	<u>13,737,230</u>	<u>10,748,640</u>	<u>(2,988,590)</u>
Public safety				
Police/sheriff	8,138,633	8,066,788	7,477,821	(588,967)
Fire suppression	4,602,446	4,687,020	4,189,845	(497,175)
Fire prevention	346,147	343,387	323,022	(20,365)
Police administration	2,854,382	2,842,301	1,739,385	(1,102,916)
Fire administration	2,350,102	2,513,675	801,517	(1,712,158)
Building services	<u>1,076,275</u>	<u>1,081,510</u>	<u>1,046,164</u>	<u>(35,346)</u>
Total public safety	<u>19,367,985</u>	<u>19,534,681</u>	<u>15,577,754</u>	<u>(3,956,927)</u>
Public works				
Stormwater drainage	365,798	367,452	156,531	(210,921)
DPW management services	<u>682,761</u>	<u>676,971</u>	<u>641,120</u>	<u>(35,851)</u>
Total public works	<u>1,048,559</u>	<u>1,044,423</u>	<u>797,651</u>	<u>(246,772)</u>



**City of Auburn Hills**  
**Required Supplementary Information**  
**Budgetary Comparison Schedule**  
**General Fund**  
**For the Year Ended December 31, 2022**

	Budgeted Amounts		Actual	Actual Over (Under) Final Budget
	Original	Final		
Health, welfare, and community development				
Community development administration	\$ 393,426	\$ 324,910	\$ 290,183	\$ (34,727)
Senior citizens	550,082	569,290	469,559	(99,731)
SMART grant	76,667	102,267	95,189	(7,078)
Total health, welfare, and community development	1,020,175	996,467	854,931	(141,536)
Recreation and culture				
Recreation	655,953	702,068	521,583	(180,485)
Parks maintenance	1,448,227	1,793,241	1,111,579	(681,662)
Total recreation and culture	2,104,180	2,495,310	1,633,162	(862,148)
Debt service				
Principal retirement	55,000	55,000	55,000	-
Interest and fiscal charges	13,129	13,129	13,129	-
Total debt service	68,129	68,129	68,129	-
Total expenditures	35,832,233	37,876,240	29,680,267	(8,195,973)
Net change in fund balance	(1,333,841)	(3,046,247)	7,214,121	10,260,368
Fund balance - beginning of year	32,109,801	32,109,801	32,194,382	84,581
Prior period adjustment	-	-	(84,581)	(84,581)
Fund balance - beginning of year, as restated	32,109,801	32,109,801	32,109,801	-
Fund balance - end of year	\$ 30,775,960	\$ 29,063,554	\$ 39,323,922	\$ 10,260,368

**City of Auburn Hills**  
**Required Supplementary Information**  
**Budgetary Comparison Schedule**  
**Major and Local Streets**  
**For the Year Ended December 31, 2022**

	Budgeted Amounts		Actual	Actual Over (Under) Final Budget
	Original	Final		
<b>Revenues</b>				
Other state grants	\$ 2,994,966	\$ 2,994,966	\$ 2,982,194	\$ (12,772)
Interest income	5	5	19,919	19,914
Other revenue	52,122	52,122	73,289	21,167
Insurance recoveries	-	-	5,097	5,097
Transfers in	<u>1,625,000</u>	<u>2,025,000</u>	<u>1,325,000</u>	<u>(700,000)</u>
 Total revenues	 4,672,093	 5,072,093	 4,405,499	 (666,594)
<b>Expenditures</b>				
Current				
Streets and public improvements	<u>4,926,026</u>	<u>6,526,619</u>	<u>4,178,759</u>	<u>(2,347,860)</u>
 Excess of revenues (deficiency) over expenditures	 (253,933)	 (1,454,526)	 226,740	 1,681,266
 Fund balance - beginning of year	 <u>2,191,161</u>	 <u>2,191,161</u>	 <u>2,191,161</u>	 <u>-</u>
 Fund balance - end of year	 <u>\$ 1,937,228</u>	 <u>\$ 736,635</u>	 <u>\$ 2,417,901</u>	 <u>\$ 1,681,266</u>

**City of Auburn Hills**  
**Required Supplementary Information**  
**Employee Pension Plan**  
**Schedule of Changes in Net Pension Liability and Related Ratios**  
**December 31, 2022**

Fiscal year ended December 31,	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>Total Pension Liability</b>									
Service cost	\$ 154,625	\$ 322,587	\$ 341,012	\$ 443,110	\$ 624,297	\$ 591,358	\$ 842,510	\$ 809,483	\$ 381,691
Interest on the total pension liability	4,039,702	3,830,500	3,828,935	3,840,887	3,873,213	3,664,089	3,459,438	3,369,628	3,509,763
Experience differences	(337,715)	481,264	660,370	1,082,585	-	290,536	(1,807,601)	489,295	72,377
Changes in assumptions	(23,747)	(6,253,413)	4,296,374	(1,394,259)	(1,437,482)	5,467,388	(9,027,540)	(578,372)	1,533,771
Benefit payments and refunds	(4,520,106)	(4,304,443)	(4,104,733)	(3,821,541)	(3,593,596)	(3,762,724)	(3,189,841)	(3,056,599)	(2,661,802)
Net change in total pension liability	(687,241)	(5,923,505)	5,021,958	150,782	(533,568)	6,250,647	(9,723,034)	1,033,435	2,835,800
Total pension liability - beginning	69,400,872	75,324,377	70,302,419	70,151,637	70,685,205	64,434,558	74,157,592	73,124,157	70,288,357
Total pension liability - ending (a)	<u>\$ 68,713,631</u>	<u>\$ 69,400,872</u>	<u>\$ 75,324,377</u>	<u>\$ 70,302,419</u>	<u>\$ 70,151,637</u>	<u>\$ 70,685,205</u>	<u>\$ 64,434,558</u>	<u>\$ 74,157,592</u>	<u>\$ 73,124,157</u>
<b>Plan Fiduciary Net Position</b>									
Employer contributions	\$ 2,055,950	\$ 1,586,293	\$ 2,014,732	\$ 1,702,433	\$ 765,611	\$ 1,034,387	\$ 1,093,400	\$ 476,733	\$ 472,439
Employee contributions	36,293	52,261	67,512	81,344	115,417	106,629	108,915	126,708	148,282
Net investment income (loss)	(5,821,496)	7,308,103	5,951,307	8,950,504	(933,112)	6,181,445	2,851,238	1,630,824	3,514,376
Administrative expense	(73,394)	(55,770)	-	(73,524)	-	-	-	-	-
Benefit payments and refunds	(4,520,106)	(4,304,443)	(4,104,733)	(3,821,541)	(3,593,596)	(3,762,724)	(3,189,841)	(3,056,599)	(2,661,802)
Net change in plan fiduciary net position	(8,322,753)	4,586,444	3,928,818	6,839,216	(3,645,680)	3,559,737	863,712	(822,334)	1,473,295
Plan fiduciary net position - beginning	64,074,956	59,488,512	55,559,694	48,720,478	52,366,158	48,806,421	47,942,709	48,765,043	47,291,748
Plan fiduciary net position - ending (b)	<u>\$ 55,752,203</u>	<u>\$ 64,074,956</u>	<u>\$ 59,488,512</u>	<u>\$ 55,559,694</u>	<u>\$ 48,720,478</u>	<u>\$ 52,366,158</u>	<u>\$ 48,806,421</u>	<u>\$ 47,942,709</u>	<u>\$ 48,765,043</u>
Net pension liability (a-b)	<u>\$ 12,961,428</u>	<u>\$ 5,325,916</u>	<u>\$ 15,835,865</u>	<u>\$ 14,742,725</u>	<u>\$ 21,431,159</u>	<u>\$ 18,319,047</u>	<u>\$ 15,628,137</u>	<u>\$ 26,214,883</u>	<u>\$ 24,359,114</u>
Plan fiduciary net position as a percentage of total pension liability	81.14%	92.33%	78.98%	79.03%	69.45%	74.08%	75.75%	64.65%	66.69%
Covered payroll	\$ 677,377	\$ 1,092,276	\$ 1,178,201	\$ 1,446,223	\$ 1,669,155	\$ 1,787,161	\$ 2,039,201	\$ 2,250,657	\$ 2,124,477
Net pension liability as a percentage of covered payroll	1,913.47%	487.60%	1,344.07%	1,019.40%	1,283.95%	1,025.04%	766.39%	1,164.77%	1,146.59%

Note: GASB Statement No. 67 was implemented for the fiscal year ended December 31, 2014 and does not require retroactive implementation.  
Data will be added as information is available until 10 years of such data is available.

**City of Auburn Hills**  
**Required Supplementary Information**  
**Employee Pension Plan**  
**Schedule of Employer Contributions**  
**December 31, 2022**

Fiscal Year Ended	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
2013	\$ 675,872	\$ 677,224	\$ (1,352)	\$ 2,823,161	23.99%
2014	422,149	472,439	(50,290)	2,124,477	22.24%
2015	474,821	476,733	(1,912)	2,250,657	21.18%
2016	1,093,400	1,093,400	-	2,039,201	53.62%
2017	1,034,387	1,034,387	-	1,787,161	57.88%
2018	765,611	765,611	-	1,669,155	45.87%
2019	1,230,563	1,730,563	(500,000)	1,446,223	119.66%
2020	1,514,732	2,014,732	(500,000)	1,178,201	171.00%
2021	1,298,526	1,586,293	(287,767)	1,092,276	145.23%
2022	1,055,948	2,055,950	(1,000,002)	677,377	303.52%

**Notes to Schedule of Contributions**

Actuarially determined contribution amounts are calculated as of December 31 each year, the year prior to the end of the fiscal year in which the contributions are reported.

**Methods and assumptions used to determine contribution rates:**

Actuarial cost method	Entry age normal
Amortization method	N/A
Remaining amortization period	Remaining working lifetime
Asset valuation method	Five-year smoothing
Inflation	2.25%
Salary increases	3.50%
Investment rate of return	6.25%
Retirement age	Retirement rates based on age and group
Mortality	Pub-2010 Mortality Table with generational projection per MP-2021 with PubS-2010 for public safety groups and PubG-2010 for all others

**City of Auburn Hills**  
**Required Supplementary Information**  
**Employee Pension Plan**  
**Schedule of Investment Returns**

---

<u>Fiscal Year Ended</u>	<u>Annual Return % *</u>
2014	7.60%
2015	3.90%
2016	6.30%
2017	16.92%
2018	-1.83%
2019	18.96%
2020	10.90%
2021	12.57%
2022	-9.24%

\* Annual money-weighted rate of return, net of investment expenses

GASB Statement No. 67 was implemented for the fiscal year ended December 31, 2014 and does not require retroactive implementation.  
Data will be added as information is available until 10 years of such data is available.

**City of Auburn Hills**  
**Required Supplementary Information**  
**Other Postemployment Benefits**  
**Schedule of Changes in Net OPEB Liability and Related Ratios**  
**December 31, 2022**

Fiscal year ended December 31,	2022	2021	2020	2019	2018**	2017
<b>Total OPEB Liability</b>						
Service cost	\$ 469,138	\$ 532,540	\$ 635,842	\$ 799,084	\$ 778,931	\$ 1,012,637
Interest	2,073,489	2,478,387	2,453,325	2,351,538	2,252,089	2,652,607
Experience differences	(2,382,400)	(8,598,679)	(1,479,431)	77,702	(781,920)	(781,920)
Changes in assumptions	455,944	189,178	1,850,059	1,355,786	180,873	600,606
Benefit payments	(1,308,075)	(1,265,213)	(1,339,376)	(1,310,654)	(1,354,238)	(1,304,387)
Other	-	-	(20,000)	-	-	-
Net change in total OPEB liability	(691,904)	(6,663,787)	2,100,419	3,273,456	1,075,735	2,179,543
Total OPEB liability - beginning	34,733,531	41,397,318	39,296,899	36,023,443	34,165,788	39,915,088
Total OPEB liability - ending (a)	<u>\$ 34,041,627</u>	<u>\$ 34,733,531</u>	<u>\$ 41,397,318</u>	<u>\$ 39,296,899</u>	<u>\$ 35,241,523</u>	<u>\$ 42,094,631</u>
<b>Plan Fiduciary Net Position</b>						
Employer contributions	\$ 1,000,000	\$ 2,108,273	\$ 3,376,820	\$ 2,810,654	\$ 2,354,238	\$ 1,604,387
Net investment income (loss)	(2,988,183)	3,703,698	2,422,547	3,059,696	(576,455)	1,866,867
Benefit payments and refunds	(1,308,075)	(1,265,213)	(1,339,376)	(1,310,654)	(1,354,238)	(1,304,387)
Administrative expense	(10,342)	-	-	-	-	-
Net change in plan fiduciary net position	(3,306,600)	4,546,758	4,459,991	4,559,696	423,545	2,166,867
Plan fiduciary net position - beginning	32,049,966	27,503,208	23,043,217	18,483,521	18,059,976	15,893,109
Plan fiduciary net position - ending (b)	<u>\$ 28,743,366</u>	<u>\$ 32,049,966</u>	<u>\$ 27,503,208</u>	<u>\$ 23,043,217</u>	<u>\$ 18,483,521</u>	<u>\$ 18,059,976</u>
Net OPEB liability (a-b)	<u>\$ 5,298,261</u>	<u>\$ 2,683,565</u>	<u>\$ 13,894,110</u>	<u>\$ 16,253,682</u>	<u>\$ 16,758,002</u>	<u>\$ 24,034,655</u>
Plan fiduciary net position as a percentage of total OPEB liability	84.44%	92.27%	66.44%	58.64%	52.45%	42.90%

Note: GASB Statement No. 74 was implemented for the fiscal year ended December 31, 2017 and GASB Statement No. 75 was implemented for the fiscal year ended December 31, 2018 and does not require retroactive implementation. Contributions to the plan are not based on a measure of pay; therefore, no covered payroll is presented. Data will be added as information is available until 10 years of such data is available.

\*\*The total OPEB liability as of December 31, 2017 was restated to reflect an updated claims curve methodology.

**City of Auburn Hills**  
**Required Supplementary Information**  
**Other Postemployment Benefits**  
**Schedule of Employer Contributions**  
**December 31, 2022**

Fiscal Year Ending	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
2013	\$ 1,039,846	\$ 966,251	\$ 73,595	N/A	N/A
2014	1,179,856	1,570,268	(390,412)	N/A	N/A
2015	1,421,536	1,396,382	25,154	N/A	N/A
2016	1,526,848	1,287,504	239,344	N/A	N/A
2017	1,457,864	1,604,387	(146,523)	N/A	N/A
2018	2,233,562	2,354,238	(120,676)	N/A	N/A
2019	1,897,955	2,810,654	(912,699)	N/A	N/A
2020	1,754,928	3,376,820	(1,621,892)	N/A	N/A
2021	931,828	2,108,273	(1,176,445)	N/A	N/A
2022	604,395	1,000,000	(395,605)	N/A	N/A

**Notes to Schedule of Contributions**

Actuarially determined contribution rates are calculated as of December 31, the year prior to the end of the fiscal year in which the contributions are reported.

**Methods and assumptions used to determine contribution rates:**

Actuarial cost method	Entry age normal
Amortization method	Level dollar
Remaining amortization period	27 years
Asset valuation method	Five-year smoothing
Inflation	2.25%
Healthcare cost trend rates	5.0% graded down to 4.0% over 53 years
Salary increases	3.50%
Investment rate of return	6.25%
Mortality	Pub-2010 Mortality Table with generational projection per MP-2021

**City of Auburn Hills**  
**Required Supplementary Information**  
**Other Postemployment Benefits**  
**Schedule of City's Proportionate Share of the Net OPEB Liability**  
**December 31, 2022**

Fiscal year ended December 31,	2022	2021	2020	2019	2018	2017
City's proportion of the net OPEB liability	96.94040%	96.77627%	96.90799%	97.43084%	97.34332%	98.92754%
City's proportionate share of the net OPEB liability	\$ 13,468,986	\$ 2,597,054	\$ 13,464,503	\$ 15,816,612	\$ 17,073,942	\$ 18,319,047
City's covered-employee payroll	\$ 4,695,753	\$ 5,101,121	\$ 5,900,336	\$ 6,394,237	\$ 6,747,847	\$ 7,173,993
City's proportionate share of the net OPEB liability as a percentage of its covered-employee payroll	286.83%	50.91%	228.20%	247.36%	253.03%	255.35%
Plan fiduciary net position as a percentage of total OPEB liability	84.44%	92.27%	66.44%	58.67%	51.31%	52.86%



**City of Auburn Hills**  
**Required Supplementary Information**  
**Other Postemployment Benefits**  
**Schedule of Investment Returns**

---

<u>Fiscal Year</u> <u>Ended</u>	<u>Annual</u> <u>Return % *</u>
2017	5.89%
2018	-3.15%
2019	16.07%
2020	10.19%
2021	14.33%
2022	-9.31%

\* Annual money-weighted rate of return, net of investment expenses

GASB Statement No. 74 was implemented for the fiscal year ended December 31, 2017 and does not require retroactive implementation.  
Data will be added as information is available until 10 years of such data is available.

**City of Auburn Hills**  
**Notes to the Required Supplementary Information**  
**December 31, 2022**

**Budgetary Information**

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the General Fund and all special revenue funds. All annual appropriations lapse at fiscal year end. The City employs the following procedures in establishing the budgetary data reflected in the financial statements:

1. Prior to the first Monday in August, city departments, in conjunction with the finance office, prepare and submit their proposed operating budgets for the year beginning on January 1 to the city manager.
2. The city manager compiles and reviews such budget requests and then prepares recommendations and submits them to the City Council on or before September 1 of each year.
3. A public hearing is conducted to obtain taxpayers' comments.
4. No later than the first Monday in November, the budget is legally enacted through council passage for the budget resolutions.
5. After the budget is adopted, any revisions that alter total expenditure of a department or fund must be approved by the City Council.

The budget document presents information by fund, function, and department. The legal level of budgetary control adopted by the governing body is the department level (i.e., the level at which expenditures may not legally exceed appropriations) for the General Fund and the fund total level for all other funds.

Encumbrance accounting is employed in governmental funds. Amounts encumbered for purchase orders, contracts, etc. are not tracked during the year. Budget appropriations are considered to be spent once the goods are delivered or the services rendered.

A reconciliation of the General Fund budgetary comparison schedules to the fund-based statement of changes in fund balance is as follows:

	<u>Total Revenue</u>	<u>Total Expenditures</u>
Amounts per operating statement	\$ 37,408,912	\$ 27,156,666
Bad debt expenditures	(564,799)	(564,799)
Other financing sources and uses as revenue and expenditures	<u>50,275</u>	<u>3,088,400</u>
Amounts per budget statement	<u>\$ 36,894,388</u>	<u>\$ 29,680,267</u>

**Pension Information**

Changes in assumptions:

1. The long-term assumed rate of return was 6.66 percent in 2016 and prior years, 6.54 percent in 2017, 6.50 percent in 2018, 6.25 percent in 2019, 6.00 percent in 2020, 6.00 percent in 2021, and 6.00 percent in 2022.
2. The mortality tables have been updated annually:

2016 and prior years: RP-2014 Healthy Annuitant Mortality table  
2017: RP-2014 with Generational Mortality Scale MP-2016  
2018: RP-2014 with Generational Mortality Scale MP-2017  
2019: RP-2014 with Generational Mortality Scale MP-2018  
2020: Pub-2010 Mortality Table with Generational Projection per scale MP-2019, with PubS-2010 tables for public safety and PubG-2010 tables for all others  
2021: Pub-2010 Mortality Table with Generational Projection per scale MP-2020, with PubS-2010 tables for public safety and PubG-2010 tables for all others  
2022: Pub-2010 Mortality Table with Generational Projection per the MP-2021 scale, with employee rates before benefit commencement

**City of Auburn Hills**  
**Notes to the Required Supplementary Information**  
**December 31, 2022**

---

3. The single discount rate was 5.83 percent in 2016 and prior years, 5.57 percent in 2017, 5.59 percent in 2018, 5.58 percent in 2019, 5.21 percent in 2020, 6.00 percent in 2021, and 6.00 percent in 2022.

**OPEB Information**

Changes in assumptions:

1. The long-term assumed rate of return was 6.57 percent in 2017, 6.50 percent in 2018, 6.25 percent in 2019, 6.00 percent in 2020, 6.25 percent in 2021, and 6.25 percent in 2022.

2. The mortality tables have been updated annually:

2017: RP-2014 with Generational Mortality Scale MP-2016

2018: RP-2014 with Generational Mortality Scale MP-2017

2019: RP-2014 with Generational Mortality Scale MP-2018

2020: Pub-2010 with Generational Projection per scale MP-2019

2021: Pub-2010 Mortality Table with Generational Projection per scale MP-2020, with PubS-2010 tables for public safety and PubG-2010 tables for all others

2022: Pub-2010 Mortality Table with Generational Projection per the MP-2021 scale, with employee rates before benefit commencement and healthy or disabled annuitant rates after benefit commencement

3. The single discount rate was 6.57 percent in 2017, 6.50 percent in 2018, 6.25 percent in 2019, 6.00 percent in 2020, 6.25 percent in 2021, and 6.00 percent in 2022.

4. Health care cost trend rates have been updated as follows:

2019: The health care cost trend rate was 8.2 percent for 2019, decreasing to an ultimate rate of 4.1 percent over 72 years for pre-Medicare participants, a health care cost trend rate of 8.5 percent for 2019, decreasing to an ultimate rate of 4.3 percent over 68 years for post-Medicare participants.

2020: The health care cost trend rate was 5.3 percent for 2020, decreasing to an ultimate rate of 4.0 percent over 55 years for pre-Medicare participants, and a health care cost trend rate of 5.6 percent for 2020, decreasing to an ultimate rate of 4.3 percent over 55 years for post-Medicare participants.

2021: The health care cost trend rate was 5.0 percent for 2020, decreasing to an ultimate rate of 4.0 percent over 54 years for both pre-Medicare and post-Medicare participants.

2022: The health care cost trend rate was 5.0 percent for 2021, decreasing to an ultimate rate of 4.0 percent over 53 years for both pre-Medicare and post-Medicare participants.

**City of Auburn Hills**  
**Other Supplementary Information**  
**Nonmajor Governmental Funds**  
**Combining Balance Sheet**  
**December 31, 2022**

	Special Revenue Funds						Debt Service Funds		Total Nonmajor Governmental Funds
	Metro Act	Wayne-Oakland Disposal	Tree Ordinance	State and Federal Drug Forfeiture	Special Circumstances	CDBG	Special Assessment Debt Service	Capital Improvement Debt Service	
<b>Assets</b>									
Cash and investments	\$ 75,475	\$ 1,061,591	\$ 1,169,235	\$ 31,029	\$ -	\$ -	\$ 430,262	\$ 1	\$ 2,767,593
Receivables									
Special assessments	-	-	-	-	-	-	457,792	-	457,792
Due from other units of government	-	-	-	-	168,333	24,500	-	-	192,833
<b>Total assets</b>	<b>\$ 75,475</b>	<b>\$ 1,061,591</b>	<b>\$ 1,169,235</b>	<b>\$ 31,029</b>	<b>\$ 168,333</b>	<b>\$ 24,500</b>	<b>\$ 888,054</b>	<b>\$ 1</b>	<b>\$ 3,418,218</b>
<b>Liabilities</b>									
Accounts payable	\$ 9,302	\$ 28	\$ 46,587	\$ -	\$ -	\$ 8,925	\$ -	\$ -	\$ 64,842
Due to other funds	-	-	-	-	-	882	-	-	882
Refundable deposits and bonds	-	-	244,320	-	-	-	-	-	244,320
<b>Total liabilities</b>	<b>9,302</b>	<b>28</b>	<b>290,907</b>	<b>-</b>	<b>-</b>	<b>9,807</b>	<b>-</b>	<b>-</b>	<b>310,044</b>
<b>Deferred inflows of resources</b>									
Grants and other revenue	-	-	-	-	127,698	7,000	-	-	134,698
Special assessments	-	-	-	-	-	-	434,371	-	434,371
<b>Total deferred inflows of resources</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>127,698</b>	<b>7,000</b>	<b>434,371</b>	<b>-</b>	<b>569,069</b>
<b>Fund Balances</b>									
Restricted for									
Public works	66,173	-	878,328	-	-	-	-	-	944,501
Public safety	-	-	-	31,029	-	-	-	-	31,029
Health and welfare	-	-	-	-	40,635	-	-	-	40,635
Community and economic development	-	-	-	-	-	7,693	-	-	7,693
Debt service	-	-	-	-	-	-	453,683	1	453,684
Committed	-	1,061,563	-	-	-	-	-	-	1,061,563
<b>Total fund balances</b>	<b>66,173</b>	<b>1,061,563</b>	<b>878,328</b>	<b>31,029</b>	<b>40,635</b>	<b>7,693</b>	<b>453,683</b>	<b>1</b>	<b>2,539,105</b>
<b>Total liabilities, deferred inflows of resources, and fund balances</b>	<b>\$ 75,475</b>	<b>\$ 1,061,591</b>	<b>\$ 1,169,235</b>	<b>\$ 31,029</b>	<b>\$ 168,333</b>	<b>\$ 24,500</b>	<b>\$ 888,054</b>	<b>\$ 1</b>	<b>\$ 3,418,218</b>

**City of Auburn Hills**  
**Other Supplementary Information**  
**Nonmajor Governmental Funds**  
**Combining Statement of Revenues, Expenditures and Changes in Fund Balances**  
**For the Year Ended December 31, 2022**

	Special Revenue Funds						Debt Service Funds		Total Nonmajor Governmental Funds
	Metro Act	Wayne-Oakland Disposal	Tree Ordinance	State and Federal Drug Forfeiture	Special Circumstances	CDBG	Special Assessment Debt Service	Capital Improvement Debt Service	
<b>Revenues</b>									
Special assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,603	\$ -	\$ 254,603
Federal grants	-	-	-	-	-	70,791	-	-	70,791
State-shared revenue	93,768	-	-	-	-	-	-	-	93,768
Charges for services	-	251,305	277,020	-	-	-	-	-	528,325
Fines and forfeitures	-	-	-	9,301	-	-	-	-	9,301
Investment income (loss)	444	(345)	3,203	131	-	3	20,308	-	23,744
Other revenue	-	-	-	-	40,635	-	-	-	40,635
Total revenues	94,212	250,960	280,223	9,432	40,635	70,794	274,911	-	1,021,167
<b>Expenditures</b>									
Current									
Public safety	-	-	-	32,615	-	-	-	-	32,615
Public works	111,063	37,248	96,506	-	-	-	-	-	244,817
Community and economic development	-	-	-	-	-	83,031	-	-	83,031
Debt service									
Principal retirement	-	-	-	-	-	-	175,000	1,380,000	1,555,000
Interest and fiscal charges	-	-	-	-	-	-	19,374	483,400	502,774
Total expenditures	111,063	37,248	96,506	32,615	-	83,031	194,374	1,863,400	2,418,237
Excess (deficiency) of revenues over expenditures	(16,851)	213,712	183,717	(23,183)	40,635	(12,237)	80,537	(1,863,400)	(1,397,070)
<b>Other financing sources (uses)</b>									
Transfers in	-	-	-	-	-	-	-	1,863,400	1,863,400
Transfers out	-	(100,000)	-	-	-	-	-	-	(100,000)
Total other financing sources and uses	-	(100,000)	-	-	-	-	-	1,863,400	1,763,400
Net change in fund balances	(16,851)	113,712	183,717	(23,183)	40,635	(12,237)	80,537	-	366,330
Fund balances - beginning of year	83,024	947,851	694,611	54,212	-	19,930	373,146	1	2,172,775
Fund balances - end of year	\$ 66,173	\$ 1,061,563	\$ 878,328	\$ 31,029	\$ 40,635	\$ 7,693	\$ 453,683	\$ 1	\$ 2,539,105

**City of Auburn Hills**  
**Other Supplementary Information**  
**Pension and Other Postemployment Benefits Funds**  
**Combining Statement of Fiduciary Net Position**  
**December 31, 2022**

	Pension Trust Fund	Retiree Health Care Trust Fund	Total
<b>Assets</b>			
Cash and cash equivalents	\$ 2,084,392	\$ 514,864	\$ 2,599,256
Investments			
Mutual funds	29,873,639	22,460,821	52,334,460
Hedge funds	5,063,800	4,112,043	9,175,843
Commingled funds	13,822,901	-	13,822,901
Real estate	4,905,378	1,654,979	6,560,357
Accrued interest and other	<u>2,093</u>	<u>659</u>	<u>2,752</u>
Total assets	<u>55,752,203</u>	<u>28,743,366</u>	<u>84,495,569</u>
<b>Net Position</b>			
Restricted for:			
Pensions	55,752,203	-	55,752,203
Postemployment benefits other than pension	<u>-</u>	<u>28,743,366</u>	<u>28,743,366</u>
Total net position	<u>\$ 55,752,203</u>	<u>\$ 28,743,366</u>	<u>\$ 84,495,569</u>

**City of Auburn Hills**  
**Other Supplementary Information**  
**Pension and Other Postemployment Benefits Funds**  
**Combining Statement of Changes in Fiduciary Net Position**  
**For the Year Ended December 31, 2022**

	Pension Trust Fund	Retiree Health Care Trust Fund	Total
<b>Additions</b>			
Contributions			
Employer	\$ 2,055,950	\$ 1,000,000	\$ 3,055,950
Members	36,293	-	36,293
Total contributions	2,092,243	1,000,000	3,092,243
<b>Investment earnings</b>			
Interest, dividends and other	1,357,937	896,906	2,254,843
Net increase in fair value of investments	(7,136,248)	(3,842,258)	(10,978,506)
Total investment earnings	(5,778,311)	(2,945,352)	(8,723,663)
Less investment costs			
Investment activity costs	49,036	10	49,046
Net investment earnings	(5,827,347)	(2,945,362)	(8,772,709)
Miscellaneous	8,796	511	9,307
Total additions	(3,726,308)	(1,944,851)	(5,671,159)
<b>Deductions</b>			
Benefit payments	4,520,106	1,310,891	5,830,997
Administrative expense	76,339	50,858	127,197
Total deductions	4,596,445	1,361,749	5,958,194
Change in net position	(8,322,753)	(3,306,600)	(11,629,353)
Net position - beginning of year	64,074,956	32,049,966	96,124,922
Net position - end of year	\$ 55,752,203	\$ 28,743,366	\$ 84,495,569

**City of Auburn Hills**  
**Other Supplementary Information**  
**Street Fund Detail**  
**Combining Balance Sheet**  
**December 31, 2022**

	<u>Major Streets</u>	<u>Local Streets</u>	<u>Total</u>
<b>Assets</b>			
Cash and investments	\$ 2,694,692	\$ 482,602	\$ 3,177,294
Other receivables	27,130	10,000	37,130
Due from other units of government	<u>405,746</u>	<u>118,995</u>	<u>524,741</u>
 Total assets	 <u><u>\$ 3,127,568</u></u>	 <u><u>\$ 611,597</u></u>	 <u><u>\$ 3,739,165</u></u>
<b>Liabilities</b>			
Accounts payable	\$ 113,281	\$ 76,147	\$ 189,428
Accrued and other liabilities	24,400	9,954	34,354
Due to other units of government	1,025	-	1,025
Refundable deposits and bonds	<u>588,220</u>	<u>507,871</u>	<u>1,096,091</u>
 Total liabilities	 <u><u>726,926</u></u>	 <u><u>593,972</u></u>	 <u><u>1,320,898</u></u>
<b>Deferred inflows of resources</b>			
Grants and other revenue	<u>366</u>	<u>-</u>	<u>366</u>
<b>Fund Balances</b>			
Restricted for Streets	<u>2,400,276</u>	<u>17,625</u>	<u>2,417,901</u>
 Total liabilities, deferred inflows of resources, and fund balances	 <u><u>\$ 3,127,568</u></u>	 <u><u>\$ 611,597</u></u>	 <u><u>\$ 3,739,165</u></u>



**City of Auburn Hills**  
**Other Supplementary Information**  
**Combining Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Street Fund Detail**  
**For the Year Ended December 31, 2022**

	<u>Major Streets</u>	<u>Local Streets</u>	<u>Total</u>
<b>Revenues</b>			
Other state grants	\$ 2,320,118	\$ 662,076	\$ 2,982,194
Investment income (loss)	15,801	4,118	19,919
Other revenue	<u>73,289</u>	<u>-</u>	<u>73,289</u>
 Total revenues	 2,409,208	 666,194	 3,075,402
<b>Expenditures</b>			
Current			
Streets and public improvements	<u>1,805,476</u>	<u>2,373,283</u>	<u>4,178,759</u>
 Excess (deficiency) of revenues over expenditures	 <u>603,732</u>	 <u>(1,707,089)</u>	 <u>(1,103,357)</u>
<b>Other financing sources (uses)</b>			
Transfers in	-	1,325,000	1,325,000
Insurance recoveries	<u>5,097</u>	<u>-</u>	<u>5,097</u>
 Total other financing sources and uses	 <u>5,097</u>	 <u>1,325,000</u>	 <u>1,330,097</u>
 Net change in fund balances	 608,829	 (382,089)	 226,740
 Fund balances - beginning of year	 <u>1,791,447</u>	 <u>399,714</u>	 <u>2,191,161</u>
 Fund balances - end of year	 <u><u>\$ 2,400,276</u></u>	 <u><u>\$ 17,625</u></u>	 <u><u>\$ 2,417,901</u></u>



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: JUNE 19, 2023**

**AGENDA ITEM NO 5B**

**COMMUNITY DEVELOPMENT**

**To:** City Council  
**From:** Kevin McDaniel, Mayor, and Steven J. Cohen, AICP, Director of Community Development  
**Submitted:** June 14, 2023  
**Subject:** Motion – Confirm the Reappointment of Sam Beidoun and Laura Ochs to the Planning Commission

## **INTRODUCTION**

After consulting with Mr. Cohen, I recommend that Sam Beidoun and Laura Ochs be reappointed to the Planning Commission, each for an additional three-year term ending on July 31, 2026. These citizens are very experienced and well-trained in interacting with the general public and understanding the City's Zoning Ordinance and Master Land Use Plan, in addition to the Michigan laws pertaining to land use planning.

Name	Commission	Past Experience on the Commission	Service Years on the Commission	Term Ending
Sam Beidoun	Planning Commission	Member since 4-02-2001	22 years, 2 months	7-31-2026
Laura Ochs	Planning Commission	Member since 9-22-2014	8 years, 8 months	7-31-2026

## **MOTION**

**Move to confirm the reappointments of Sam Beidoun and Laura Ochs to the Planning Commission, each for an additional three-year term ending on July 31, 2026.**



**CITY OF AUBURN HILLS  
CITY CLERK'S OFFICE**

1827 N. Squirrel Rd., Auburn Hills MI 48326  
Phone: 248.370.9402 Fax: 248.364.6719  
[CityClerk@auburnhills.org](mailto:CityClerk@auburnhills.org)  
[www.auburnhills.org/cityboards](http://www.auburnhills.org/cityboards)

**APPLICATION FOR APPOINTMENT TO  
BOARDS AND COMMISSIONS**

NAME: Beidoun Sam  
(Please Print) (Last) (First) (Middle Initial)

HOME ADDRESS: 166 Alberta Auburn Hills 48326  
(Number/Street) (City/Zip) (Phone)

EMAIL ADDRESS: \_\_\_\_\_

HOW LONG HAVE YOU LIVED IN AUBURN HILLS? 33 ARE YOU A U.S. CITIZEN: Yes

DO YOU WORK IN AUBURN HILLS? Yes LENGTH OF TIME EMPLOYED IN AUBURN HILLS: 38 years

If you work in Auburn Hills, please list the name and address of the business:

Baldwin & I-75 Mobil 4243 Baldwin  
(Business Name) (Number/Street) (Phone)

PLEASE LIST WHICH BOARD/COMMISSION YOU ARE INTERESTED IN: Planning Commission

WHAT SPECIALTIES/EXPERIENCE/EDUCATION DO YOU BRING TO THIS BOARD/COMMISSION:  
(Attach additional sheet if necessary)

I have served on the Planning Commission since 2001. During this time I have attended many planning conferences and workshops covering a wide range of topics in field of planning to further increase my knowledge in community development.

LIST ANY CIVIC/COMMUNITY ACTIVITIES THAT ARE YOU INVOLVED IN:  
(Attach additional sheet if necessary)

I have been an active member of the Planning Commission since 2001.

Please return this form to the City Clerk's Office at the above address for processing. This information will be provided to the City Council, on a public agenda, for the use in making appointment to the various Boards and Commissions at the City Council Meeting.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Sam Beidoun 6-7-23  
(Signature) (Date)



**CITY OF AUBURN HILLS  
CITY CLERK'S OFFICE**

1827 N. Squirrel Rd., Auburn Hills MI 48326

Phone: 248.370.9402 Fax: 248.364.6719

[CityClerk@auburnhills.org](mailto:CityClerk@auburnhills.org)

[www.auburnhills.org/cityboards](http://www.auburnhills.org/cityboards)

**APPLICATION FOR APPOINTMENT TO  
BOARDS AND COMMISSIONS**

NAME: Ochs Laura  
(Please Print) (Last) (First) (Middle Initial)

HOME ADDRESS: 4015 Bald Mountain Road Auburn Hills  
(Number/Street) (City/Zip) (Phone)

EMAIL ADDRESS: \_\_\_\_\_

HOW LONG HAVE YOU LIVED IN AUBURN HILLS? 26 ARE YOU A U.S. CITIZEN: Yes

DO YOU WORK IN AUBURN HILLS? No LENGTH OF TIME EMPLOYED IN AUBURN HILLS: N/A

If you work in Auburn Hills, please list the name and address of the business:

\_\_\_\_\_  
(Business Name) (Number/Street) (Phone)

PLEASE LIST WHICH BOARD/COMMISSION YOU ARE INTERESTED IN: Planning Commission

WHAT SPECIALTIES/EXPERIENCE/EDUCATION DO YOU BRING TO THIS BOARD/COMMISSION:

(Attach additional sheet if necessary)

I have served on the Planning Commission since 2014. During my time serving on the Planning Commission I have attended the MAP's Annual Planning Conference to increase my knowledge in various planning topics to better serve the community.

LIST ANY CIVIC/COMMUNITY ACTIVITIES THAT ARE YOU INVOLVED IN:

(Attach additional sheet if necessary)

I have been an active member of the Planning Commission since 2014.

Please return this form to the City Clerk's Office at the above address for processing. This information will be provided to the City Council, on a public agenda, for the use in making appointment to the various Boards and Commissions at the City Council Meeting.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Laura Ochs 6-8-23  
(Signature) (Date)



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: JUNE 19, 2023**

**AGENDA ITEM NO 7A1**

**BROWNFIELD REDEVELOPMENT AUTHORITY**

“Not Yet Approved”

## **CITY OF AUBURN HILLS BROWNFIELD REDEVELOPMENT AUTHORITY MEETING**

**May 16, 2023**

**CALL TO ORDER:** Mr. Knight called the meeting to order at 6:19 p.m.

**ROLL CALL:**

Present:	Knight, Hopper, Schaar and Slocum (arrived at 6:28 p.m.)
Absent:	Douglas
Also Present:	Stephanie Carroll, Economic Development Manager
Guests:	Brian Westhoff and Samantha Seimer, AKT Peerless Neil Silver, Dawda, Mann, Mulcahy & Sadler, PLC

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

### **PERSONS WISHING TO BE HEARD**

None.

### **APPROVAL OF MINUTES**

**Item 3a. Brownfield Redevelopment Authority Regular Meeting Minutes – March 28, 2023.**

**Moved by Mr. Schaar to approve the March 28, 2023, minutes as presented.**

**Seconded by Mr. Hopper.**

**Yes: Knight, Hopper and Schaar**  
**No: None**

**Motion Carried**

### **4. CORRESPONDENCE AND PRESENTATIONS**

None

### **FINANCIAL REPORT**

**Item 5a. FY 2023 Adopted Budget and YTD Summary -April 30, 2023.**

Ms. Carroll presented the financial report for the period ending April 30, 2023. Ms. Carroll also informed the board that all the paperwork for MUSTA reimbursement has been approved for the 3180 Auburn Road Project. She also noted that the EGLE loan for The Jordan was paid for FY23.

Moved by Mr. Hopper to receive and file the Brownfield Redevelopment Authority financial report for period ending April 30, 2023.

Seconded by Mr. Schaar.

Yes: Knight, Slocum and Schaar

No: None

Motion Carried

#### **UNFINISHED BUSINESS**

##### **6a. Election, Vice Chair**

Mr. Schaar nominated Mr. Knight for Vice Chair. The nomination was seconded by Mr. Hopper.

There were no further nominations.

Ms. Carroll called roll, there were no objections.

Yes: Knight, Hopper and Schaar

No: None

Motion Carried

Mr. Slocum arrived at 6:28 p.m. Mr. Knight relinquished the meeting to Mr. Slocum.

#### **NEW BUSINESS**

##### **Item 7a. Brownfield Plan-Bill Saad Properties, LLC; Four Parcels at Joslyn and Pacific Roads**

Ms. Carroll provided an introduction and history of the site. She outlined the proposed development of the vacant parcels and the eligible activities cost summary.

Ms. Carroll reminded the group that what is being proposed is a traditional brownfield plan. The developer will incur the costs for the work and be reimbursed when eligible tax revenues are available. The developer is not asking for any up-front incentives for this project. She noted that the plan does include the last five years of capture for the Local Site Remediation Revolving Fund (LSRRF) in an estimated amount of \$207,718.

Moved by Mr. Knight to approve the Brownfield Plan for Bill Saad Properties, LLC. That includes four parcels at Joslyn Road and Pacific (Parcels 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025 and 02-14-04-451-026) as presented and forward the plan to City Council for review and approval. Furthermore, authorize the executive director to execute the reimbursement agreement on behalf of the Brownfield Redevelopment Authority.

Seconded by Mr. Schaar.

Yes: Knight, Slocum, Hopper and Schaar

No: None

Motion Carried

#### **DIRECTOR UPDATES**

Ms. Carroll let the Board know that Dore & Associates would be bringing the grade up to standards and seeding the site at 3180 Auburn Road. Ms. Carroll also reported that the staff and AKT had a meeting with the Environmental Protection Agency (EPA) regarding Kayak Point. Mr. Westhoff mentioned that the meeting was very valuable, and we now have some additional information to provide to the EPA so that they can score the site and determine what assistance can/will be offered. The group will meet again after they review all of the site and testing information and data we sent to them.

#### **BOARD MEMBER COMMENTS**

None

**ADJOURNMENT**

There being no objections, the Brownfield Redevelopment Authority Board of Directors meeting adjourned at 7:01 p.m.

---

Stephanie Carroll  
Executive Director



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: JUNE 19, 2023**

**AGENDA ITEM NO 7A2**

**PUBLIC SAFETY ADVISORY COMMITTEE**

## **CITY OF AUBURN HILLS**

### **PUBLIC SAFETY ADVISORY COMMISSION MEETING**

**May 23, 2023**

**CALL TO ORDER:** Mr. Moniz, Chairman, called the meeting to order at 5:01 p.m.

**ROLL CALL:** Mr. Jay Boelter, Present  
Mr. Gail Cartwright, Present  
Mr. Eugene Hawkins, Present  
Mr. Donearl Johnson, Present  
Mr. Ron Moniz, Present

Also, Present: Chief Ryan Gagnon, Police Department  
Lt. Jeremy Stubbs, Police Department  
Lt. Michelle Hesse, Police Department  
Lt. Brandon Hollenbeck, Police Department  
Chief Adam Massingill, Fire Department  
Asst. Chief Trevin Robinson, Fire Department

**LOCATION:** Public Safety Community Room.

**APPROVAL OF MINUTES:** Hawkins moved to approve the minutes from February 28, 2022, with no corrections.

Supported by Johnson.

**VOTE:** Yes: Boelter, Moniz, Hawkins, Cartwright, Johnson  
No: None

**Motion carried (5-0)**

### **ADDITIONS TO THE AGENDA:**

None

### **COMMUNICATIONS (PERSONS WISHING TO BE HEARD)**

None



## UNFINISHED (OLD) BUSINESS

Moniz requests that Old Business be changed to Unfinished Business on the agenda as per Robert's Rules.

## NEW BUSINESS

**7a. Updates to PD Office Furniture and Workstations.** This item was presented by Lt. Hollenbeck.

- Power Point presentation of redesigned workspaces
- Originally installed in 2001.
- Investigations Division will be redesigned to accommodate seven cubicles and one open workspace.
- Records Division will be redesigned to accommodate eight open cubicle workspaces.
- Updates will modernize current workstations, improve efficiencies, and allow for sustainability and growth.
- Cubicles will include a glass door for privacy.
- Invitation to Bid received one response for \$68,184.80
- \$80,000 was approved in 2023 budget for updates.

Discussion with questions and answers ensued including reconfiguring the design, DPW being involved in the project, condition and resale of the old furniture, new carpet in work area, number of personnel in both divisions, and the need for privacy.

**Motion** Cartwright moves to recommend to City Council the purchase of Tayco office furniture from Sandra Stacey Design LLC in an amount not to exceed \$68,184.80.

Supported by Boelter.

**VOTE:** Yes: Johnson, Boelter, Hawkins, Moniz, Cartwright  
No: None

**Motion carried (5-0)**

**7b. Updates to PD Firearms Range.** This was presented by Lt. Stubbs.

- Range was built in 2001.
- Eight lanes, one is a running man.
- Mechanical target assemblies have had to be replaced and the company no longer makes them.
- Only five of eight shooting lanes are functional. The other three lanes are unable to be repaired.
- Project has been in the works for a couple years.

- 2022 visits were made to local departments to explore different options.
- Video shown.
- Invitation to Bid produced two responses
  - i. InVeris Training Solutions for a total of \$135,083.80.
  - ii. Range Systems for a total of \$165,820. Requires steel beam to be installed.
- \$200,000 was approved in the 2023 budget.

Discussion with questions and answers ensued including lead being cleaned out with new installation, no need to upgrade the ventilation system, no structural changes needed, training included in the price, the company's representative is in Michigan, the software allows you to use their course or create your own, improvement of water leaks and drain tubes installed, all new components and budget allows for repairs, range is made of concrete walls and chewed up rubber tires, lead gets cleaned up and recycled and rubber is placed back into the structure to be reused, and maintenance costs are already included in the budget.

**Motion:** Hawkins moves to recommend to City Council the purchase of the QuikTurn 360-Degree Target System from InVeris Training Solutions in an amount not to exceed \$135,083.80.

Supported by Johnson.

**VOTE:** Yes: Johnson, Boelter, Hawkins, Moniz, Cartwright  
No: None

**Motion carried (5-0)**

## REPORTS FROM THE DEPARTMENTS

### **a. Fire Department Review.** Fire Chief Adam Massingill presented.

- a. Stations 1 & 3 design work is complete. Holding off on bid due to constructions costs.
- b. City has applied for federal funding.
- c. Design work has been sent to bid for Station 2. TIFA to provide partial funding.

Discussion with questions and answers ensued including personnel not yet relocated from basement sleeping quarters.

- d. Expected ambulance delivery in July, in service by fall of 2023.
- e. LifePak on order.
- f. SRU will be retired. Possibly move equipment into a trailer. Apparatus still has some value on the market.
- g. Looking into potential utility vehicle for special events or grass fires. Will be able to move victims through tighter areas.
- h. New Quint delivery early 2025.

Discussion with questions and answers ensued including utility vehicle's ability to carry 40-50 gallons of water. All four ambulances will be equipped uniformly with the new LifePak purchase.

- i. 24 filled positions. One offer out for the 25<sup>th</sup> position.
- j. Third Inspector has been shadowing and going out on some inspections.
- k. Four personnel are using tuition reimbursement for college programs.
- l. Six officers working through the accreditation process.
- m. Two personnel are in the Fire Officer Program
- n. Two firefighters interested in the Inspector Program. They will begin training soon.
- o. Eight grant funded paramedic programs. Two positions available.

Discussions with questions and answers ensued including the accreditation program application and review, the fire officer program and future department accreditation, and the paramedic grants.

- p. Service Delivery Metrics
  - i. Discussion of Response Fractiles Sheet.
  - ii. Will need input from community on expectations.
  - iii. Call volume affects response time.

Discussions with questions and answers ensued including compliments on presentation, NFPA Response Standard, level of fiscal responsibility to meet the standard, minimum staffing levels, Safer Grant application, the community's expectations, community focus groups, the importance of having a posted address for emergency calls, mutual aid is not typically fast enough to factor into the Fractiles, and minimum number of personnel on scene to commit to a rescue.

- q. Maintain retention, resiliency
- r. Personnel layering
- s. Incident Management Assets are temporarily located behind Station 2 if anyone wants a tour.

**b. Police Department Review.** Police Chief Ryan Gagnon presented.

- a. Delivery of Meridian Archer barriers, deployment training for PD and DPW has been completed.
- b. Great Lakes Crossing Active Shooter rumor. Exercise training had just been discussed with mall security prior to this incident.
- c. Four officers will be graduating from the Field Training program in the next few weeks and moving on to solo patrol.
- d. Three conditional offers out, one person recently graduated with a four-year degree and two are cadets who will be sent through the academy at OCC.
- e. Currently fully staffed but will have 3 pending retirements.
- f. Crime Stats, year-to-date
  - i. 13% increase in calls for service.
  - ii. 12% increase in crashes.
  - iii. 6% decrease in time in neighborhoods.
- g. CORE program has a second clinician (Kourtney Thomason, in training process)
- h. Department has been asked to present the CORE program to several different organizations. Lt. Hesse is the coordinator and will be presenting the program at the Michigan Association of Campus Law Enforcement Administrators Conference at U of M on June 1<sup>st</sup>, Crisis Intervention Team International Conference in Detroit and the Michigan Chief's Conference next winter.
- i. Police Week was last week. A ceremony in front of the station followed by an awards banquet were held. Recognitions are important in this department, especially in front of their family and loved ones. There was a good turnout.

Discussion with questions and answers ensued including increase in citations, directing staff and tracking data, overtime details in the downtown area, success of the Flock cameras, investigative benefit obtained from the cameras, noted increase in patrols downtown, drag racing downtown, noise complaints stemming from performance vehicles, compliments about the barriers and thanks to TIFA for supporting the purchase.

**Motion** Hawkins motioned to adjourn the meeting.  
Supported by Johnson.

**VOTE:** Yes: Hawkins, Boelter, Johnson, Moniz, Cartwright  
No: None

**Motion carried (5-0)**

**ADJOURNMENT 6:34 p.m.**

Respectfully Submitted,  
Dawn Schultz  
Fire Department Clerk



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JUNE 19, 2023

AGENDA ITEM NO 7A3  
PLANNING COMMISSION



## CITY OF AUBURN HILLS PLANNING COMMISSION MINUTES **NOT YET APPROVED**

June 7, 2023

**CALL TO ORDER:** Chairperson Ouellette called the meeting to order at 7:00 p.m.

**ROLL CALL:** Present: **Carolyn Shearer, Ray Saelens, Dominick Tringali, Cynthia Pavlich, Brian Marzolf, Sam Beidoun, Greg Ouellette**  
Absent: Laura Ochs, Chauncey Hitchcock  
Also Present: Director of Community Development Steve Cohen, City Planner Shawn Keenan  
Guests: 4

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

### 3. PERSONS WISHING TO BE HEARD

### 4. APPROVAL OF MINUTES – May 3, 2023

Moved by Beidoun to approve the minutes of May 3, 2023 as amended to add the following to page 3, last paragraph:

“The Petitioner agrees to modify the north and south elevations, working with the City’s Administrative Team to make those elevations comparable to the front elevation.”

Second by Pavlich.

**VOTE:** Yes: Pavlich, Shearer, Beidoun, Saelens, Tringali, Marzolf, Ouellette  
No: None

**Motion Carried (7-0)**

### 5. PETITIONERS

#### 5a. Tommy’s Boats Auburn Hills (7:01 p.m.)

**Public Hearing/Motion – Recommendation to City Council for combined PUD Step One – Qualification/Step Two – Site Plan and Tree Removal Permit approval.**

Mr. Keenan explained that this is a request from Tommy’s Boats for PUD approval to construct a 21,483 square-foot boat dealership sales and service building, a 4-tier state-of-the-art steel and glass “Boat Display Tower,” and associated inventory storage parking lot. The 4.89-acre site is zoned B-2, General Business district, and is located east of Topgolf Auburn Hills on Great Lakes Crossing Drive, just west of Joslyn Road. The proposed development will help improve the appearance along Great Lakes Crossing Drive and the I-75 corridor.

Tommy’s Boats operates 16 dealerships throughout eight states and has grown to become the largest ski and wake dealer globally and one of the largest pontoon dealers in North America, supplying a full suite of boat repair services, rental services, retail goods and apparel.

There are two key issues listed on the cover page related to the boat dealership use and the 60.67’ display tower illumination. Tommy’s Boats agrees that the use of colors other than white light for internal nighttime lighting shall be

prohibited. However, staff notes that Tommy's Boats is working on a plan to utilize color accent lighting within their tower at their Grand Rapids facility, like the City Council had previously approved for the withdrawn Carvana Auburn Hills project last year. Once that new program is perfected in Grand Rapids, Tommy's Boats intends to seek a separate approval from the City Council via Revised PUD Option application, requesting the use of accent colors within their Auburn Hills tower. Tommy's Boats understands that the use of color accent lighting within the tower is at the sole discretion of the City Council.

There are also six deviations requested that are described in the cover letter related to reduced setbacks for the display tower, reduced greenbelt widths, amount of vehicle parking, location and size of the loading and unloading area, the location of the waste receptacle enclosure, and the size of the shared entrance sign

As a condition of PUD approval, the landowner, Buzz Silverman with Silverman Companies, has agreed to provide a \$250,000 donation as part of its sales agreement with Tommy's Boats. The \$250,000 donation will be paid to the Auburn Hills Community Foundation upon land closing with Tommy's Boats. It would be earmarked to assist with the funding of the new Auburn Hills Public Square project in downtown Auburn Hills.

#### **PUBLIC BENEFITS FOR PUD QUALIFICATION**

Staff recommends that the Planning Commission and the City Council consider Tommy's Boats to be eligible for the PUD option as the project provides the following recognizable net public benefits to the community outlined in the Zoning Ordinance:

1. Architectural design quality and innovation.
2. High-quality landscaping.
3. Financial contribution to assist with the creation and maintenance of off-site public spaces and improvements (Auburn Hills Public Square).
4. Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions such as topography, shape, etc.
5. Shared vehicular access between properties or uses.
6. Redevelopment of sites where an orderly change of use is desirable.
7. Installation of plug-in electric vehicle charging stations for use by employees and visitors in accordance with Section 1834 and/or the installation of other infrastructure for alternative fuel vehicles.

Tommy's Boats is targeting a construction start date no later than May 1, 2024. The project will take approximately one year to complete after the groundbreaking. Thus, the dealership is anticipated to open in Summer 2024. The proposed dealership is expected to employ between 20 and 30 people. The total investment is estimated at \$6 million.

**Jim Butler, PEA Group, 1849 Pond Run, Auburn Hills, MI 48326 and Roger Rehkopf, Orion Construction, 32 Market Avenue SW, Grand Rapids, MI 49503** were available to answer any questions of the Commission and presented the proposal.

The Commission asked about the following:

1. The use of trailers and/or a forklift onsite.
2. The size of boats onsite.
3. The functionality of the site.
4. The number of boats onsite.
5. The number of boat spaces.
6. The grade of the site.
7. Soil conditions of the site.
8. The height of the tower.
9. Comparison of this proposal to the previously approved Carvana project.
10. The boating accessory retail component.
11. Lighting of the tower.

12. Fire suppression in the building and at the fuel tank.
13. East and south elevation and design.

Mr. Rehkopf stated that every boat is delivered already on the trailer, and will remain on the trailer. The spaces are all larger to accommodate the trailers. Most of the boats will range in size from 24'-28'. The boats in the tower remain on their trailers in the tower. There may be a small forklift or tractor onsite, but there will not be any large boat lifts. Tommy's Boats will offer delivery. The boats are primarily Malibu ski boats and pontoons. There could be some used boats for sale, but it is primarily new boats. There is also a retail component to the facility for various boating accessories. The accessory retail component is typically used by returning retail customers.

Mr. Rehkopf further explained that the facility will not be a storage site. It is a facility for service and sales. All storage will be off-site. The site is designed with 116 boats spaces, with four in the tower. There are some spaces designed as pull-in spaces for those coming in for service. Boats in for service are typically there for less than 30 days. There are ten spaces inside the building for boats in service. There is no intention for long-term storage of boats onsite.

Mr. Butler explained that the site is essentially in a bowl, approximately 30' below the grade of I-75 and lower than the Topgolf site. The applicant is not aware of any soil issues, but is working with a structural engineer. It is planned that the site will have deep foundations, as necessary.

Mr. Butler stated that it is likely that the top two tiers of the tower will be visible from I-75. It is intended that the lighting in the tower will be colored lighting that can be changed as desired. He explained that though the site has the same buildable area as the previously approved Carvana site, the location, size, and lighting of the building is different.

Mr. Rehkopf stated that the building will have a full fire suppression sprinkler system; however, there is not fire suppression at the fuel tank other than a fire extinguisher.

Mr. Rehkopf agreed that they will work with the City's administrative review team on the east and south elevations to enhance them to be of a cohesive four-sided design. These modifications should be done before the project appears before the City Council.

Mr. Ouellette opened the public hearing at 7:23 p.m.

Fadi Nassar, owner of the 115-acre site directly across from the proposed development, asked about the type and size of the fuel tank. Mr. Keenan explained that the tank is 500 gallon above-ground fuel tank.

Mr. Nassar asked about the number of boats that will be onsite. Mr. Rehkopf reiterated that the site can handle 116 boats.

Mr. Nassar asked about the type of truck that would be used for delivery of boats. Mr. Rehkopf stated that it would be a semi-truck.

Mr. Nassar asked about the type and depth of the reinforced footings for the project. Mr. Rehkopf explained that the depth has not yet been determined. They will be either concrete or aggregate piers, i.e., rammed aggregate piers or helical piers, with the depth depending on the soil.

There being no further public comments, Mr. Ouellette closed the public hearing at 7:28 p.m.

**Moved by Beidoun to recommend to City Council approval of the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for Tommy's Boats Auburn Hills subject to the conditions of the City's Administrative Review Team.**

**Second by Saelens.**

**VOTE: Yes: Beidoun, Tringali, Marzolf, Shearer, Saelens, Pavlich, Ouellette**

**No: None**

**Motion Carried (7-0)**

**6. UNFINISHED BUSINESS – None.**

**7. NEW BUSINESS – None.**

**8. COMMUNICATIONS**

Mr. Keenan stated the Michigan Association of Planners (MAP) annual conference will be held October 4-6, 2023 in Traverse City if Commissioners are interested in attending.

**9. NEXT SCHEDULED MEETING**

The July 12, 2023 meeting has been canceled due to lack of applications. The next scheduled meeting is on Wednesday, August 9, 2023 at 7:00 p.m. in the City Council Chambers.

**10. ADJOURNMENT**

There being no further business, Chairperson Ouellette adjourned the meeting at 7:33 p.m.

Submitted by:

Susan McCullough, CMC, CMMC

Recording Secretary





# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: JUNE 19, 2023**

**AGENDA ITEM NO 7A4**

**TAX INCREMENT FINANCE AUTHORITY**

**“Not Yet Approved”  
CITY OF AUBURN HILLS  
TAX INCREMENT FINANCE AUTHORITY MEETING**

**June 13, 2023**

**CALL TO ORDER:** Chairman Kneffel called the meeting to order at 4:03 PM.

**ROLL CALL:** Present: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge  
Absent: Waltenspiel  
Also Present: Brandon Skopek, Assistant City Manager / TIFA Executive Director; Andrew Hagge, Management Assistant  
Guests: None

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

**PERSONS WISHING TO BE HEARD**

None.

**APPROVAL OF MINUTES**

**A. Joint DDA and TIFA Meeting Minutes – May 8, 2023**

There was no discussion on the approval of the minutes.

**Moved by Mr. Carrier to approve the Joint DDA and TIFA Meeting Minutes from May 8, 2023 as presented.  
Seconded by Mr. Goodhall**

**Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge  
No: none**

**Motion carried**

**B. TIFA Regular Meeting Minutes – May 9, 2023**

There was no discussion on the approval of the minutes.

**Moved by Mr. Moniz to approve the TIFA Regular Meeting Minutes from May 9, 2023 as presented.  
Seconded by Mr. Goodhall**

**Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge  
No: none**

**Motion carried**

**CORRESPONDENCE & PRESENTATIONS**

None.

**CONSENT AGENDA****A. FY 2023 Adopted Budget and YTD Summary – May 31, 2023**

**RESOLVED:** To receive and file the financial report for the period ending May 31, 2023

**Moved by Mr. Moniz to approve the Consent Agenda**

**Seconded by Mr. Carrier**

**Yes:** Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge

**No:** none

**Motion carried**

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS****A. Funding Support of the Proposed Public Square Project**

Mr. Skopek presented a memo dated June 7, 2023. He noted that the Michigan Economic Development Corporation has established a Revitalization and Placemaking Grant Program for Michigan communities to address COVID-19 impacts and community revitalization efforts. Eligible projects for this grant program include permanent place-based infrastructure associated with traditional downtowns, outdoor dining, and place-based zones, which would make the Public Square a perfect fit for this project. The grant requires a 20% local match and the maximum grant award is \$1 million per project. Staff is working with OHM Advisors on the grant application, which is due June 30, 2023. Grant awards will be announced this fall. He recommended that the Board authorize up to \$200,000 as a grant match for the Public Square, which equates to 20% of a million-dollar project. Staff will be adding additional shade features to the design to include additional comforts for guests.

**Moved by Mr. Carrier to approve an amendment to the TIF-A budget in the amount of \$200,000 in support of the local grant match required for the Michigan Economic Development Corporation's Revitalization and Placemaking Grant Program for the proposed Public Square in downtown Auburn Hills. This budget amendment shall be contingent upon receiving a grant award.**

**Seconded by Mr. Moniz**

**Yes:** Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge

**No:** None

**Motion Carried**

**EXECUTIVE DIRECTOR UPDATE**

Mr. Skopek updated the Board that Cantina El Dorado, formerly Cantina Laredo, has requested to lease the TIFA-owned liquor license. Staff has worked with the City Attorney to draft a lease agreement, which will be before the Board for consideration at the July TIFA Board meeting.

**BOARD MEMBER COMMENTS**

Mr. Carrier inquired about a memorial bench in Riverside Park that appears to be missing. Mr. Skopek will follow-up with the Department of Public Works.

**ANNOUNCEMENT OF NEXT MEETING**

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, July 11, 2023 at 4:00 p.m. at City Hall in the Administrative Conference Room, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

**ADJOURNMENT**

**Moved by Mr. Moniz to adjourn the TIFA Board meeting.**

**Seconded by Mr. Goodhall**

**Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge**

**No: none**

**Motion carried**

**The TIFA Board of Directors meeting adjourned at 4:40 p.m.**

Steve Goodhall  
Secretary of the Board

Brandon Skopek  
Assistant City Manager / TIFA Executive Director



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JUNE 19, 2023

AGENDA ITEM NO 7B

FINANCE/TREASURER

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Michelle Schulz, Finance Director  
**Submitted:** June 5, 2023  
**Subject:** Motion – Receive and File the 2022 Retirement System Annual Report

## INTRODUCTION AND HISTORY

In accordance with Public Act 202 of 2017, pension and retiree health care reports for retirement systems are required to be electronically filed with the Michigan Department of Treasury no later than six months after the end of the local unit of government's fiscal year. The unit must have submitted their most recent audited financial statements to Treasury prior to the submission of the retirement system annual report. Specific instructions provided by Treasury for both Pension and Retiree Health Care were followed and required utilization of the audited financial statements, actuarial reports, and trust investment reports.

Form 5572 is required to be submitted in the original excel file as provided for on the Treasury. Receipt of the form was confirmed by Treasury on June xx, 2023. Further, instructions state compliance requires:

***"The local government shall also electronically submit the report to the governing body (e.g. Board/Council) of the local government. Formal vote of approval or governing body resolution is not required for this report."***

Thus, a PDF copy of the submission is provided herein. The report must also be posted to the local unit's website. This has been completed. Any questions, charges, or deficiencies, if any, in the report will be communicated to staff after Treasury completes review. Should the report attached herein be modified, it will be resubmitted for receipt by the City Council at that time.

## STAFF RECOMMENDATION

Staff recommends City Council receive and file the submitted Retirement System Annual Report to comply with the notification requirement as required by Public Act 202 of 2017 as referenced above.

## MOTION

**Move to receive and file the 2022 Retirement System Annual Report.**

I CONCUR:

---

THOMAS A. TANGHE, CITY MANAGER

**The Protecting Local Government Retirement and Benefits Act (PA 202 of 2017) & Public Act 530 of 2016 Pension Report**

Enter Local Government Name	City of Auburn Hills	Instructions: For a list of detailed instructions on how to complete and submit this form, visit <a href="http://michigan.gov/LocalRetirementReporting">michigan.gov/LocalRetirementReporting</a> .
<a href="#">Enter Six-Digit Municode</a>	632005	
Unit Type	City	
Fiscal Year End Month	December	
Fiscal Year (four-digit year only, e.g. 2019)	2022	
Contact Name (Chief Administrative Officer)	Michelle Schulz	Questions: For questions, please email <a href="mailto:LocalRetirementReporting@michigan.gov">LocalRetirementReporting@michigan.gov</a> . Return this original Excel file. Do not submit a scanned image or PDF.
Title if not CAO	Finance Director/Treasurer	
CAO (or designee) Email Address	<a href="mailto:mschulz@auburnhills.org">mschulz@auburnhills.org</a>	
Contact Telephone Number	248-364-6819	
Pension System Name (not division) 1	City of Auburn Hills Employee Pension Plan	If your pension system is separated by divisions, you would only enter one system. For example, one could have different divisions of the same system for union and non-union employees. However, these would be only one system and should be reported as such on this form.
Pension System Name (not division) 2		
Pension System Name (not division) 3		
Pension System Name (not division) 4		
Pension System Name (not division) 5		

Line	Descriptive Information	Source of Data	System 1
1	Is this unit a primary government (County, Township, City, Village)?	Calculated	YES
2	Provide the name of your retirement pension system	Calculated from above	City of Auburn Hills Employee Pension Plan
3	<b>Financial Information</b>		
4	Enter retirement pension system's assets (system fiduciary net position ending)	Most Recent Audit Report	55,752,203
5	Enter retirement pension system's liabilities (total pension liability ending)	Most Recent Audit Report	68,713,631
6	Funded ratio	Calculated	81.1%
7	Actuarially Determined Contribution (ADC)	Most Recent Audit Report	1,055,948
8	Governmental Fund Revenues	Most Recent Audit Report	41,688,016
9	All systems combined ADC/Governmental fund revenues	Calculated	2.5%
10	<b>Membership</b>		
11	Indicate number of active members	Actuarial Funding Valuation used in Most Recent Audit Report	8
12	Indicate number of inactive members	Actuarial Funding Valuation used in Most Recent Audit Report	7
13	Indicate number of retirees and beneficiaries	Actuarial Funding Valuation used in Most Recent Audit Report	129
14	<b>Investment Performance</b>		
15	Enter actual rate of return - prior 1-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	-9.60%
16	Enter actual rate of return - prior 5-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	5.79%
17	Enter actual rate of return - prior 10-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	

<b>18</b>	<b>Actuarial Assumptions</b>		
19	Actuarial assumed rate of investment return	Actuarial Funding Valuation used in Most Recent Audit Report	6.25%
20	Amortization method utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	Level Dollar
21	Amortization period utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	17
22	Is each division within the system closed to new employees?	Actuarial Funding Valuation used in Most Recent Audit Report	Yes
<b>23</b>	<b>Uniform Assumptions</b>		
24	Enter retirement pension system's actuarial value of assets using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	58,195,168
25	Enter retirement pension system's actuarial accrued liabilities using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	67,249,550
26	Funded ratio using uniform assumptions	Calculated	86.5%
27	Actuarially Determined Contribution (ADC) using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	1,055,948
28	All systems combined ADC/Governmental fund revenues	Calculated	2.5%
<b>29</b>	<b>Pension Trigger Summary</b>		
30	Does this system trigger "underfunded status" as defined by PA 202 of 2017?	<b>Primary government triggers:</b> Less than 60% funded <u>AND</u> greater than 10% ADC/Governmental fund revenues. <b>Non-Primary government triggers:</b> Less than 60% funded	NO

**Requirements (For your information, the following are requirements of P.A. 202 of 2017)**

Local governments must post the current year report on their website or in a public place.

The local government must electronically submit the form to its governing body.

Local governments must have had an actuarial experience study conducted by the plan actuary for each retirement system at least every 5 years.

Local governments must have had a peer actuarial audit conducted by an actuary that is not the plan actuary OR replace the plan actuary at least every 8 years.

By emailing this report to the Michigan Department of Treasury, the local government acknowledges that this report is complete and accurate in all known respects.

**The Protecting Local Government Retirement and Benefits Act (PA 202 of 2017) Health Care (OPEB) Report**

Enter Local Government Name	City of Auburn Hills	Instructions: For a list of detailed instructions on how to complete and submit this form, visit <a href="http://michigan.gov/LocalRetirementReporting">michigan.gov/LocalRetirementReporting</a> .
<a href="#">Enter Six-Digit Municode</a>	632005	
Unit Type	City	
Fiscal Year End Month	December	
Fiscal Year (four-digit year only, e.g. 2019)	2022	
Contact Name (Chief Administrative Officer)	Michelle Schulz	Questions: For questions, please email <a href="mailto:LocalRetirementReporting@michigan.gov">LocalRetirementReporting@michigan.gov</a> . Return this original Excel file. Do not submit a scanned image or PDF.
Title if not CAO	Finance Director/Treasurer	
CAO (or designee) Email Address	mschulz@auburnhills.org	
Contact Telephone Number	248-364-6819	
OPEB System Name (not division) 1	City of Auburn Hills Retiree Health Care Fund	If your OPEB system is separated by divisions, you would only enter one system. For example, one could have different divisions of the same system for union and non-union employees. However, these would be only one system and should be reported as such on this form.
OPEB System Name (not division) 2		
OPEB System Name (not division) 3		
OPEB System Name (not division) 4		
OPEB System Name (not division) 5		

Line	Descriptive Information	Source of Data	System 1
1	Is this unit a primary government (County, Township, City, Village)?	Calculated	YES
2	Provide the name of your retirement health care system	Calculated from above	City of Auburn Hills Retiree Health Care
3	<b>Financial Information</b>		
4	Enter retirement health care system's assets (system fiduciary net position ending)	Most Recent Audit Report	28,743,366
5	Enter retirement health care system's liabilities (total OPEB liability)	Most Recent Audit Report	34,041,627
6	Funded ratio	Calculated	84.4%
7	Actuarially determined contribution (ADC)	Most Recent Audit Report	604,395
7a	Do the financial statements include an ADC calculated in compliance with <a href="#">Numbered Letter 2018-3</a> ?	Most Recent Audit Report	YES
8	Governmental Fund Revenues	Most Recent Audit Report	41,688,016
9	All systems combined ADC/Governmental fund revenues	Calculated	1.4%
10	<b>Membership</b>		
11	Indicate number of active members	Actuarial Funding Valuation used in Most Recent Audit Report	61
12	Indicate number of inactive members	Actuarial Funding Valuation used in Most Recent Audit Report	1
13	Indicate number of retirees and beneficiaries	Actuarial Funding Valuation used in Most Recent Audit Report	111
14	Provide the amount of premiums paid on behalf of the retirants	Most Recent Audit Report or Accounting Records	604,395
15	<b>Investment Performance</b>		
16	Enter actual rate of return - prior 1-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	-9.33%
17	Enter actual rate of return - prior 5-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	4.88%
18	Enter actual rate of return - prior 10-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	
19	<b>Actuarial Assumptions</b>		

20	Assumed Rate of Investment Return	Actuarial Funding Valuation used in Most Recent Audit Report	6.25%
21	Enter discount rate	Actuarial Funding Valuation used in Most Recent Audit Report	6.00%
22	Amortization method utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	Level Dollar
23	Amortization period utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	27
24	Is each division within the system closed to new employees?	Actuarial Funding Valuation used in Most Recent Audit Report	Yes
25	Health care inflation assumption for the next year	Actuarial Funding Valuation used in Most Recent Audit Report	5.00%
26	Health care inflation assumption - Long-Term Trend Rate	Actuarial Funding Valuation used in Most Recent Audit Report	4.00%
<b>27</b>	<b>Uniform Assumptions</b>		
28	Enter retirement health care system's actuarial value of assets using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	29,385,999
29	Enter retirement health care system's actuarial accrued liabilities using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	32,400,208
30	Funded ratio using uniform assumptions	Calculated	90.7%
31	Actuarially Determined Contribution (ADC) using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	676,613
32	All systems combined ADC/Governmental fund revenues	Calculated	1.6%
<b>33</b>	<b>Summary Report</b>		
34	Did the local government pay the retiree insurance premiums for the year?	Accounting Records	YES
35	Did the local government pay the normal cost for employees hired after June 30, 2018?	Accounting Records	N/A
36	Does this system trigger "underfunded status" as defined by PA 202 of 2017?	<b>Primary government triggers:</b> Less than 40% funded AND greater than 12% ARC/Governmental fund revenues. <b>Non-Primary government triggers:</b> Less than 40% funded	NO

**Requirements (For your information, the following are requirements of P.A. 202 of 2017)**

Local governments must post the current year report on their website or in a public place

The local government must electronically submit the form to its governing body.

Local governments must have had an actuarial experience study conducted by the plan actuary for each retirement system at least every 5 years

Local governments must have had a peer actuarial audit conducted by an actuary that is not the plan actuary OR replace the plan actuary at least every 8 years.

By emailing this report to the Michigan Department of Treasury, the local government acknowledges that this report is complete and accurate in all known respects.





# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

**MEETING DATE: JUNE 19, 2023**

**AGENDA ITEM NO 7C**

**FINANCE**

**To: Mayor and City Council**  
**From: Thomas A. Tanghe, City Manager; Salvatore Vittone, Deputy Treasurer**  
**Submitted: June 14, 2023**  
**Subject: Motion – To accept InvoiceCloud as the City’s new electronic billing and payment third party service provider**

### INTRODUCTION AND HISTORY

The City of Auburn Hills currently uses Oakland County’s electronic billing system that is called G2G. The City has been with G2G for many years but G2G lacks in a number of customer service options desired by its users. It is difficult for residents to pay online and makes it difficult for them to sign up for automatic withdrawal from their bank account. The City has been studying new options for a while and has landed on InvoiceCloud. It has also become a popular choice among several other communities around us.

InvoiceCloud has everything that G2G has to offer and more. InvoiceCloud makes it easier for the customer to look up their water bill by being able to create an account that is linked with BSA in real time. InvoiceCloud also has many different payment options that G2G does not offer. This includes the standard payment of every credit card, call by phone payments, PayPal, Venmo, Apple Pay, and Google Pay. InvoiceCloud makes it easier on the resident to set up automatic withdrawals by being able to set it up online on their own and not have to come down to the City and fill a form out. InvoiceCloud also provides email/text reminders to residents when a bill is coming due.

Attached is the pricing that InvoiceCloud has provided to the City. It is similar pricing for residents as G2G charges. One difference is the ACH Bank Draft fee. As of now, the City has been doing “in house” ACH forms and is responsible for all of the residents banking information that sign up for automatic withdrawal. With InvoiceCloud, they take on the responsibility of the residents’ information and take it out of the hands of the City. The fee for each account that is on automatic withdrawal is 40 cents. Staff is recommending absorbing that fee and having the City pay for it so it gives residents a free option to choose from when paying their bills. Staff took a tally of how many residents are signed up for monthly automatic withdrawal now which is 1,218. At 40 cents per account, the annual cost comes out to \$5,846.40. Staff recognizes that this number will grow with more residents realizing the simplicity to sign up with InvoiceCloud’s system. Staff estimates the number will increase to around 100 additional residents per month. This will make the yearly cost to the City increase by \$480, added to the \$5,846.40. Staff is confident that by having the city pay for this service it will not only attract more users but gain additional efficiencies by encouraging more online bill payment and less manual payment methods such as bills sent in by mail or walk-in traffic. These methods utilize far more staff time.

InvoiceCloud seeks five-year agreements but has some agreements as little as three years. While we expect them to be a reliable and quality service provider, we have opted for the lesser period of years and therefore, our agreement will be three years.

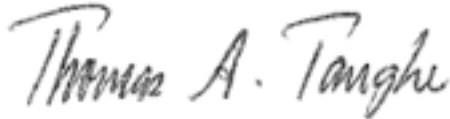
**STAFF RECOMMENDATION**

Staff recommends the acceptance of InvoiceCloud as the City's new third-party electronic billing and payment service provider for a contract period of three years.

**MOTION**

To accept InvoiceCloud as the City's new electronic billing and payment third party service provider and to authorize the City Manager to enter into the Agreement on behalf of the City.

I CONCUR:

A handwritten signature in cursive script that reads "Thomas A. Tanghe".

---

THOMAS A. TANGHE, CITY MANAGER

# Pricing

**Table 1. Customer Engagement, Electronic Bill Presentment and Payment Pricing.** Pricing is based on 5,000 bills per month and \$105 average credit card payment.

Service Description	Fee
<b>Integration, Deployment and Training</b> NOTE: Includes batch integration with your billing system(s)	No Charge
<b>Account Access</b> – monthly access to branded Customer and Biller Portals – includes unlimited Administrative User NOTE: The monthly access fee covers maintenance, support, upgrades, and full access to the Invoice Cloud service for the biller and its customers	<del>\$100.00</del>
<b>Help desk Support and Marketing</b> – access to Invoice Cloud Help desk, client services team, and marketing support to help you achieve the industry’s highest payment and paperless adoption.	No Charge
<b>Paperless Billing</b> – per paperless bill per cycle NOTE: Only when paper is suppressed, and a paper invoice is not mailed.	\$0.35
<b>Electronic Payment Fees – Convenience fee</b>	
<b>Residential Credit / Debit Cards</b> Visa, MasterCard and Discover, American Express, Google & Apple Pay, Venmo, and PayPal– Fee per transaction –	3% w/ \$2.50/min
<b>E-Check / ACH</b> – per transaction	\$3.00
<b>ACH Bank Drafts</b>	\$0.40
<b>Miscellaneous Fees</b>	
Credit Card Chargeback	\$10.00
ACH Reject	\$10.00
<b>IVR (Optional)</b>	
<b>Inbound</b> -- Per Call (Payment Only)	\$0.95
<b>Point-of-Sale Card Readers</b>	
BS&A Cash Receipting (InvoiceCloud will provide 2 mag strip card readers)	\$0.00



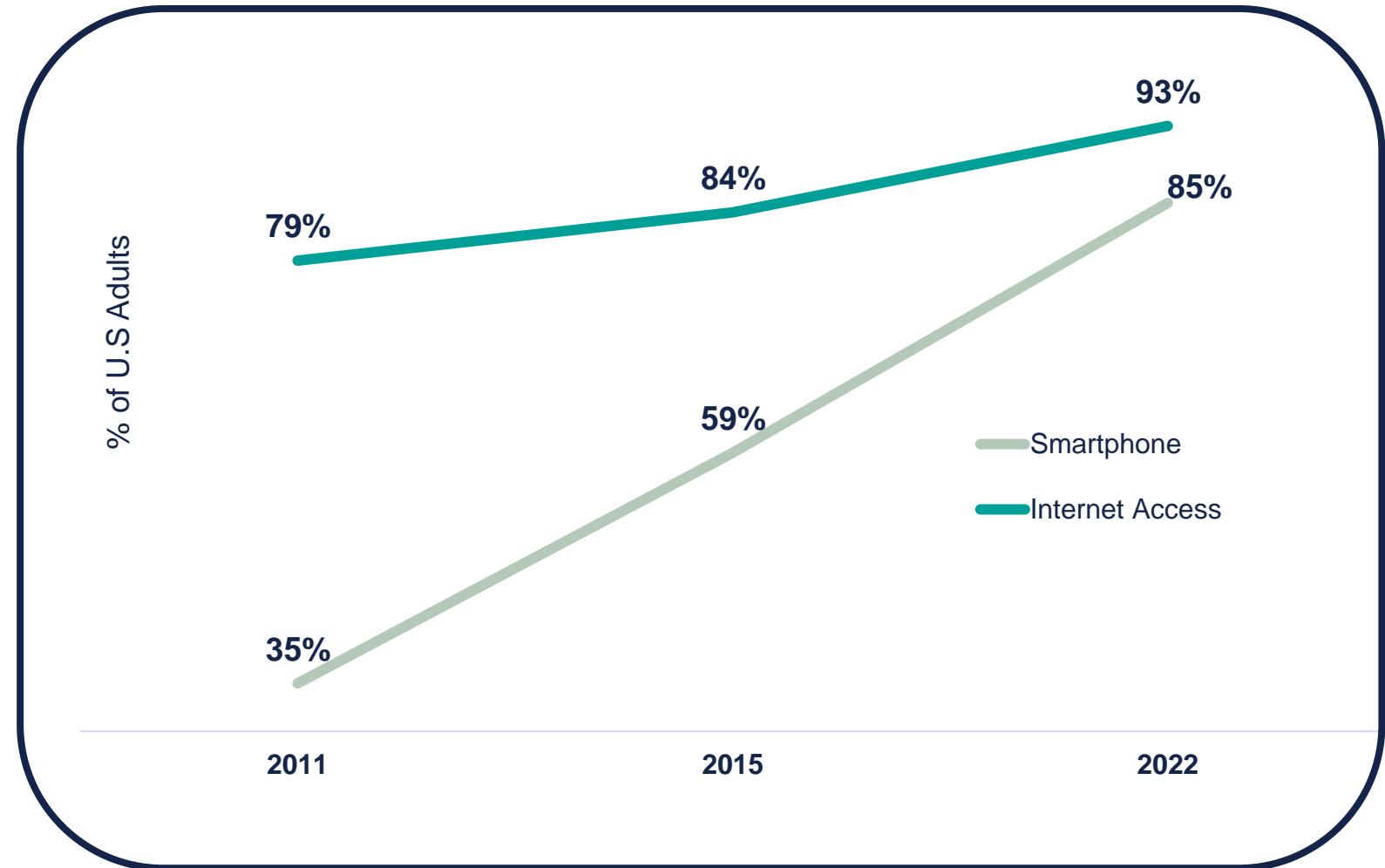
# Customer Preferences and Expectations Have Changed

## New Digital World:

- 2021: 82% of U.S. adults made a digital payment.\*
- Expect a frictionless, intuitive digital experience, as simple as Amazon.com, or paying bills with Capital One, AT&T and Geico.

## Evolution of Digital in our Industry:

- Digital historically provided delivered by companies whose core focus is not CX – payment processors, banks, print/mail providers, IVR companies



Source: Pew Research Center

# The Right Digital Partner Delivers Results:

## The Problem:

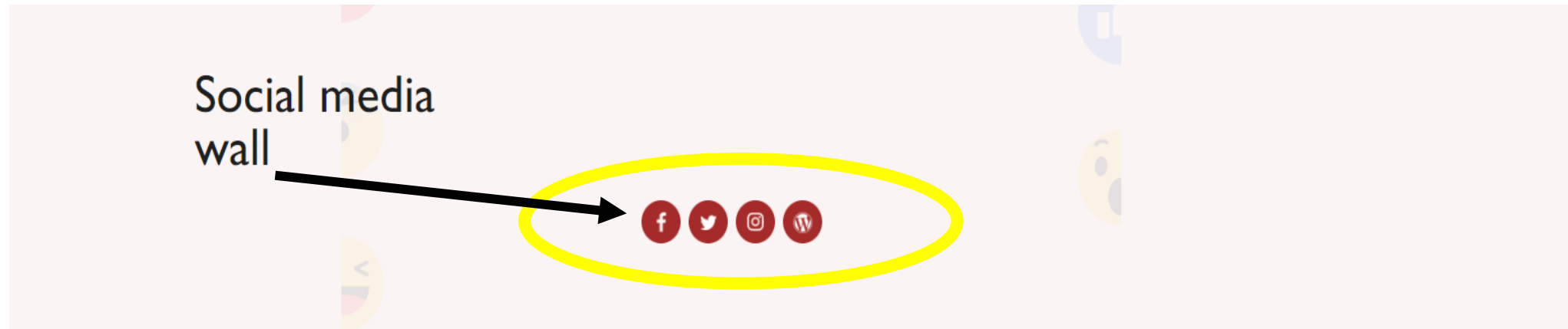
- Legacy disjointed experiences that don't meet consumer expectations in 2022, and don't deliver results
- Our clients and prospective clients are being asked to do more with less
- Wrong digital partner can impede broader organizational goals.

## The Solution:

- The right digital partner changes payor behavior, keeps you ahead of the curve, and allow you to capitalize on the new digital paradigm.



City of Auburn Hills has invested significant time and resources in the website, encouraging customers to interact digitally through social media.



© 2023 All Rights Reserved Auburn Hills Michigan.  
1827 N. Squirrel Road  
Auburn Hills, MI 48326  
[248-370-9400](tel:248-370-9400)



Powered by revize. Government Website Experts Login

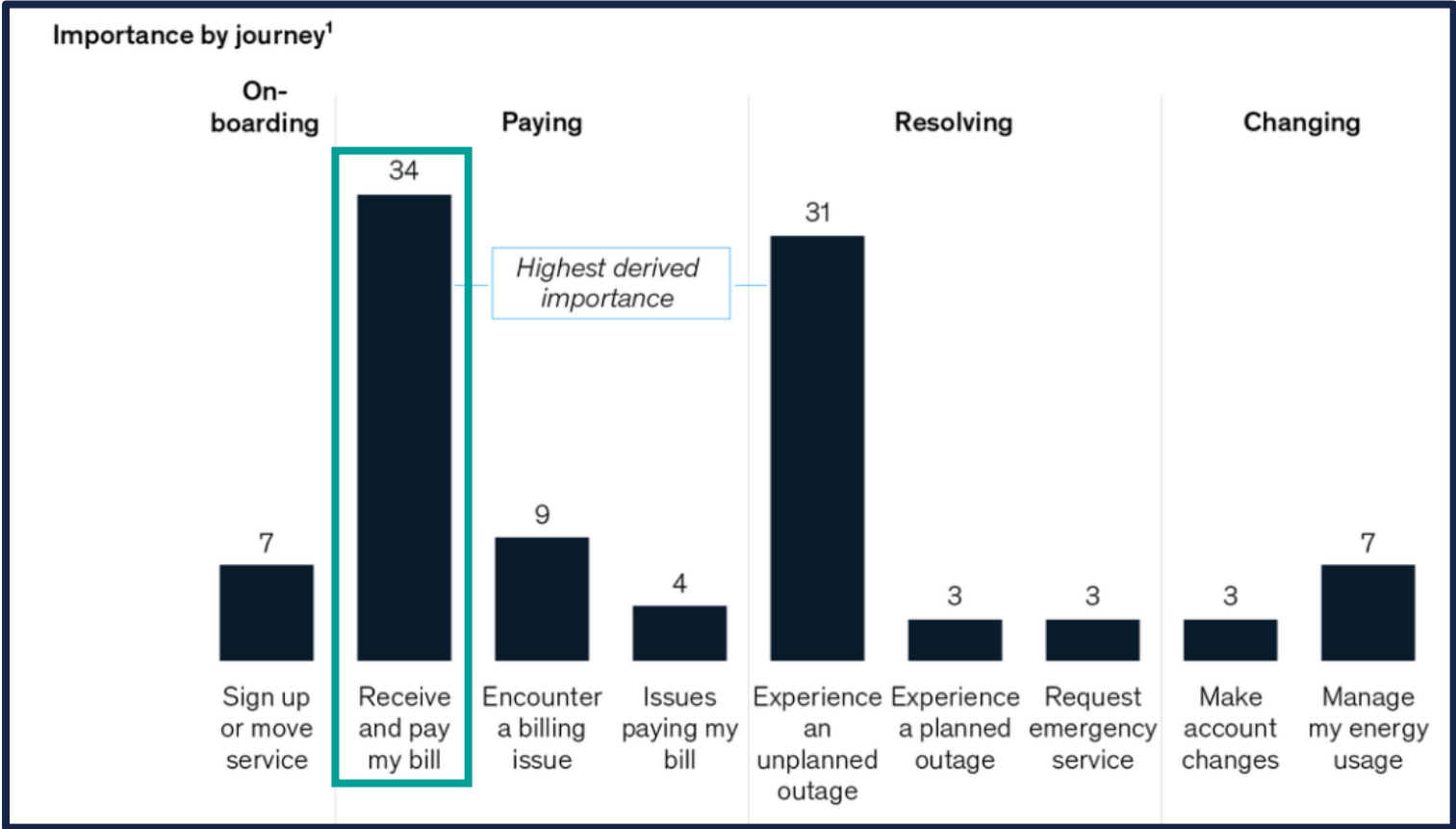
## Social Media Following

**Facebook:** 6,600

**Instagram:** 2,321

**Twitter:** 3,032

# Most Important Interaction: Receiving & Paying a Bill



McKinsey, “Transforming customer experience in utilities”, October 4, 2021



Billing and payment: most frequent interaction with payer.



Bill Payors: want to engage across multiple channels – necessary to maximize digital adoption & customer satisfaction.



Changing payor behavior requires a technology platform that leverages all existing touchpoints, and an experience that will change the status quo.



# Industry-Leading E-Adoption

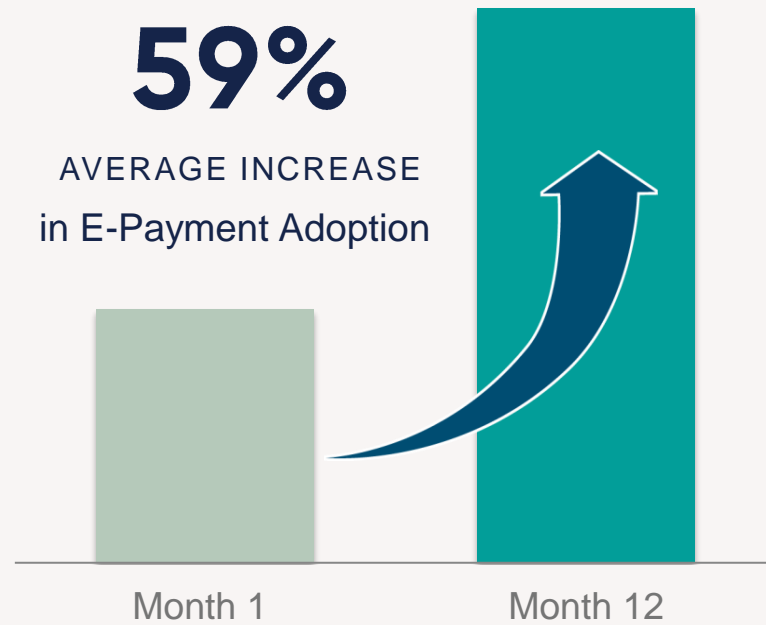
Year 1 e-adoption growth on Invoice Cloud\*



## E-Payment Adoption

**59%**

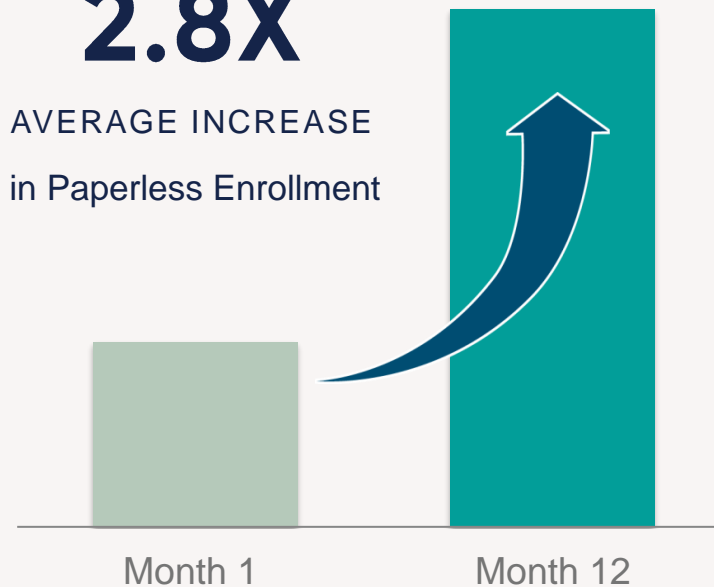
AVERAGE INCREASE  
in E-Payment Adoption



## Paperless Enrollment

**2.8X**

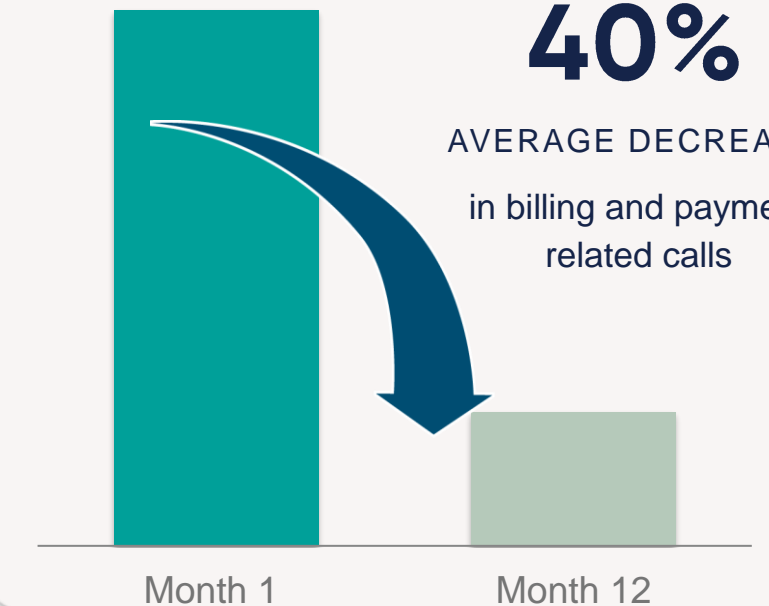
AVERAGE INCREASE  
in Paperless Enrollment



## Billing and Payment Related Calls

**40%**

AVERAGE DECREASE  
in billing and payment  
related calls





**25-30 Organizations Switch to  
InvoiceCloud *Every Month* Because We Do Things Differently.**

# InvoiceCloud Differentiators

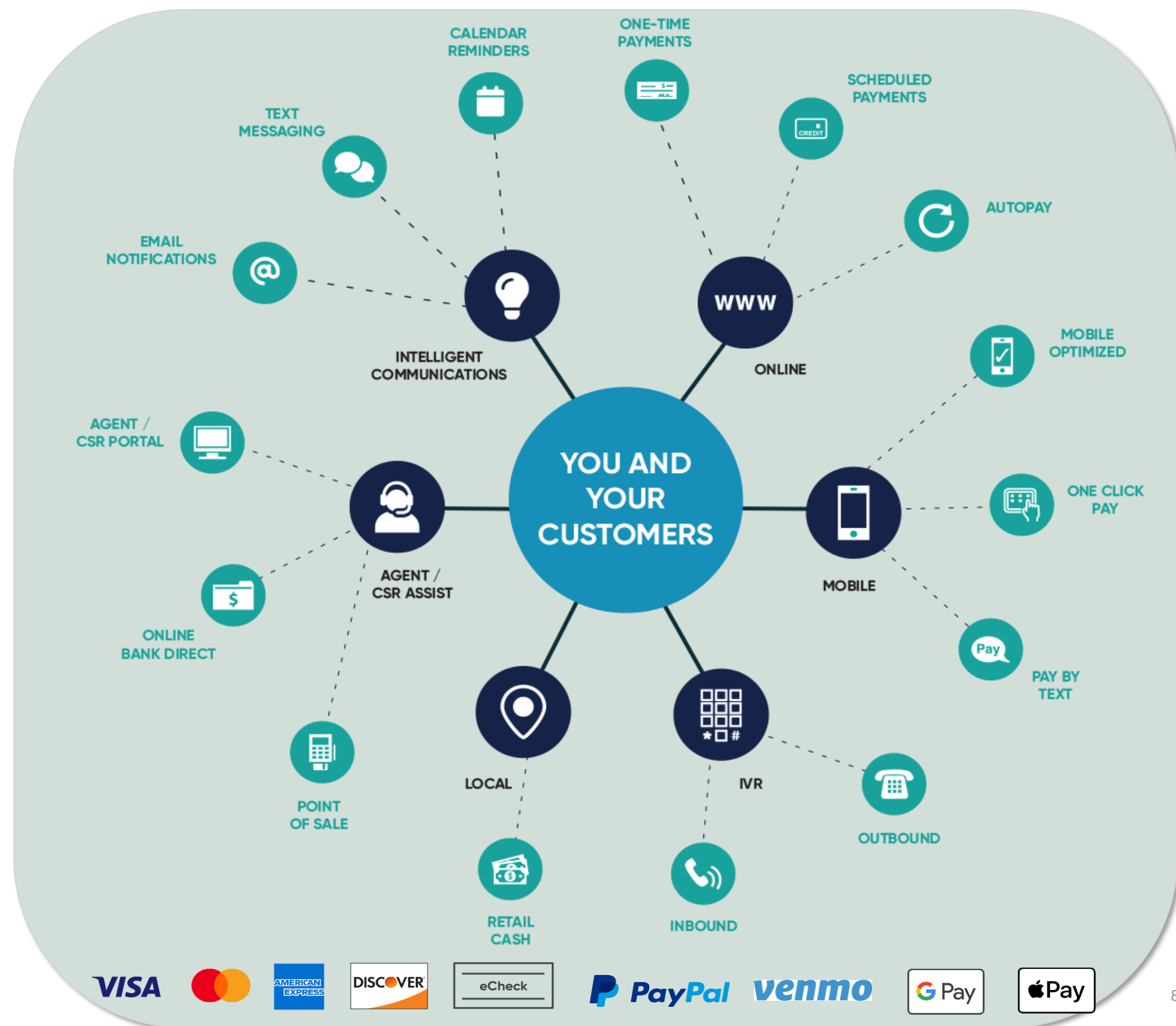
**Designed to Remove Friction** and drive change in bill payor behavior.

**Omni-Channel** involves all channels and revolves around the customer; multichannel involves many channels and revolves around a product.

**Intelligent Communications** personalized communications that drives action - with frictionless ways to pay embedded.

**True SaaS** ensures our clients are always market leaders, never behind.

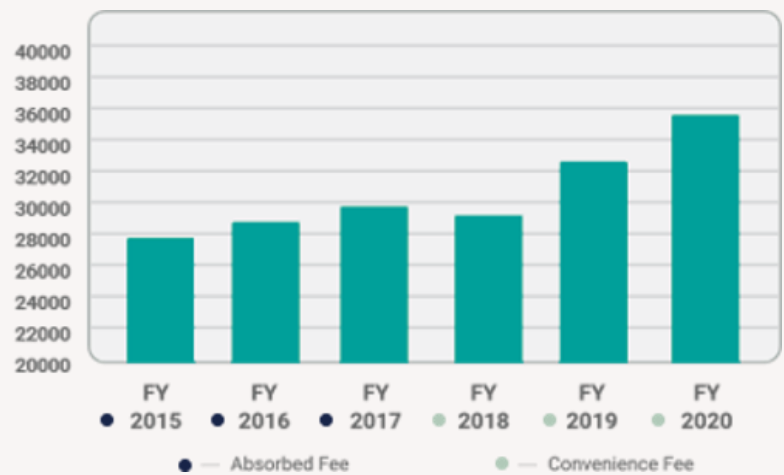
**Alliance/Integration Centric** company from day 1.



# Case Study: Saves Time & Money

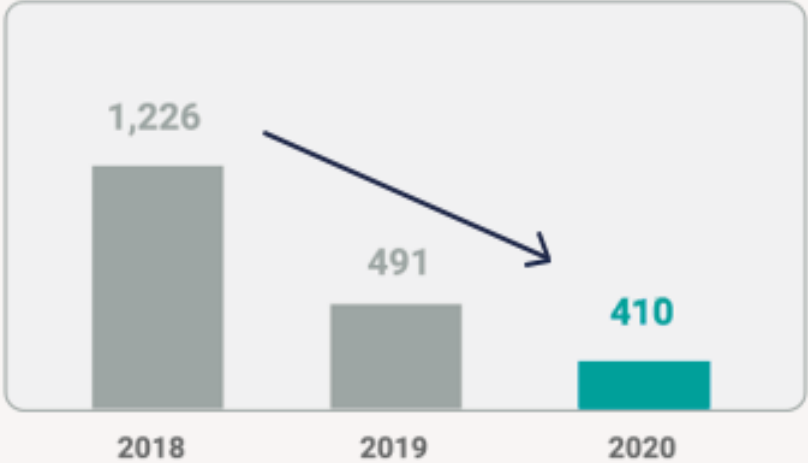


## Average Number of Monthly Web Payments



Superior Platform Continues to Deliver Results with a Convenience Fee

## Average Monthly Payment Calls By Year



60% Decrease in Payment Calls in 1 Year  
\$900K in annual operational savings

## By the Numbers

**\$900K**

Annual savings with convenience fee model

**\$30K**

Annual print savings

**27%**

Decrease in walk-in payments

**60%**

Decrease in payment calls

# Features Do Not Drive Results.



# Amazon Leverages Checkout Process to Drive Adoption

amazon.com

SIGN IN SHIPPING & PAYMENT GIFT OPTIONS PLACE ORDER

Review your order

Shipping address [Change](#)

Add delivery instructions

Or pick up near this address

See nearby pickup locations

Payment method [Change](#)

Billing address [Change](#)

Same as shipping address

FREE TRIAL

John, we'd hate for you to miss out on a FREE 30-day trial of Prime

Get fast, FREE delivery, starting with eligible items in this order and get the best of shopping and entertainment by trying Prime FREE for 30 days.

11:30

Search

50% off gift wrap service: code GI... view details

FREE delivery Tomorrow, May 19. Order with in 44 mins

Added to your cart

Discover additional products

Wilton Baking Cups, Elegance, 150 ct

★★★★★ 9370 reviews ✓prime

\$7.99

Add to cart

Amazon Basics Nonstick Muffin Baking Pan, 12 Cups - Set of 2

★★★★★ 9163 reviews ✓prime

\$15.36

Add to cart

Amazon Basics Reusable Silicone Baking Cups, Muffin Liners - Pack of 12, Multicolor

★★★★★ 62892 reviews ✓prime

\$7.60

Add to cart

If You Care Unbleached Large Baking Cups, 60 ct, 3 pk

★★★★★ 1930 reviews ✓prime

\$9.48

Add to cart

Review items and shipping

Select FREE Amazon Day Delivery below to have orders delivered together in fewer boxes on a single day.

Delivery date: May 20, 2022

If you order in the next 12 hours and 35 minutes (Details)

Items shipped from Amazon.com

100% Compostable 9 Inch Paper Plates [125-Pack] Heavy-Duty Plate, Natural Disposable Bagasse Plate, Eco-Friendly Made of Sugarcane Fibers - Natural Unbleached Brown 9" Biodegradable Plate by Stack Man

\$19.99 ✓prime & FREE Returns

Qty: 1

Sold by: Stack Man

Subscribe & Save:

☐ Save up to 5% on future auto-deliveries

Delivery every: 2 months (most common)

Add gift options

Choose your Prime delivery option:

☒ Friday, May 20

FREE Prime Delivery

☐ Saturday, May 21

FREE Amazon Day Delivery

Get your orders together in fewer boxes and deliveries. Change delivery day

Place your order

Order total: \$21.79

By placing your order, you agree

Place your order

By placing your order, you agree to Amazon's privacy notice and conditions of use.

Order Summary

Items:

\$19.99

Shipping & handling:

\$0.00

Total before tax:

\$19.99

Estimated tax to be collected:

\$1.80

Order total:

\$21.79

How are shipping costs calculated?

Prime shipping benefits have been applied to your order.

Choose how often it's delivered

From once every 2 weeks to 6 months.

Skip or cancel any time

We'll send you a reminder before each delivery.

Unlock 5% savings

Save 5% when you receive 5 or more products to one address using auto-deliveries.

# Why Put Candy & Gum in the Checkout Aisle?

**Review your Information**

Your Credit/Debit Card [Edit](#)  
Deana Ada  
XXXXXXXXXXXX1111  
2 / 2021  
**VISA**

Billing Address  
1 Unity St., Apt. 3F  
Boston, MA  
02113  
kmoon@invoicecloud.com

☐ Enroll me in Pay by Text

☐ Enroll me in AutoPay

☐ Enroll me in Paperless

**Payment Summary**

Invoice #	Amount
1001-1587 <a href="#">View</a>	\$1.00
<b>SUBTOTAL</b>	\$1.00
<b>SERVICE FEE *</b>	+\$0.00
<b>GRAND TOTAL</b>	\$1.00

☐ I agree to the [InvoiceCloud Payment Terms and Conditions](#)

[Need Help?](#)

**Process Payment \$1.00**

**Review your Information**

Your Credit/Debit Card [Edit](#)  
2 / 2021  
**VISA**

Billing Address

☐ Enroll me in Pay by Text

☐ Enroll me in AutoPay

☐ Enroll me in Paperless

**Payment Summary**

Invoice #	Amount
INV <a href="#">View</a>	\$1.00
<b>SUBTOTAL</b>	\$1.00

**Thank you for your payment!**

A Receipt for this transaction has been sent via email for your records.  
[Click here to Print a receipt with additional details](#)

**Total Payment Amount**  
**\$951.89**

**Payment Message**  
APPROVED 343131

**Payment Method**  
Visa  
XXXXXXXXXXXX1111

**Reduce clutter and help the environment by Going Paperless.**  
Did you know? Getting rid of half of your paper bills means saving almost one million trees and 100,000 gallons of ink by 2010.

**Go Paperless**

**Minimize the time you spend paying bills – by signing up for AutoPay.**  
You no longer need to worry about making sure your payment is on time to avoid late fees. You don't even need to go online to schedule your payment. Your bill will be paid.

**Sign up for AutoPay**

# Examples of Friction in the Bill Payment Process

Enter Account Information

Payment Type

Utility Bill

Account Number

Ex: 1234567-123456 (exclude leading zeros)

Pay Another Account

Continue

Where is my Account Number ?

SARASOTA COUNTY PUBLIC UTILITIES DEPARTMENT

Customer Service and Utility Billing (941) 861-6790

Email us at [utilitybill@scgov.net](mailto:utilitybill@scgov.net)

Sarasota County

scgov.net | TV19

BILLING DUE UPON RECEIPT

SERVICE ADDRESS

ACCOUNT NUMBER

CYCLE-ROUTE

BILL DATE

DUE DATE FOR CURRENT CHARGES ONLY

08-10

10/12/20

10/27/20

TOTAL CURRENT CHARGES

BALANCE FORWARD

TOTAL AMOUNT DUE

181.25

.00

181.25

Amount Enclosed \$

320000394927000600196000000181259

Simplify your life?

Register to use the Customer Portal and get access to more information and features than ever before.

Set-up paperless billing

Manage your eBill notifications

View past bills

Set-up and manage monthly AutoPay

Manage and pay multiple accounts

Explore

Signup

A diagram showing a green box on a grey ramp. A blue arrow points upwards along the ramp. Below the ramp is a red rectangular box with the word "Friction" in white text.


Features Do Not Drive Results.

InvoiceCloud

12



# Friction with Account Enrollment, Enrollment Required for Additional Services

 New Account Information

Email Address

Passwords must meet the following requirements:

- must be at least 10 characters in length
- must contain at least one number and 1 alpha
- only alphanumeric and special characters are allowed

For enhanced security, do not use proper names, words commonly found in the dictionary or repeating sequences of numbers.

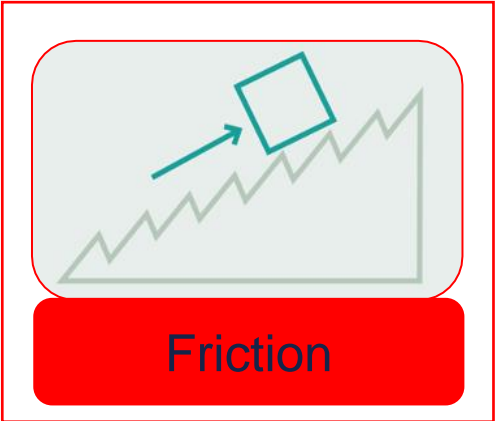
Very Weak

Password

Enter your new password

Re-enter password

Re-enter your new password



First Name

Your first name

Last Name

Your last name

Phone Number

(111) 222-3333

Billing Zip Code

12345

Security Question 1

What was the make of your first car?

Security Answer 1

Security Question 2

What was your first pet's name?

Security Answer 2


Enroll

Cancel



# Review of Current Environment

# Online Payments



City of  
AUBURN HILLS

Michigan

Online Payments

Payment can be made for fees, fines, and costs using Visa, MasterCard, Discover, American Express and, for some payees, Electronic Checks. A Service Fee will be added to your payments as per the [Service Fee](#) schedule.

Selected Agency

Payment will be sent to:

CITY OF AUBURN HILLS GENERAL

Select Payment

Select a payment from the list.

What type of payment are you making?

CITY CLERK FEES

CITY CLERK FEES

COMMUNITY DEVELOPMENT PERMIT FEES

FIRE SUPPRESSION/DETECTION PERMIT

FOIA REQUEST - AUBURN HILLS

HAZMAT PERMIT

PARKING VIOLATION TICKET FEE

SPECIAL ASSESSMENT

UTILITY BILL OF AUBURN HILLS

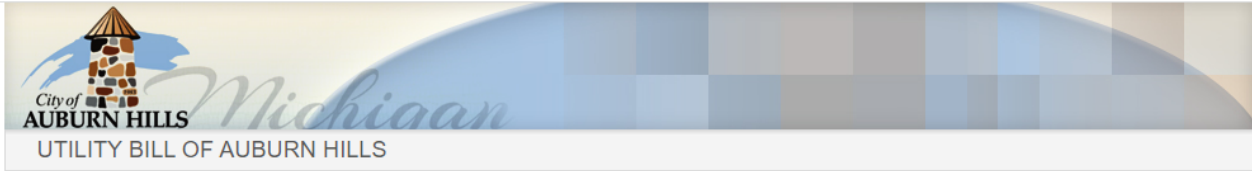
Next

Powered by: G2G Cloud Solutions

Privacy/Legal

Accessibility

Switch to TV View



## CITY OF AUBURN HILLS GENERAL

Please enter information and click on the Next button (required fields are marked with an "\*").

Water Account # \*

Account Holder First Name \*

Account Holder Last Name \*

Water Account Address \*

City Name \*

State \*

MI

Zip Code \*

Account Phone #

Example: 248-858-1001

Account Email

Example: eahelp@oakgov.com

Bill Payment Amount \*

No comma and No dollar sign

Billing Description/Comment

Cancel

Next

# Auto-Pay Enrollment Process

## What is Direct Debit?

- Direct Debit allows you to have your water/sewer bill payment to be automatically deducted from your checking account on the billing due date.
- You can sign up for Direct Debit by [filling out the enrollment form here](#) and returning it to the Treasurer's Department with a voided check for verification purposes. This can be done via mail, fax, email ([ahtreasurer@auburnhills.org](mailto:ahtreasurer@auburnhills.org)) and in-person at City Hall.
- **PLEASE NOTE:** You will need to continue to pay your bill as you normally would until your water/sewer bill indicates that you have been signed up for the service. You will also still receive a paper bill each month in the mail for your records.

If you decide to cancel or change bank accounts, you must fill out another Direct Debit form (with a voided check) and send it to the [Treasurer's Department](#). We are open Monday – Friday, between 8:00 am – 5:00 pm.

## Interested in going paperless?



If you would like to sign up for paperless billing, fill out the back of the payment stub on your bill and return it to us!

**Please make sure to allow ample time for this process (7-10 business days)**



Dear Water / Sewer Customer:

The City of Auburn Hills is offering you the opportunity to pay your water / sewer bill through our Direct Debit Service. This program is offered to you at no charge by the City. Most financial institutions do not charge for the service. Please contact your financial institution if you are unsure.

By completing the enrollment form below, your bill will be automatically deducted from your specified checking account on the bill due date. **You are to continue to pay your bill as you normally would until your water / sewer bill indicates that you have been signed up for the service.** You will still receive a bill\* each month with the amount to be debited (total due box.) By signing this enrollment form, you acknowledge and agree that a \$35.00 NSF fee shall be charged in the event funds are insufficient to pay the full amount at the time of withdrawal, in addition to the 6% late penalty.

If you need a new enrollment form because **you decide to cancel or change bank accounts**, simply call (248)370-9420, or go to [www.auburnhills.org](http://www.auburnhills.org) (select the Treasurer's Department), or write the Treasurer's Department at 1827 N. Squirrel Rd., Auburn Hills, MI 48326. If you have any questions on this program, please call us at the above phone #, Monday – Friday, between 8:00am – 5:00pm. **\*\*Keep a copy of your filled out enrollment form for your record\*\***

**\*If you would like to sign up for paperless billing, fill out the back of the payment stub on the bill and return to us.**

City of Auburn Hills  
Water / Sewer Direct Debit Enrollment Form

Please print the following information: ☐ New ☐ Update ☐ Cancel

Water Account #: \_\_\_\_\_

Name: \_\_\_\_\_

Water Account Address: \_\_\_\_\_ City: Auburn Hills State: MI Zip Code: 48326

Mailing Address (if different): \_\_\_\_\_

Daytime Phone #: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Financial Institution: \_\_\_\_\_

ABA / routing # (9 digits located on the lower left of your checks): \_\_\_\_\_

Checking Account #: \_\_\_\_\_

☐ **I understand that it will take one full billing cycle prior to the ACH being pulled from my account.**

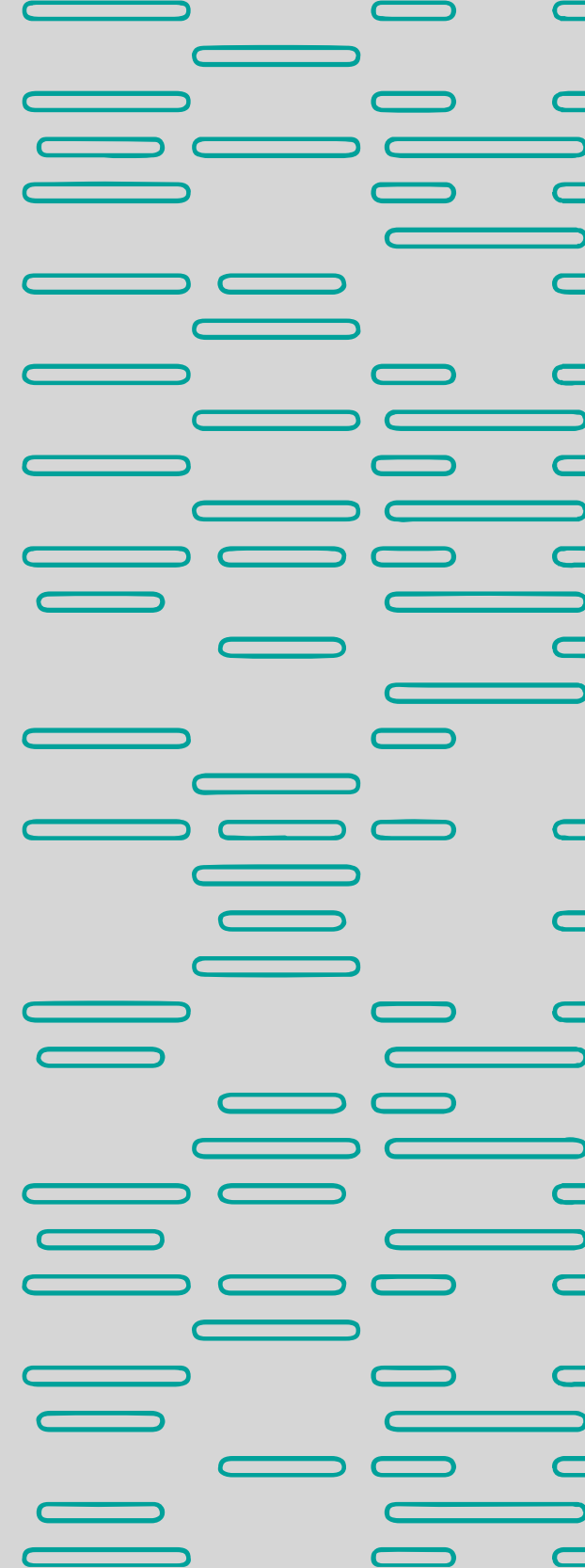
**(A VOIDED CHECK IS REQUIRED FOR VERIFICATION OF ROUTING & ACCOUNT #)**

I hereby authorize the City of Auburn Hills to deduct my W/S payment from the checking account listed above and agree that a \$35.00 NSF fee shall be charged in the event funds are insufficient to pay the full amount at the time of withdrawal, in addition to the 6% late penalty.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

This form may be mailed with your w/s payment; or mailed to City of Auburn Hills, Treasurer's Department, 1827 N. Squirrel Rd., Auburn Hills, MI 48326; placed in the Drop Box at City Hall, faxed to (248) 364-6786, or emailed to [ahtreasurer@auburnhills.org](mailto:ahtreasurer@auburnhills.org)

# Convert to Digital





# Capitalize on Existing Engagement Points = Add Fuel and/or Remove Friction to Enrollment



Payment routes (OTP, registered, mobile)



E-notifications (e-mails, text, calendar reminders)



CSR/agent calls



IVR



# Payment Routes

**Calendar & text reminders.** Remind Me adds a calendar reminder or schedules a text message reminder for a future date.

Select	Bill #	Account #	Owner	Due Date	Bill Total	Balance Due	
<input type="checkbox"/>	1001-1587	UTIL-1001	Deana Ada	7/31/2022	\$143.45	\$143.45	<a href="#">View Invoice</a> <a href="#">Related Invoices</a> <a href="#">Remind Me</a>

- Apple Calendar
- Google
- Office 365 (online)
- Outlook
- Outlook.com
- Yahoo
- Text Reminder

Save & Close

Title

Your Utility - Pay my Bill

Start time

Thu 8/25/2022

8:00 AM

☐ All day

☐ Time zones

End time

Thu 8/25/2022

9:00 AM

[Make Recurring](#)

Location

Your Utility invoice is due on 08/25/2022. You may pay this invoice by clicking on the link below: Account #: UTIL-1001 Invoice #: 1001-1587 <https://www.invoicecloud.com/portal/pay-my-bill/NGZjYTVhYmMtYTkyNy00MjYxLWFkMjktODY4MmYzOTY2NTdjfGM3N2U1OTllTY1NDYtNDhmNy1hODYzLTRjZmYxZDA5ZTkYzWw0>

Return to previous page

Send me a Text Reminder

Please select or enter a date and time for when you would like us to send you a text message reminder for your selected invoice. Your reminder will contain information on how to pay your invoice.

Reminder Date \*

07/31/2022

Reminder Time \*

Please Select A Time Range

Please Select A Time Range

12pm-5pm EST

5pm-10pm EST

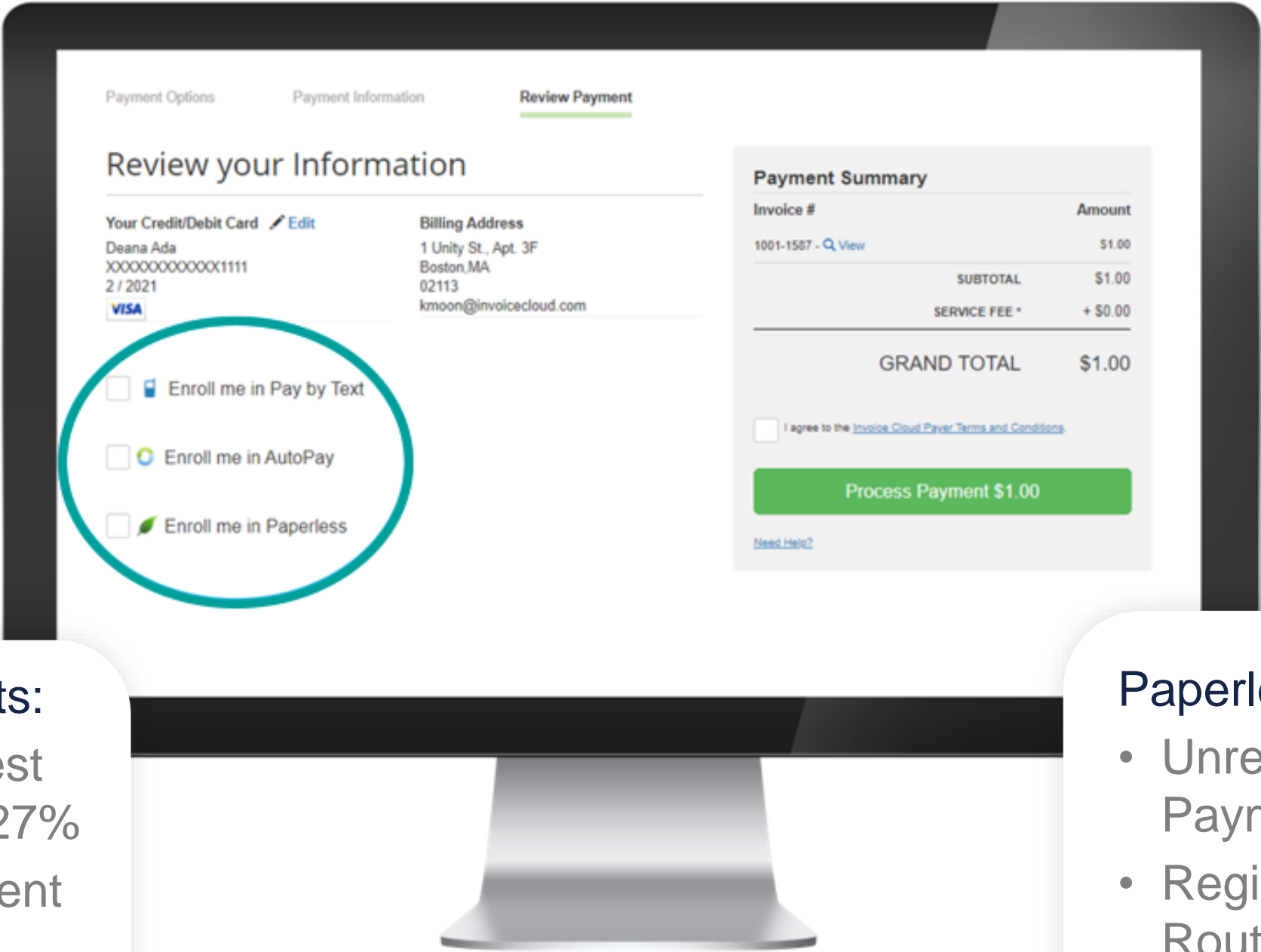
Phone Number \*

xxx - xxx - xxxx

Standard data fees and text messaging rates may apply based on your plan with your mobile phone carrier.

Remind Me!

# Checkout Route Enrollment Stats



## AutoPay Enrollments:

- Unregistered/Guest Payment Route: 27%
- Registered Payment Route: 5%
- Registered Portal: 68%

## Paperless Enrollments:

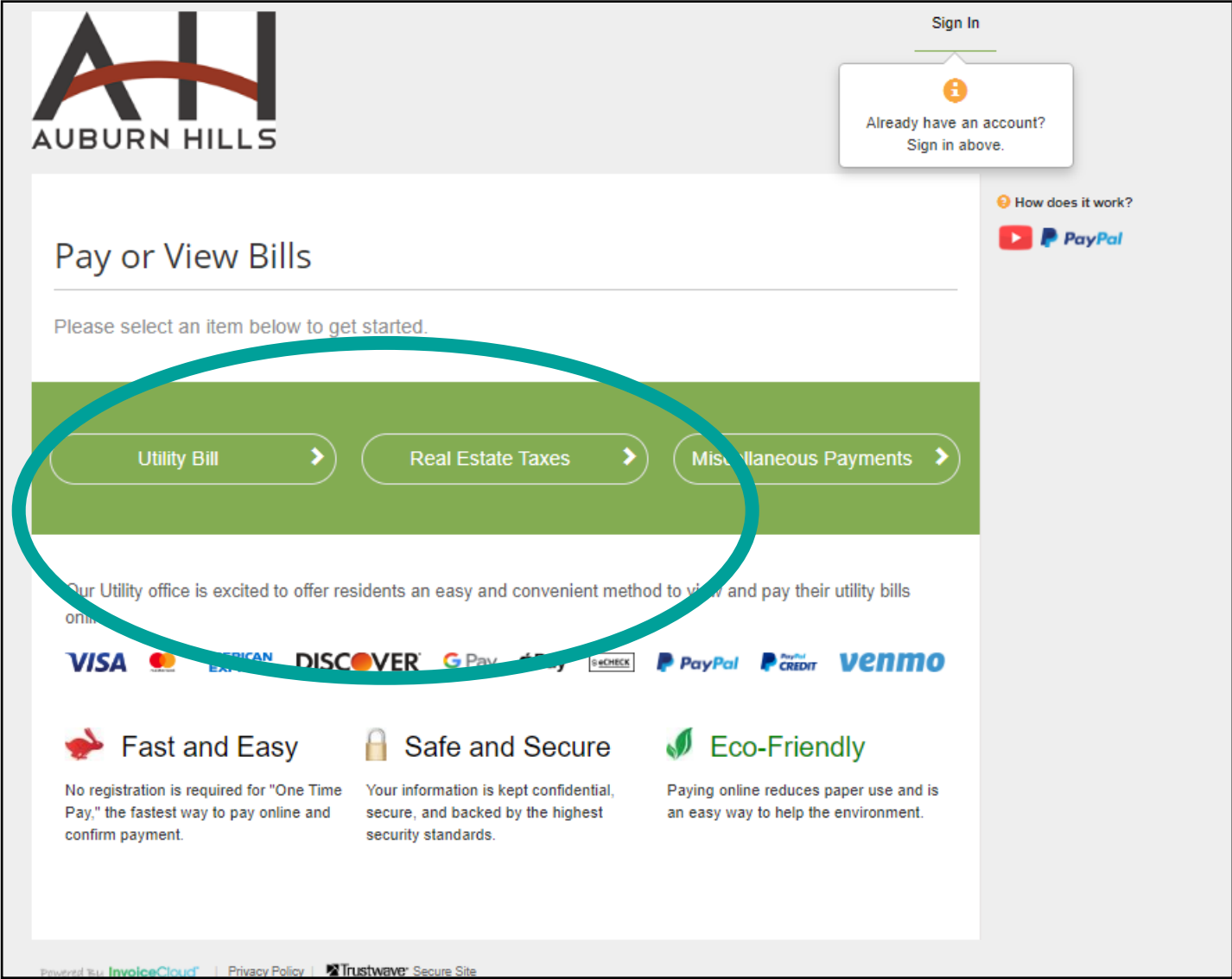
- Unregistered/Guest Payment Route: 56%
- Registered Payment Route: 13%
- Registered Portal: 31%



# One-Time Payment Demo



41% of InvoiceCloud payments  
come through the Guest  
Checkout



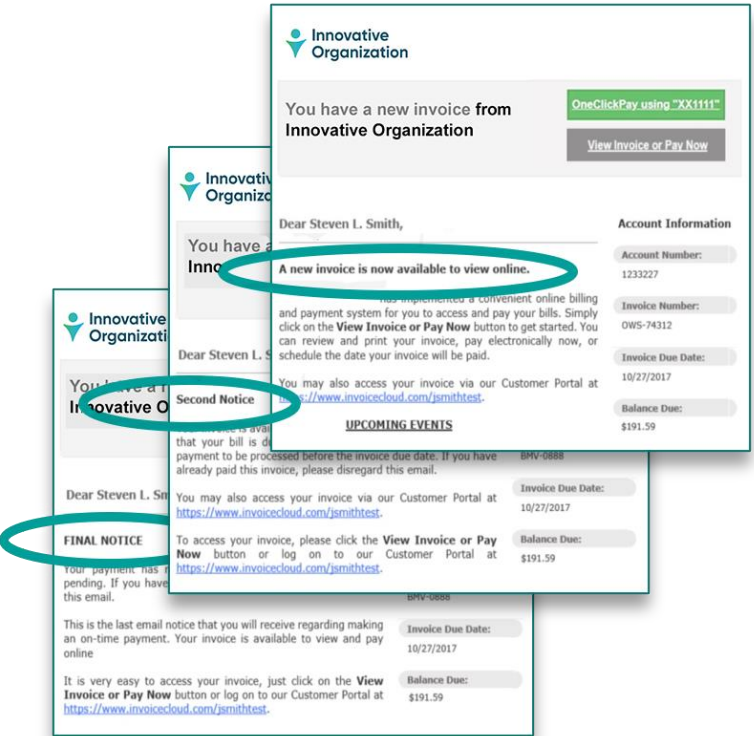


# Communication: Are Your Payment Reminders Facilitating the Payment?



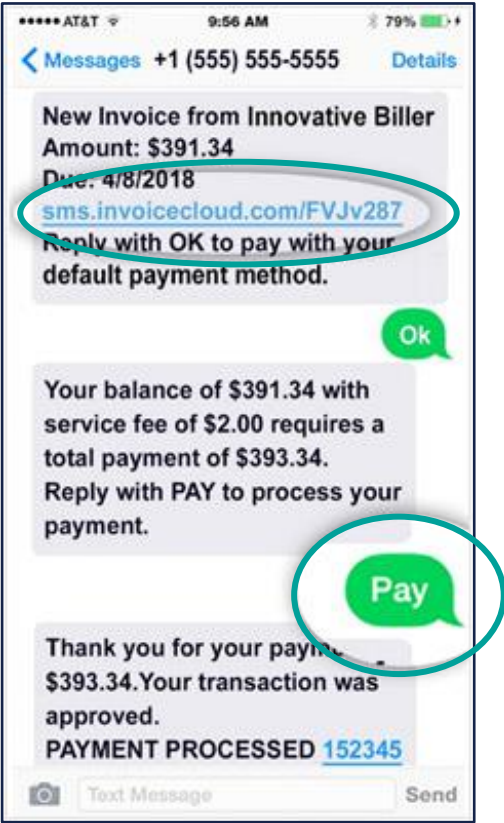


# Intelligent Communications Drive Higher Adoption



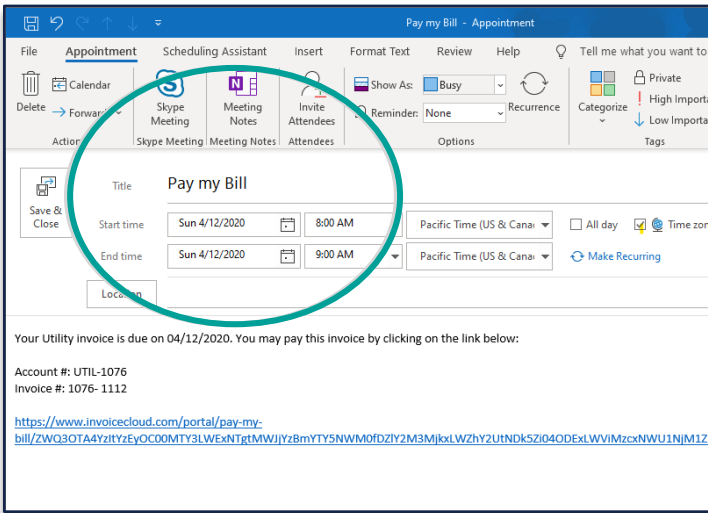
## E-Mail Reminders

- Up to 3 per bill
- **29 event-based** templates



## Text Reminders

- For those who haven't paid
- Up to 3 per bill

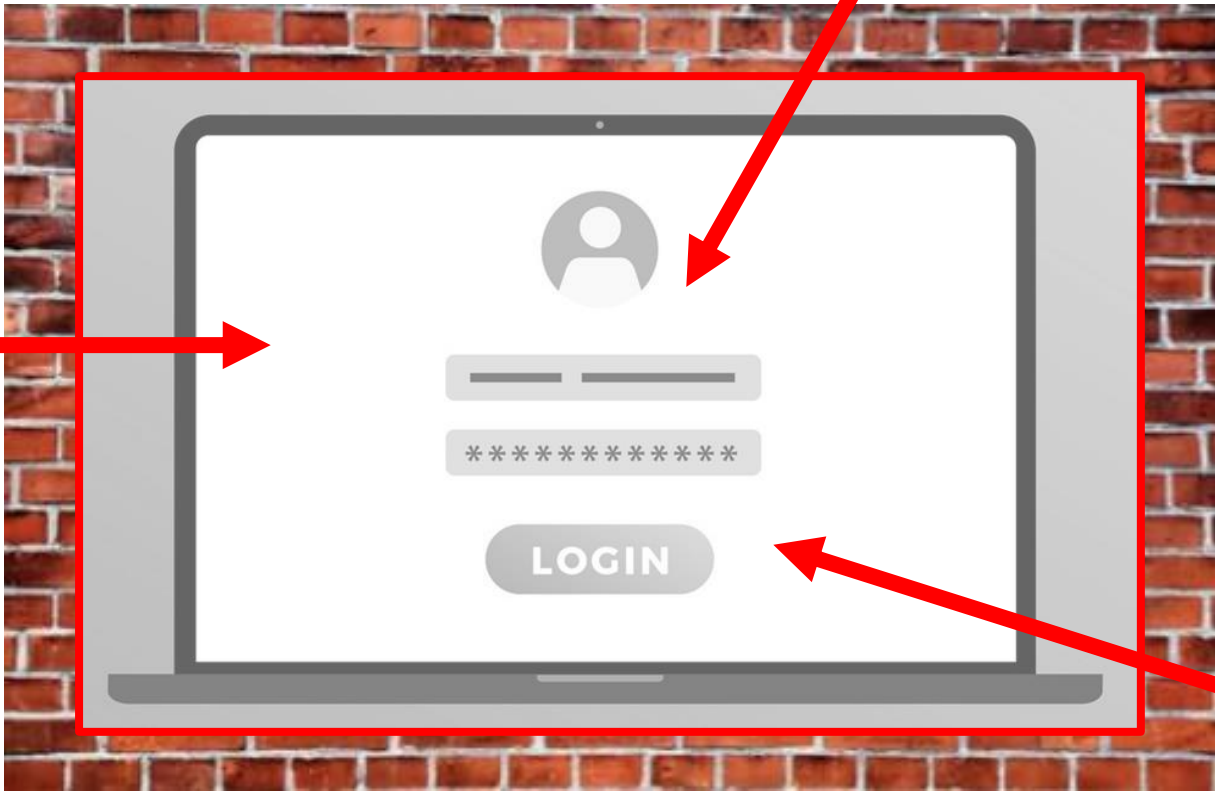
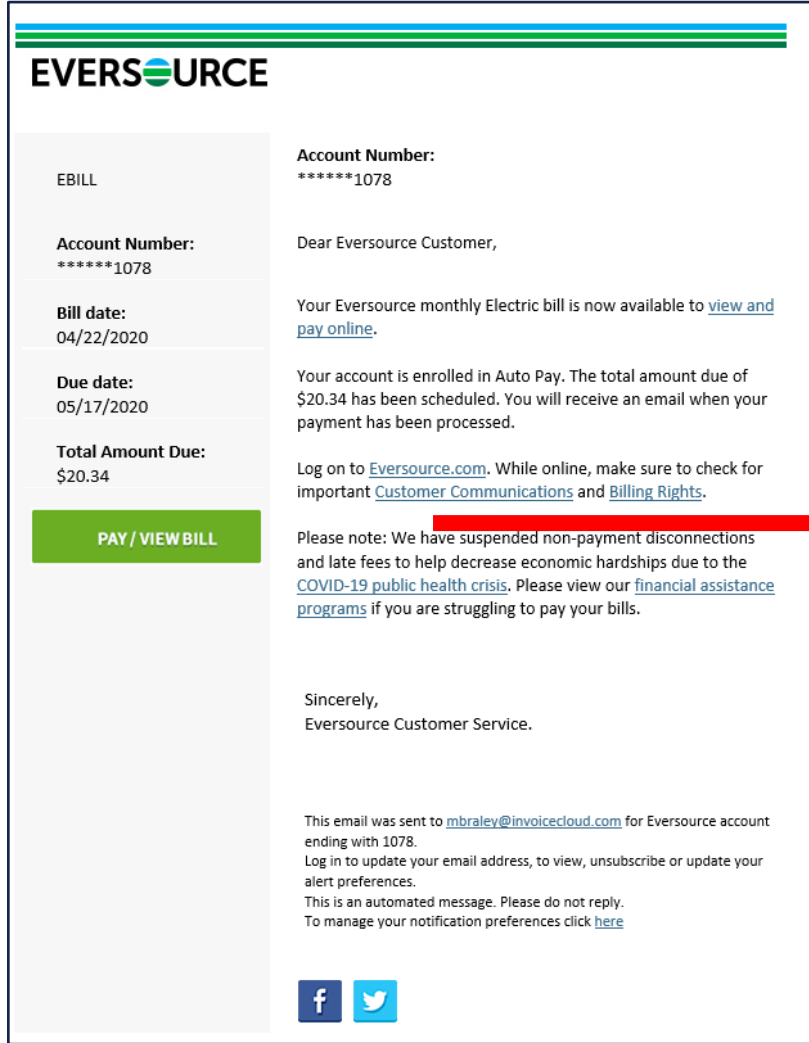
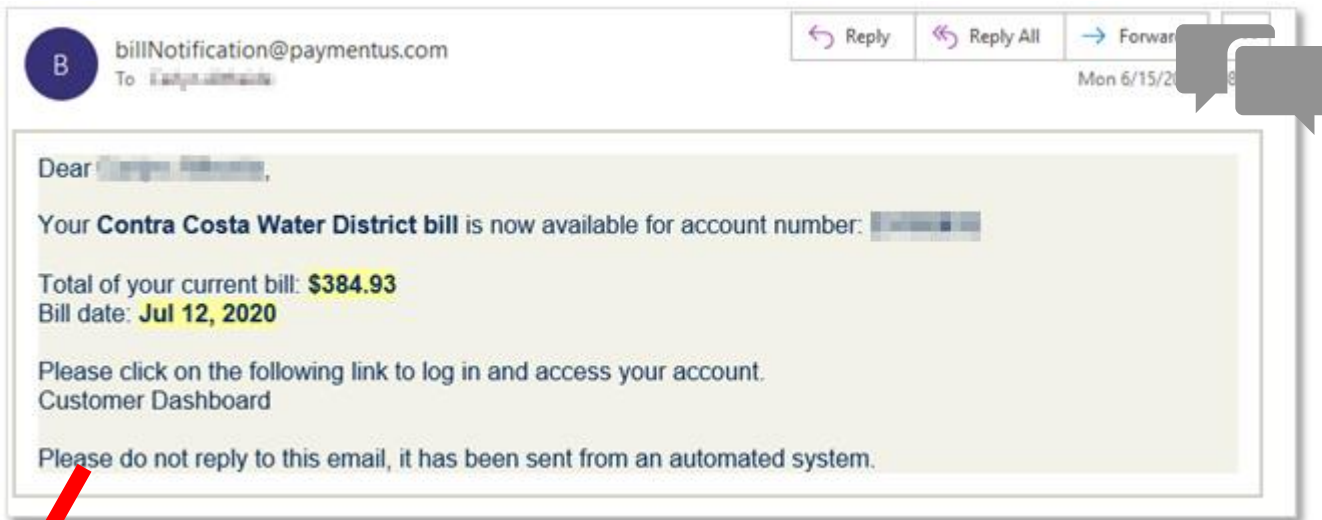


## Self-Service Calendar Reminders



## Outbound IVR

# Low Adoption Platforms

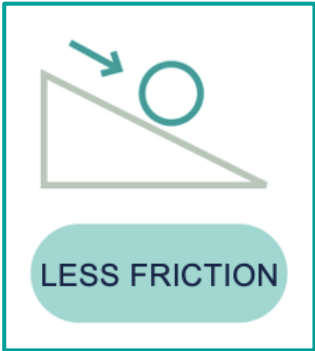


Login Wall



# E-Bill Experience: Frictionless to Pay

OneClickPay



You have a new invoice from Innovative Organization

OneClickPay using "XX1111"

View Invoice or Pay Now

Want to be reminded later? Click here.

Dear Deana Ada

**A new invoice is now available to view online.**

Innovative Organization has implemented a convenient online billing and payment system for you to access and pay your bills. Simply click on the **View Invoice or Pay Now** button to get started. You can review and print your invoice, pay electronically now, or schedule the date your invoice will be paid.

If you have any questions regarding your account, please email us at. Be sure to include your first name, last name, and account number.

Thank your for choosing to view and pay online,

Innovative Organization

**Account Information**

**Account Number:**  
UTIL-1001

**Invoice Number:**  
1001-1587

**Invoice Due Date:**  
4/30/2020

**Balance Due:**  
\$119.00

Payment Options    Payment Information    **Review Payment**

Review your Information

**Your Credit/Debit Card** [Edit](#)

Deana Ada  
XXXXXXXXXXXX1111  
12 / 2022

**Billing Address**

7532 State Street  
Braintree, MA  
02184  
MBRALEY@INVOICECLOUD.COM

☐ Send me Pay by Text messages for future invoices

☒ I would like to signup for AutoPay

Save trees, checks, stamps, and time. Sign up for AutoPay and pay statements automatically on their AutoPay collection date. AutoPay will automatically pay invoices on their due date using your default payment method. AutoPay will send you an email confirmation of your transaction as each statement is paid, automatically.

**Your Credit/Debit Card ending in 1111 will be used to pay your invoices via AutoPay.**

Account Number	Email Address *	Go AutoPay?
Deana Ada	MBRALEY@INVOICECLOL	<input checked="" type="checkbox"/> Utility Services

In order to complete your enrollment, you must verify receipt of the *AutoPay Registration Information* email which will be sent to your email address on record for each Invoice Type selected.

☐ I would like to sign up for Paperless

**Payment Summary**

Invoice #	Amount
1001-1587 - <a href="#">View</a>	\$109.00
<b>SUBTOTAL</b>	\$109.00
<b>SERVICE FEE *</b>	+ \$0.00
<b>GRAND TOTAL</b>	\$109.00

**Process Payment \$109.00**

Payer agrees to the [Invoice Cloud Payer Terms and Conditions](#)

\* If you have a question on the bill, please contact us at () -. Service fees are non-refundable. If you think there is an error on the Credit/Debit Card, ACH or Service Fee charge, please contact Invoice Cloud Customer Service at 877-256-8330, Option 2.



# And in case you forget, there are 2 more reminders...



Diagram illustrating the sequence of email reminders from InvoiceCloud:

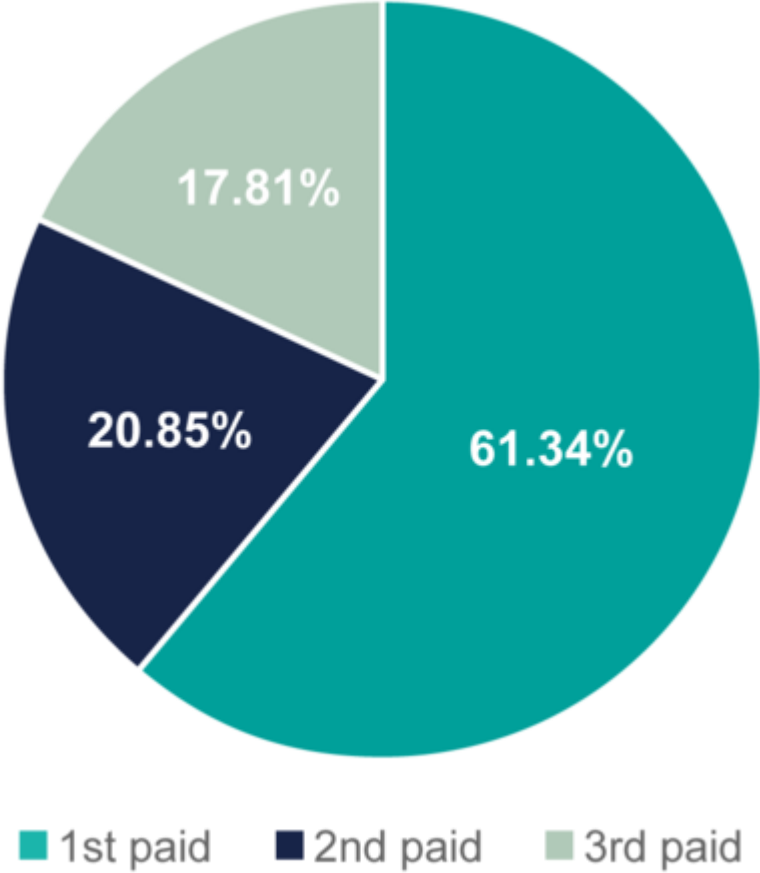
- First Reminder:** "You have a new invoice from Innovative Organization" with a "OneClickPay using 'XX1111'" button and a "View Invoice or Pay Now" button.
- Second Notice:** "A new invoice is now available to view online." (Circled in red).
- Final Notice:** "FINAL NOTICE" (Circled in red).

Each reminder includes account information and a link to the Customer Portal:

Account Information
Account Number: 1233227
Invoice Number: OWS-74312
Invoice Due Date: 10/27/2017
Balance Due: \$191.59

UPCOMING EVENTS

Event
Invoice Due Date: 10/27/2017
Balance Due: \$191.59



# Additional Communications



You have a new invoice from Zach Test Utility Biller!

[View Invoice or Pay Now](#)

Want to be reminded later?

#### NO ACTION NEEDED

Your account is currently enrolled in our AutoPay program.

Your payment will automatically be made on 8/23/2022. Should you need to update or change **\*\*AcceptedCards\*\*** or bank account information associated with your auto payment, please log into the customer portal. Note that you should receive one more payment reminder approximately 3 days before the automatic payment.

Dear Deana Ada

A new invoice is now available to view online.

Zach Test Utility Biller has implemented a convenient online billing and payment system for you to access and pay your bills. Simply click on the **View Invoice or Pay Now** button to get started. You can review and print your invoice, pay electronically now, or schedule the date your invoice will be paid.

You may also access your invoice via our Customer Portal at <https://www.invoicecloud.com/zachtestutility>.

If you have any questions regarding your account, please email us at [zgerjets@invoicecloud.com](mailto:zgerjets@invoicecloud.com). Be sure to include your first name, last name, and account number.

Thank you for choosing to view and pay online,

#### Account Info

##### Account Number:

UTIL-1001

##### Invoice Number:

1001-1587

##### Invoice Due Date:

8/25/2022

##### Balance Due:

\$143.45



Dear Glen Hilary

Our records indicate that your stored Credit/Debit Cards payment method will be expiring soon.

It is important that you update your Credit/Debit Cards information as soon as you get your new card, especially if you have scheduled a payment or are on AutoPay using this Credit/Debit Cards. Please log on to the Customer Portal at <https://www.invoicecloud.com/zachtestutility> and update your payment information.

Your Credit/Debit Cards is set to expire 01-2019.

Once your card expires, you will no longer receive this reminder notice. If you try to use an expired card to make a payment, it will not be approved.

Thanks for paying online,

Your Utility

Please Note: To ensure delivery of account related email notifications, please add [no-reply@invoicecloud.net](mailto:no-reply@invoicecloud.net) to your safe senders list.

Powered By  
**InvoiceCloud**

Please consider the environment before printing this email



Dear Glen Hilary

Your recent payment to Your Utility was returned by your financial institution. The **Reject Amount** was **not applied** toward the balance due. Please resubmit using an alternate or corrected method of payment at <https://www.invoicecloud.com/zachtestutility>.

Note: You may incur additional charges for a rejected/returned transaction.

Contact your financial institution if you need clarification regarding the Reject Description.

If the Payment Method Status indicates blocked or action required, please be aware that subsequent payments using the same method are unlikely to succeed. For a saved method, log in to your online account, select My Profile and Payment Methods, then locate the method used for this payment to edit or delete it.

For assistance, or if you have questions about resubmitting the payment, email your inquiry to [zgerjets@invoicecloud.com](mailto:zgerjets@invoicecloud.com) (also include the account number, invoice number, and your first and last name).

Please Note: To ensure delivery of account related email notifications, please add [no-reply@invoicecloud.net](mailto:no-reply@invoicecloud.net) to your safe senders list.

##### Account Number:

UTIL-1160

##### Invoice Number:

1160- 1112

##### Reject Date:

8/1/2022

##### Reject Amount:

\$10.00

##### Reject Description:

Insufficient Funds

##### Pmt Method Status:

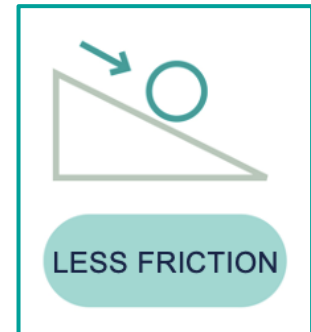
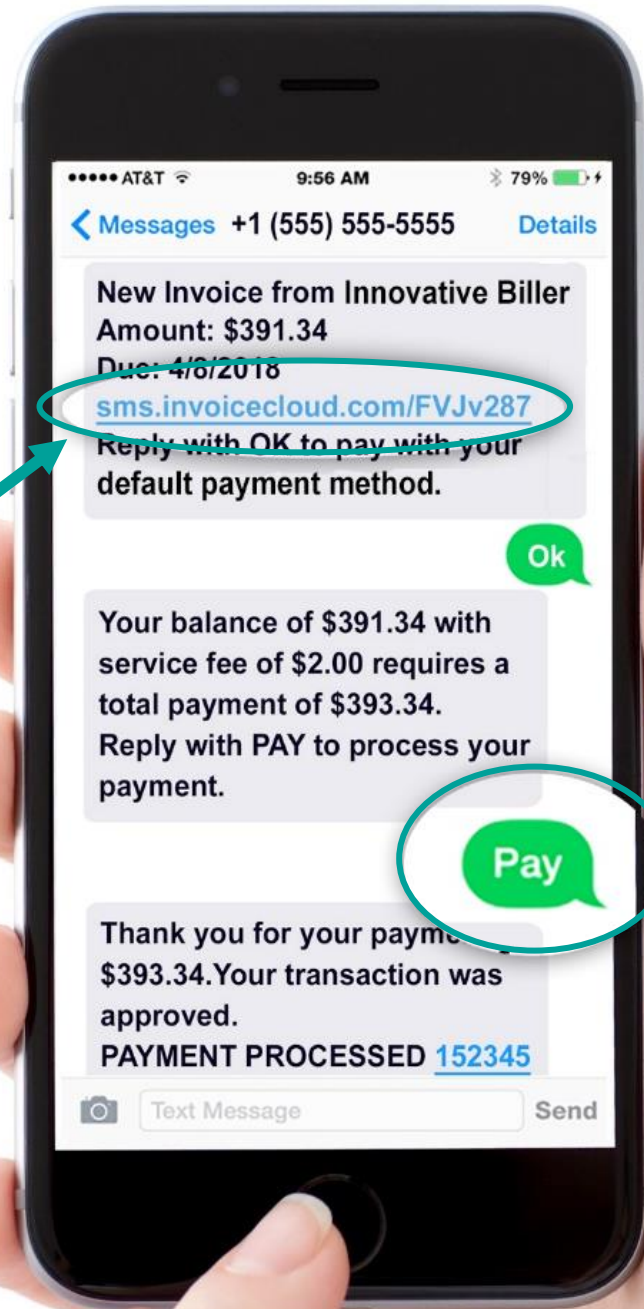
Saved



# Text Messages: Communicate → Convert

## Pay-by-Text Reminders

Customers access the **mobile optimized payment** channel by clicking on the link.



Registered customers with **stored remittance information** can Pay-by-Text by responding to the text with “**Pay.**”

We send 3 texts per cycle if no action is taken.





## Customer Engagement Point

# CSR Calls → Self Service Conversion (Text)

Customer service representatives can trigger text messages to payers on demand. This allows them to send a payment link to a customer via text while they are on the phone with them.



## Text Reminders

Update Customer Profile: Deana Ada

Please review your profile. Click update to save any modifications.

Customer Info Options History Bank Accounts Credit/Debit Cards AutoPay Recurring Scheduled Payments Paperless

Email History Pay By Text Customer Activity

Invoice Date	Invoice #	Account #	Due Date	Total Amount	Balance Due	Options
1/31/2020	1001-1587	PREM-1001	2/24/2020	\$143.45	\$122.45	
1/31/2020	1001-2558	PREM-1001	1/26/2020	\$97.85	\$0.00	

**Send Invoice Notification by SMS**

Sign customer up for Pay By Text: ☐

Enter a Phone Number:

Message and data rates may apply. You may opt out of text delivery at any time by replying STOP to any Text message received from Invoice Cloud. Text HELP for more information. Message frequency varies. Contact customer support at (111) 111-1111. T-Mobile is not liable for delayed or undelivered messages.

**Send** **Close**

AT&T 9:56 AM 79%

< Messages +1 (555) 555-5555 Details

New Invoice from Innovative Biller  
Amount: \$391.34  
Due: 4/8/2018  
[sms.invoicecloud.com/FVJv287](https://sms.invoicecloud.com/FVJv287)  
Reply with OK to pay with your default payment method.


Ok

Your balance of \$391.34 with service fee of \$2.00 requires a total payment of \$393.34.  
Reply with PAY to process your payment.

Pay

Thank you for your payment of \$393.34. Your transaction was approved.  
PAYMENT PROCESSED 152345

Text Message Send



Your Invoice

Click on Checkout when you are ready to pay.

Type - Utility Services

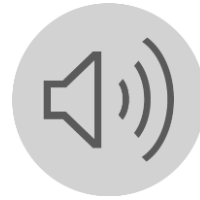
Items	Options
Utility Services Due on 4/12/2020 Balance Due \$142.45	<a href="#">View Invoice</a>

Subtotal (1 Items) \$142.45  
Not including any applicable service fees.

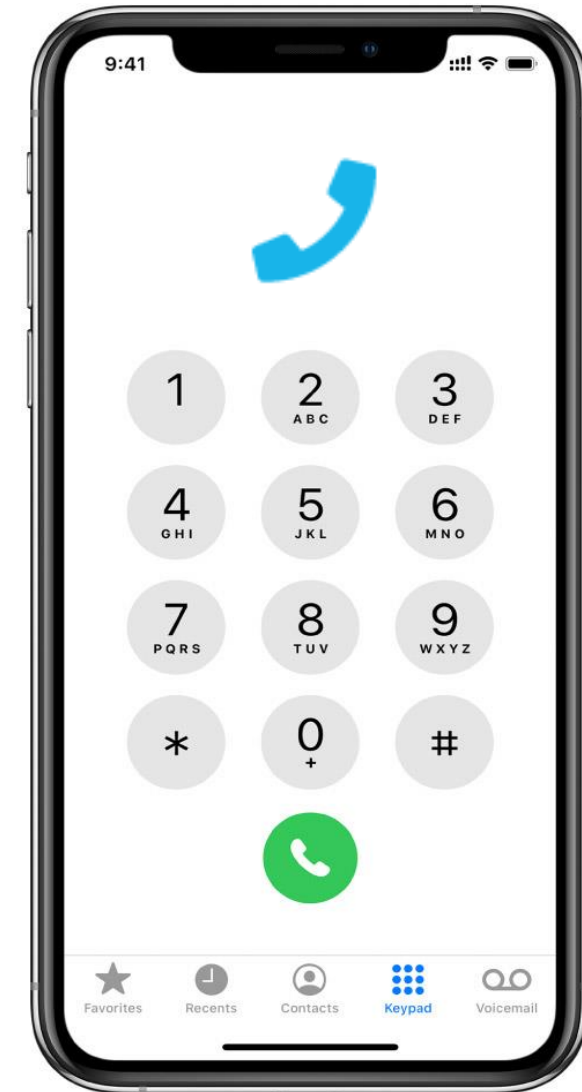
**Checkout**



# Payment IVR



- Custom greeting
- Cell phone number authentication
- Self-service SMS Text-to-Pay (captures e-mail for new bill reminders)
- Save payment method
- Transfer to an agent (and back)



# Connection- Partnership with BS&A



# Proven and Reliable



- **BS&A Online** = One Entry Point for your Payer
- **Full suite of features**= Seamless
- *Realtime refresh of balance data* = Accuracy
- **True SaaS** = Automatic updates for life

Partnership

**125+ BS&A  
CUSTOMERS**

**RELY ON INVOICE CLOUD**

# Our BS&A Partners

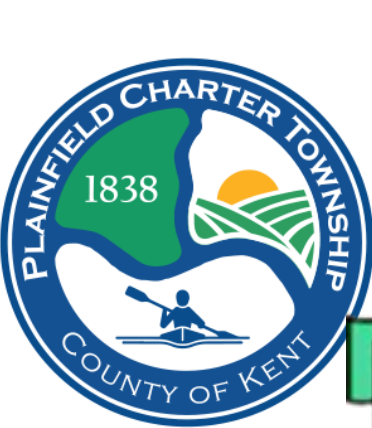


City of  
**PALMETTO**  
Florida

*The Villages®*  
Community Development Districts



*Kimball Township*  
St Clair County, MI





# Implementation Expertise

45-60 Day Implementation

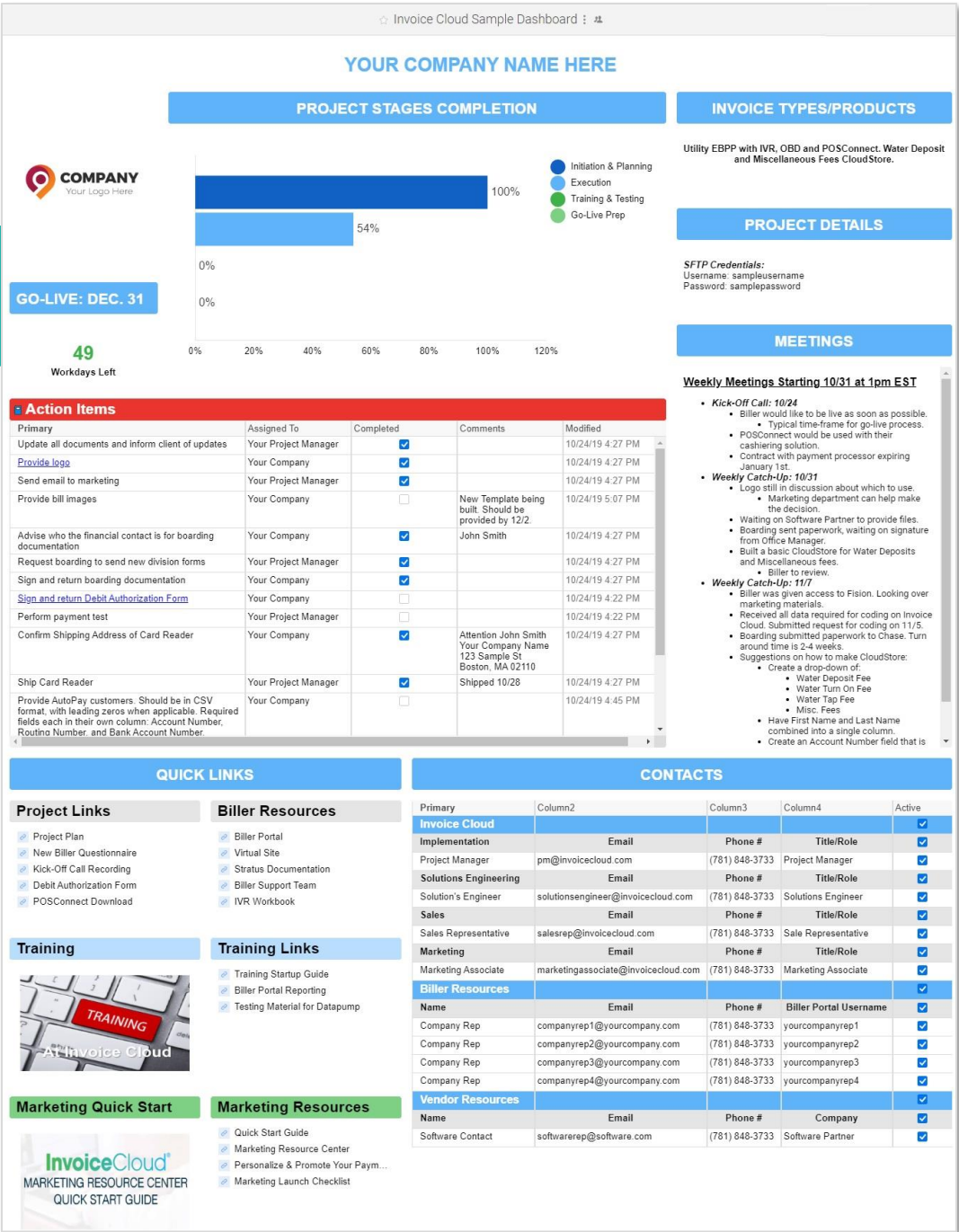
Partnership

IC and BS&A  
do the heavy lifting

87%

of project items are  
handled by our teams  
(89% of time allotted)

Project  
Dashboard





# Pricing & Cost Analysis




# Pricing

**Table 2. Customer Engagement, Electronic Bill Presentment and Payment Pricing.** Pricing is based on 5,000 bills per month and \$105 average credit card payment.

Service Description	Fee
<b>Integration, Deployment and Training</b> NOTE: Includes batch integration with your billing system(s)	No Charge
<b>Account Access</b> – monthly access to branded Customer and Biller Portals – includes unlimited Administrative User NOTE: The monthly access fee covers maintenance, support, upgrades, and full access to the Invoice Cloud service for the biller and its customers	<del>\$100.00</del>
<b>Help desk Support and Marketing</b> – access to Invoice Cloud Help desk, client services team, and marketing support to help you achieve the industry’s highest payment and paperless adoption.	No Charge
<b>Paperless Billing</b> – per paperless bill per cycle NOTE: Only when paper is suppressed, and a paper invoice is not mailed.	\$0.35
<b>Electronic Payment Fees – Convenience fee</b>	
<b>Residential Credit / Debit Cards</b> Visa, MasterCard and Discover, American Express, Google & Apple Pay, Venmo, and PayPal– Fee per transaction –	3% w/ \$2.50/min
<b>E-Check / ACH</b> – per transaction	\$3.00
<b>ACH Bank Drafts</b>	\$0.40
<b>Miscellaneous Fees</b>	
Credit Card Chargeback	\$10.00
ACH Reject	\$10.00
<b>IVR (Optional)</b>	
<b>Inbound</b> -- Per Call (Payment Only)	\$0.95
<b>Point-of-Sale Card Readers</b>	
BS&A Cash Receipting (InvoiceCloud will provide 2 mag strip card readers)	\$0.00

# Cost Analysis

	Click to Gov				
	Credit Card Fee			\$2.50 - \$27.50	
	e-Check			\$2.50	



# BS&A Customer Results



# City of Monroe Drives More Digital Payments with a Better User Experience



**Location:** Michigan



**Industry:** Utilities



**Meters:** 15,000



## The Challenge

The City of Monroe had a limited digital payment platform that only processed tax and water/sewer bills. They needed an innovative payment solution that could meet the demand to process a variety of city bills online, while increasing collections efficiency. Other challenges included:

- Limited online payment options
- Lack of self-service functionality
- Excessive staff time being used to address payment questions
- High costs associated with paper bills



## The Solution

The City of Monroe needed an EBPP solution that could innovate their online payment processing to accept all city invoice types while increasing customer satisfaction. They chose InvoiceCloud as it provided everything they needed to:

- Enable a better user experience to drive more digital payments
- Increase self-service adoption to reduce calls and walk-ins
- Accelerate e-adoption with omni-channel payment options
- Decrease print and mail costs

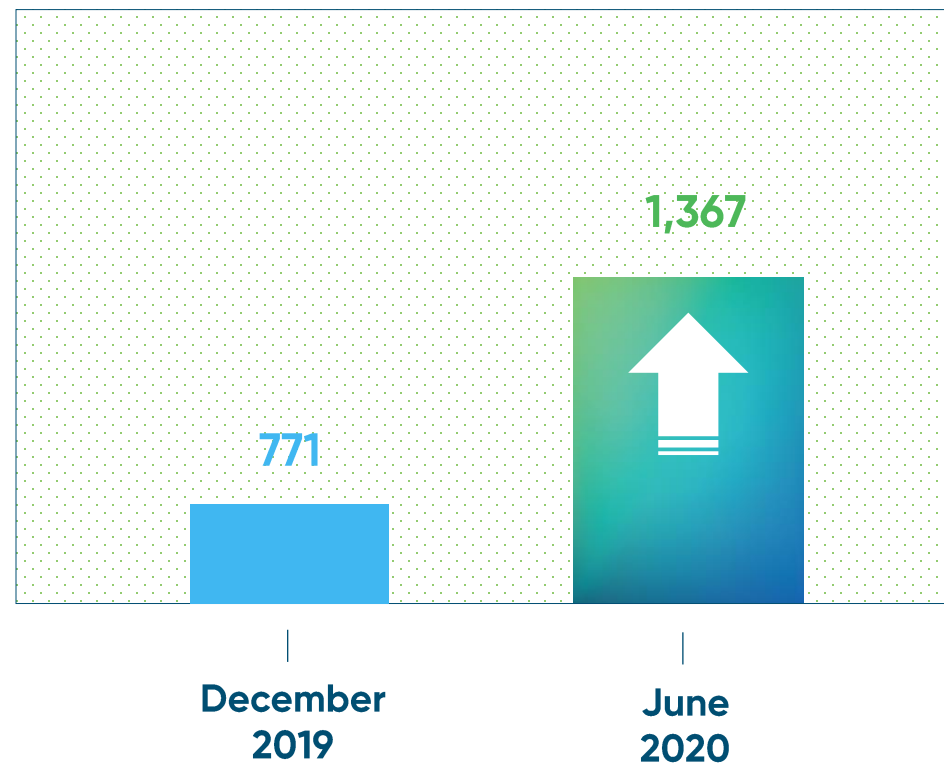
# City of Monroe

## Paperless Adoption with InvoiceCloud

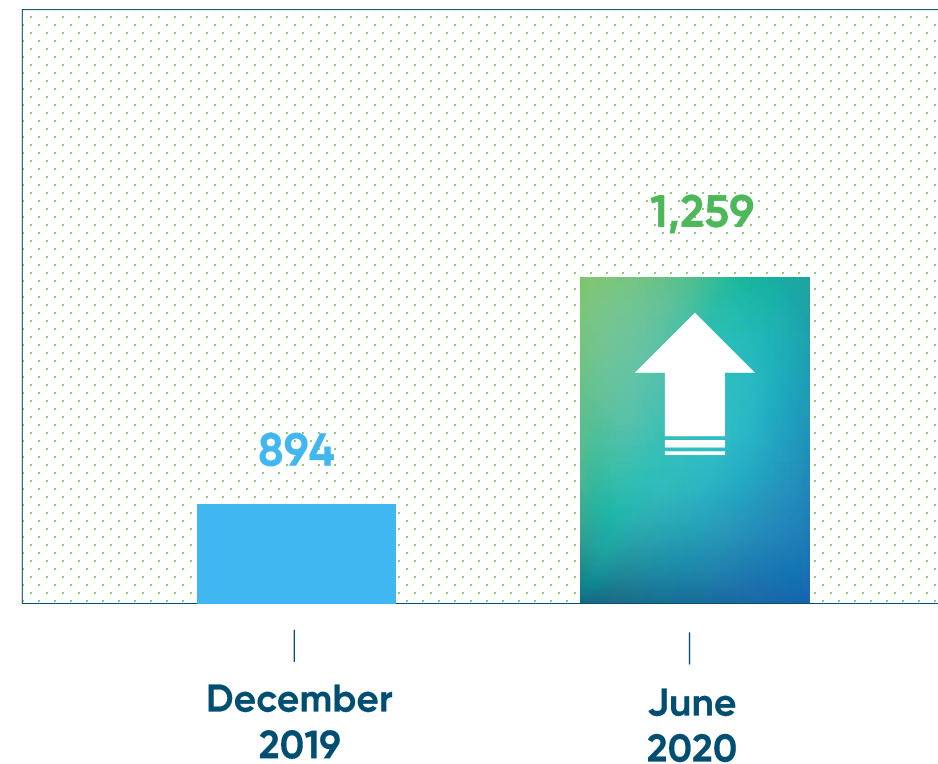


After 6 months,  
the City of Monroe saw:

Paperless Enrollment



Electronic payments



77%

Increase in  
paperless adoption



41%

Increase in electronic  
payment adoption

# City of Madison Heights

## Accelerates Online Payment Adoption with Solution from Invoice Cloud



**Location:** Madison Heights, MI



**Industry:** Local Government



**Meter count:** 9,600



### The Challenge

In the wake of COVID-19, customers were encouraged to pay online, but the city didn't have the resources or technology to accommodate the influx of online payments. The city not only needed a solution that would help streamline their payment process, but also one that would integrate with their existing billing software. Other challenges included:

- Limited channels that gave customers few electronic payment options
- Manual posting increased staff workload in a time of rolling layoffs
- Current process was prone to error, allowing duplicate invoices to be issued



### The Solution

With a solution from InvoiceCloud, Madison Heights was able to quickly adapt to the need for online payment options in the wake of COVID-19. InvoiceCloud was able to provide them with everything they needed including:

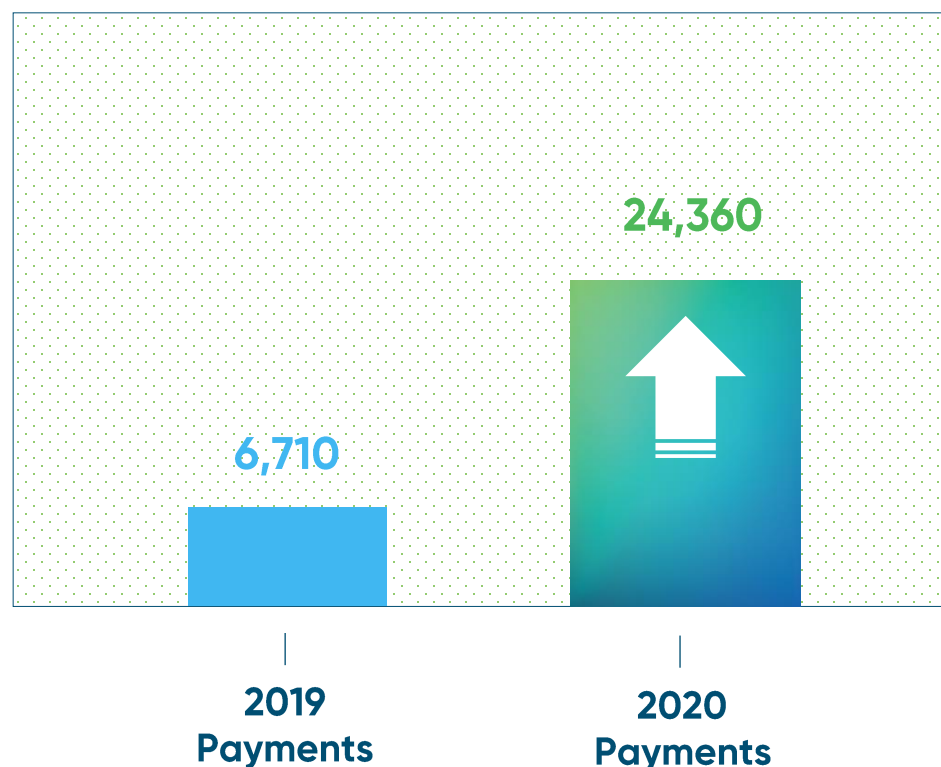
- Intelligent email and text payment reminders and notification updates regarding COVID-19 and late fee suspensions
- More contactless payment options like pay by phone and auto-pay
- A seamless integration with billing software to ensure billing is rolled out properly
- User-friendly online portal for customers to manage their account and payment process
- Excellent customer service enabling issues resolved in a timely manner

# City of Madison Heights

## Accelerates Online Payment Adoption with Solution from Invoice Cloud



### Electronic payment adoption



263% increase in electronic payment adoption

After one year,  
Madison Heights saw:

68%

Increase in  
paperless enrollment



263%

Increase in number  
of electronic  
payments

# Implementation & Support

# Implementation Expertise

60-90 day implementation

Partnership

- Industry Best Implementation Process
- 25-30 New Clients Installed Each Month

Project Dashboard

COMPANY

GO-LIVE: DEC. 31

49 Workdays Left

100%

54%

0%

0%

0%

20%

40%

60%

80%

100%

120%

Initiation & Planning

Execution

Training & Testing

Go-Live Prep

INVOICE TYPES/PRODUCTS

PROJECT DETAILS

MEETINGS

Action Items

Primary	Assigned To	Completed	Comments	Modified
Update all documents and inform client of updates	Your Project Manager	<input checked="" type="checkbox"/>		10/24/19 4:27 PM
Send email to marketing	Your Project Manager	<input checked="" type="checkbox"/>		10/24/19 4:27 PM
Provide bill images	Your Company	<input type="checkbox"/>	New Template being built. Should be provided by 12/2.	10/24/19 5:07 PM
Advise who the financial contact is for boarding documentation	Your Company	<input checked="" type="checkbox"/>	John Smith	10/24/19 4:27 PM
Request boarding to send new division forms	Your Project Manager	<input checked="" type="checkbox"/>		10/24/19 4:27 PM
Sign and return boarding documentation	Your Company	<input checked="" type="checkbox"/>		10/24/19 4:22 PM
Perform payment test	Your Project Manager	<input type="checkbox"/>		10/24/19 4:22 PM
Confirm Shipping Address of Card Reader	Your Company	<input checked="" type="checkbox"/>	Attention: John Smith Your Company Name 123 Sample St Boston, MA 02110	10/24/19 4:27 PM
Ship Card Reader	Your Project Manager	<input checked="" type="checkbox"/>	Shipped 10/28	10/24/19 4:45 PM
Provide AutoPay customers. Should be in CSV format, with leading zeros when applicable. Required fields each in their own column: Account Number, Routing Number, and Bank Account Number.	Your Company	<input type="checkbox"/>		

Project Links

Billers Resources

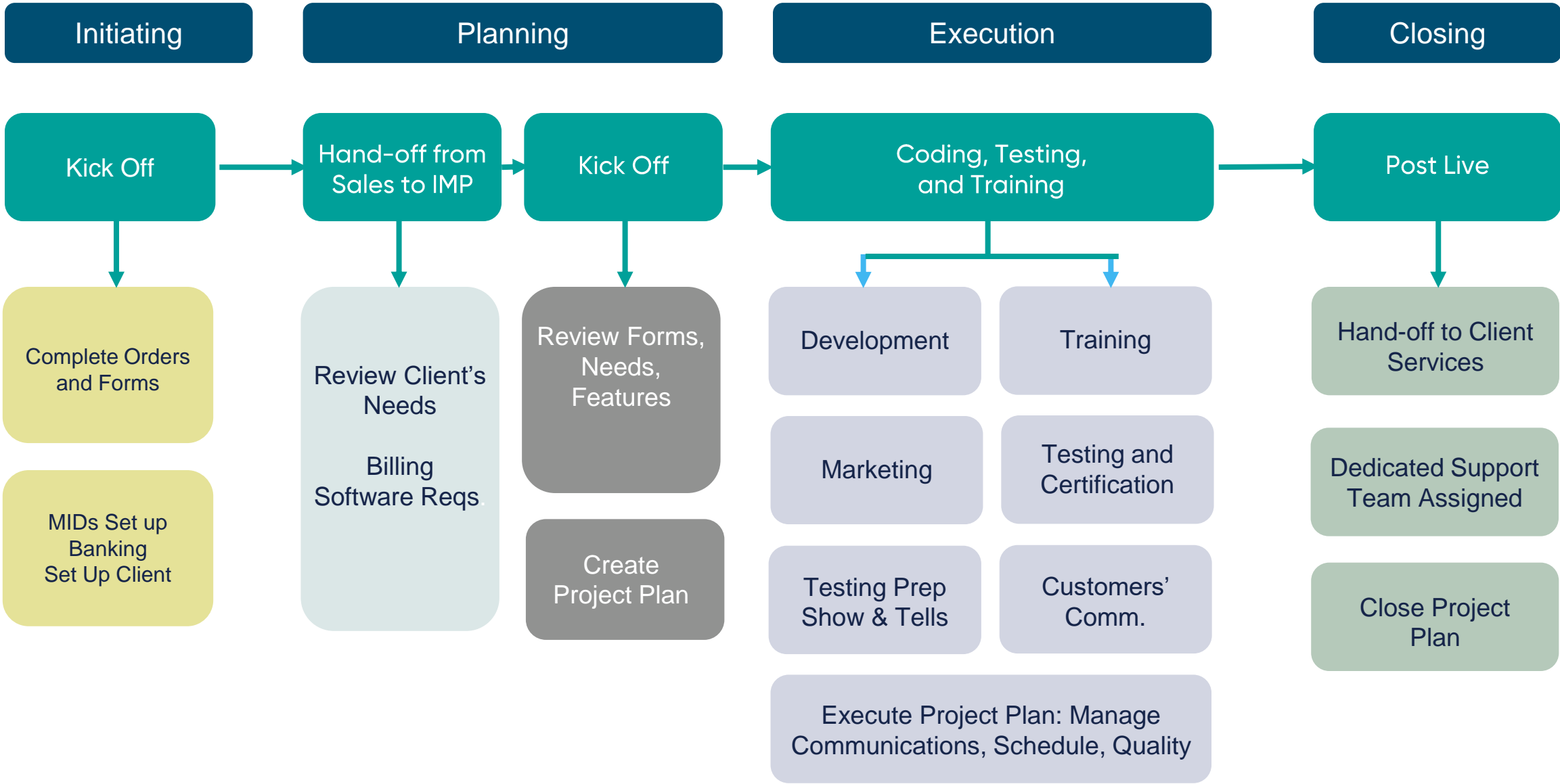
Training

Marketing Quick Start

CONTACTS

Primary	Column2	Column3	Column4	Active
Invoice Cloud				<input checked="" type="checkbox"/>
Implementation	Email	Phone #	Title/Role	<input checked="" type="checkbox"/>
Project Manager	pm@invoicecloud.com	(781) 848-3733	Project Manager	<input checked="" type="checkbox"/>
Solutions Engineering	Email	Phone #	Title/Role	<input checked="" type="checkbox"/>
Solution's Engineer	solutionsengineer@invoicecloud.com	(781) 848-3733	Solutions Engineer	<input checked="" type="checkbox"/>
Sales Representative	Email	Phone #	Title/Role	<input checked="" type="checkbox"/>
Sales Representative	salesrep@invoicecloud.com	(781) 848-3733	Sale Representative	<input checked="" type="checkbox"/>
Marketing	Email	Phone #	Title/Role	<input checked="" type="checkbox"/>
Marketing Associate	marketingassociate@invoicecloud.com	(781) 848-3733	Marketing Associate	<input checked="" type="checkbox"/>
Billers Resources	Email	Phone #	Billers Portal Username	<input checked="" type="checkbox"/>
Company Rep	companyrep1@yourcompany.com	(781) 848-3733	yourcompanyrep1	<input checked="" type="checkbox"/>
Company Rep	companyrep2@yourcompany.com	(781) 848-3733	yourcompanyrep2	<input checked="" type="checkbox"/>
Company Rep	companyrep3@yourcompany.com	(781) 848-3733	yourcompanyrep3	<input checked="" type="checkbox"/>
Company Rep	companyrep4@yourcompany.com	(781) 848-3733	yourcompanyrep4	<input checked="" type="checkbox"/>
Vendor Resources	Name	Phone #	Company	<input checked="" type="checkbox"/>
Software Contact	softwarecontact@software.com	(781) 848-3733	Software Partner	<input checked="" type="checkbox"/>

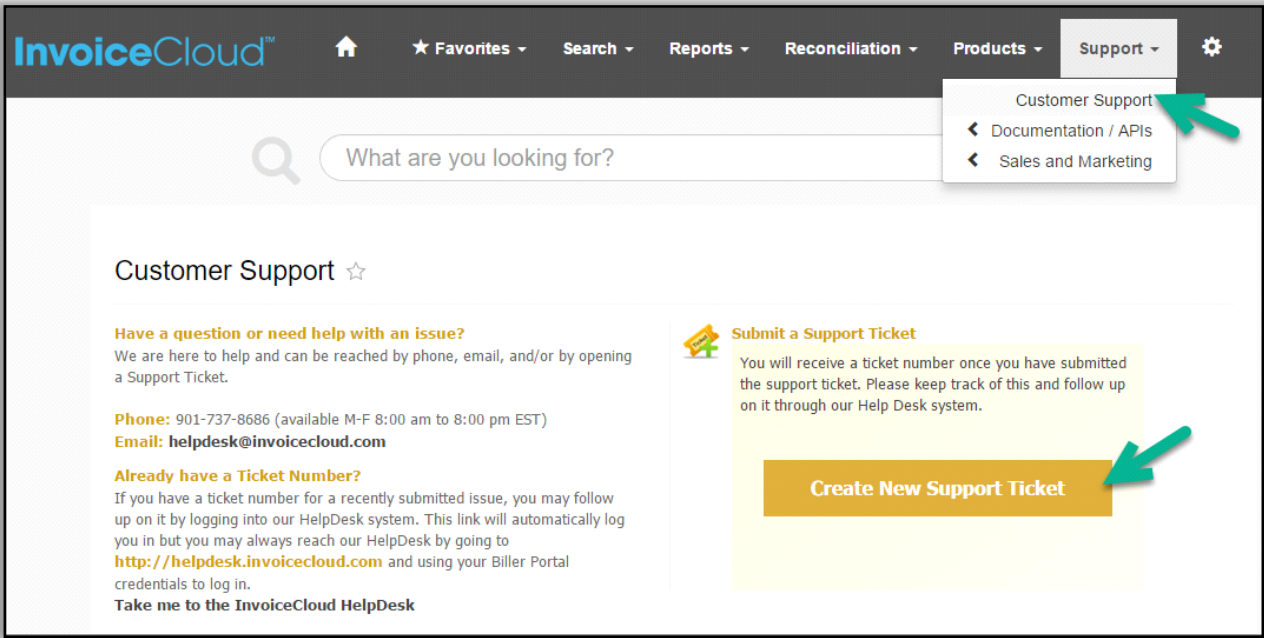
# Implementation Process





# Qualified Support Team

Tech degrees required for PMs and tech support at InvoiceCloud University



## Biller Support Teams

Green Team

Blue Team

Red Team

Tech Supervisors

## Payer Support

Payer  
Support Team

## Escalations



Anita Peterson  
AVP Client Services



Martha Greer  
SVP Operations

# Services Model

Tier 1-4 billers: over 50,000 invoices delivered a year and \$6,000 MRR and up

1

## Implementation & boarding

A dedicated team of experts to ensure the integration with your CIS goes smoothly.

2

## Biller marketing services

Access to the Marketing Resource Center to download free and customizable content for digital, direct mail, and in-person marketing campaigns to drive e-adoption.

4

## Customer success

Dedicated person who is your advocate, strategic partner, and educational resource on all things InvoiceCloud.

3

## Transition success

Specialists ensure early billing cycles are seamless, and manage technical issues with fast, direct support.

5

## Client services

U.S. based team provides phone or email support.

# Services Model

Tier 5 billers: under 50,000 invoices delivered to IC a year, no CSM

1

## Implementation & boarding

A dedicated team of experts to ensure the integration with your CIS goes smoothly.

2

## Biller marketing services

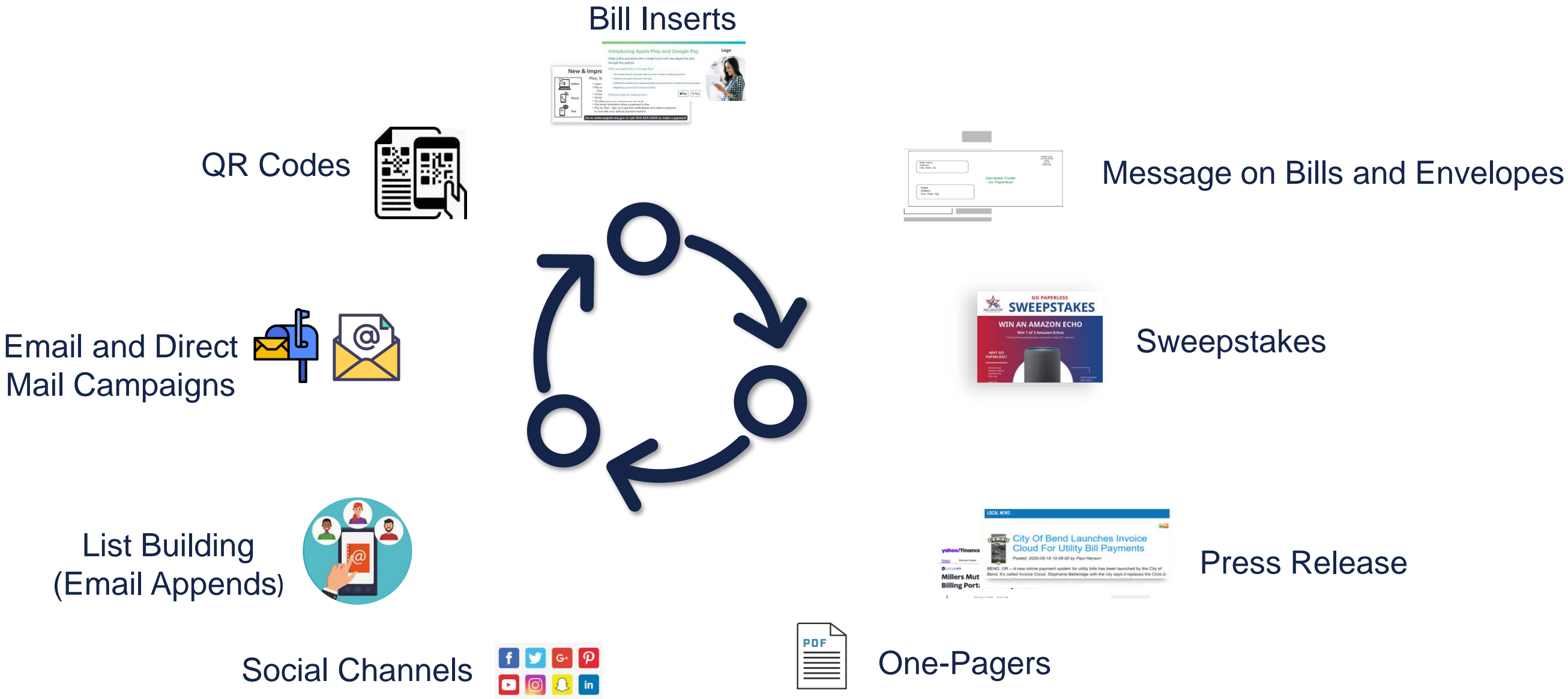
Access to the Marketing Resource Center to download free and customizable content for digital, direct mail, and in-person marketing campaigns to drive e-adoption.

3

## Client services

U.S. based team provides phone or email support.

# Marketing Services to Build Awareness & Drive Adoption, Increasing Your ROI



# Marketing Examples

East Bay has new options to receive your tax bill and pay online.  
Either visit our website or use the QR code below.



Pay  
Online



Pay  
by Phone



Pay  
by Text



Schedule  
a Payment



AutoPay



Paperless

To pay your bill,  
scan this QR code



## COMING SOON! NEW AND IMPROVED UTILITY BILL PAY SERVICE

If you are a current AutoPay or Paperless customer, please be on the lookout for future communications with more details and instructions as we prepare for the launch of our new service.

### PAYMENT OPTIONS COMING SOON



#### PAY ONLINE



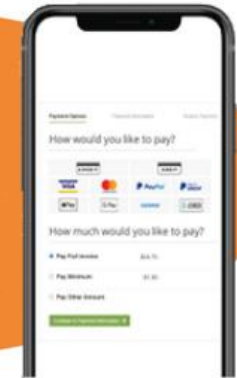
#### PAY BY PHONE

Check your balance or make a payment 24/7.



#### PAY BY TEXT

Get text notifications about your bill and make a payment 24/7.



### New Features Coming Soon:

- No registration required for one-time payment
- Pay by credit card, debit card, your bank account, or NEW Apple Pay and Google Pay
- Save time with AutoPay and paperless billing
- Get email & text (optional) reminders



# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

**MEETING DATE: JUNE 19, 2023**

**AGENDA ITEM NO 7D**  
**CITY MANAGER'S OFFICE**

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Brandon Skopek, Assistant City Manager  
**Submitted:** June 13, 2023  
**Subject:** Motion – To Amend the Parks Department Budget Increasing Revenue by \$100,000

### **INTRODUCTION AND HISTORY**

In April 2022 the City was awarded a \$100,000 grant from the Oakland County Parks and Recreation Commission for the installation of a new nature themed playground at Hawk Woods Park and Campground. Over the last year, City staff and Midstates Recreation, the playground equipment vendor awarded the contract, have worked to complete the installation of the playground. Final touches on the playground were completed in May 2023 and \$90,000 of grant revenues have been received to date. The remaining \$10,000 in revenues are expected to be received in late Q2 of 2023. While the City Council approved a budget amendment for the expenses associated with this project in January 2022, there was no budget amendment made for the anticipated grant revenue. Therefore, a budget amendment will be required to reflect these revenues received in FY2023.

### **STAFF RECOMMENDATION**

Staff recommends that the City Council amend the Parks Department budget increasing revenues by \$100,000 to reflect grant proceeds received from the Oakland County Parks and Recreation Commission. Account number 101-770-582.000-HAWKWDS\_3799 would be increased from \$0 to \$100,000.

### **MOTION**

**Move to amend the General Fund department budget of the Parks Department increasing revenues by \$100,000 to reflect grant proceeds for the new nature themed playground at Hawk Woods Park and Campground.**

**I CONCUR:**

---

THOMAS A. TANGHE, CITY MANAGER



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: JUNE 19, 2023**

**AGENDA ITEM NO 7E  
CITY MANAGER'S OFFICE**

**To: Mayor and City Council**  
**From: Thomas A. Tanghe, City Manager; Brandon Skopek, Assistant City Manager**  
**Submitted: June 14, 2023**  
**Subject: Motion – To approve the resolution supporting the submittal of a grant application to the Michigan Economic Development Corporation's Revitalization and Placemaking 2.0 Grant Program**

## **INTRODUCTION AND HISTORY**

Before the City Council is a request to approve a resolution supporting the submittal of a grant application for the Michigan Economic Development Corporation's (MEDC) Revitalization and Placemaking 2.0 Grant Program. This grant application would be submitted to assist with funding the construction of the proposed Public Square in downtown Auburn Hills.

Staff and the Tax Increment Finance Authority (TIFA) Board of Directors have been heavily engaged in design work for a new Public Square in downtown Auburn Hills over the last couple of years. Throughout this design process, the original design was scaled back due to budgetary constraints; however, staff and the TIFA Board believed that with the amount of public and private investment taking place in downtown, it was appropriate to include additional amenities in the Public Square as there will be one opportunity to get it right. Therefore, in 2022 the plan was updated to include additional amenities such as the installation of overhead string lighting, additional electrical connections, a covered performance stage, and decorative bollards north and east of the proposed Public Square to protect visitors from vehicular traffic traveling southbound on N. Squirrel Road and westbound on Auburn Road. This updated plan represented approximately \$500,000 in construction costs, depending on final materials selection. This project was bid late last summer and only one bid was received in the amount of approximately \$672,061, making this project impractical at that time. The project has remained on the shelf until such time staff can secure additional funding to make the project a reality. As luck would have it, the MEDC has announced a grant program to assist local communities with revitalization and placemaking projects.

The Revitalization and Placemaking Grant Program through the MEDC is an incentive program that will deploy \$100 million in State funding to address COVID-19 impacts and community revitalization needs in Michigan communities. Eligible projects include permanent place-based infrastructure associated with traditional downtowns, social-zones, outdoor dining, and place-based public spaces, making the Public Square a perfect project for this grant program. The minimum grant award that is to be considered is \$250,000 and the maximum award is \$1 million per project. The grant requires a 20% local match and is awarded as a reimbursement following project completion. Staff is currently working with OHM Advisors on the grant application, which is due June 30, 2023, with grant award notification in fall 2023. Applicants receiving an award will need to spend the funds by 2027. With the potential for additional funding through this grant program, staff is proposing to add shade features to the Public Square design to provide additional comforts for visitors.

At their June 13 meeting, the TIFA Board authorized funding support in the amount of \$200,000. This amount is equal to 20% of a \$1 million project, which will cover the required local match. The grant request to MEDC is \$800,000. We expect this new amenity to provide the community with an intimate gathering place and to enhance the services provided by our downtown merchants. Finally, this space will be actively programmed by the Recreation and Senior Services Department and the Downtown Development Authority well into the future.

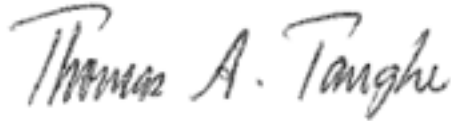
**STAFF RECOMMENDATION**

Staff recommends approval of the attached resolution supporting the grant application for the proposed Public Square project in downtown Auburn Hills.

**MOTION**

Move to approve the resolution supporting the grant application to the Michigan Economic Development Corporation's Revitalization and Placemaking 2.0 Grant Program.

I CONCUR:

A handwritten signature in dark ink, reading "Thomas A. Tanghe". The signature is written in a cursive, flowing style. The first name "Thomas" is written with a large, prominent 'T'. The middle initial "A." is smaller and follows the first name. The last name "Tanghe" is written with a large, prominent 'T' and a long, sweeping tail that extends to the right.

---

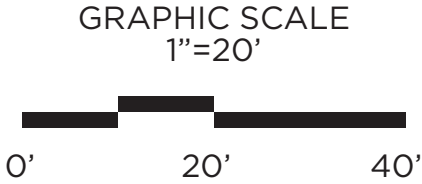
THOMAS A. TANGHE, CITY MANAGER





LIST TITLE :

- A PERFORMANCE STAGE
- B PLANTING BED
- C OPEN SPACE
- D BRICK PAVER WALKWAY
- E OVERHEAD LIGHTING
- F CONCRETE WALKWAY



► PUBLIC SQUARE PLAZA SITE PLAN

**PUBLIC SQUARE** | AUBURN HILLS, MI

08/10/2022





**CITY OF AUBURN HILLS RESOLUTION OF SUPPORT TO APPLY TO THE  
MICHIGAN ECONOMIC DEVELOPMENT CORPORATION'S  
REVITALIZATION AND PLACEMAKING 2.0 GRANT PROGRAM**

WHEREAS, the City of Auburn Hills supports the submission of an application to the Michigan Economic Development Corporation's Revitalization and Placemaking 2.0 Grant Program for the proposed Public Square in downtown Auburn Hills, and

WHEREAS, the proposed Public Square will provide the community with an intimate gathering place and enhance the services of downtown merchants; and

WHEREAS, the proposed Public Square will support the continued growth and vitality of downtown Auburn Hills; and

WHEREAS, the City of Auburn Hills Tax Increment Finance Authority has made a financial commitment to the project in the amount of \$200,000 in matching funds, and

NOW THEREFORE, BE IT RESOLVED that the City of Auburn Hills hereby authorizes the submission of an application to the Michigan Economic Development Corporation's Revitalization and Placemaking 2.0 Grant Program for the proposed Public Square project in downtown Auburn Hills.

AYES:

NAYES:

ABSENT:

MOTION APPROVED.

I HEREBY CERTIFY, that the foregoing is a Resolution duly made and passed by \_\_\_\_\_ of \_\_\_\_\_ at their regular meeting held on \_\_\_\_\_ 20\_\_, at \_\_\_\_\_ p.m. in \_\_\_\_\_, with a quorum present.

\_\_\_\_\_  
Clerk

Dated: \_\_\_\_\_



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: JUNE 19, 2023**

**AGENDA ITEM NO 7F**

**DEPARTMENT OF PUBLIC WORKS**

**To: Mayor and City Council**  
**From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**  
**Submitted: June 12, 2023**  
**Subject: Motion – Approve Modifications to Existing Wayfinding Signs for Oakland University’s OU Credit Union O’rena**

## **INTRODUCTION AND HISTORY**

Oakland University (OU) approached the Department of Public Works (DPW) about having their sports/multi-purpose arena, recently named the OU Credit Union O’rena (O’rena), added to current wayfinding signage owned by the City. Currently, the City owns and maintains 3 signs that are utilized to help locate parts of the OU campus. City staff met with OU staff on May 15<sup>th</sup> to discuss the additional signage. Both OU and City staff agree that three signs would address the traffic on city streets that would be traveling to the O’rena. The first sign would be on Eastbound University and is suggested to be added onto the existing Meadow Brook wayfinding sign. Since the main entrance for O’rena traffic from North Squirrel would be Pioneer Drive, the existing Southbound and Northbound wayfinding signs for Pioneer Drive would be a good location for these.

Since these modifications are not merely maintenance of existing signs, OU has agreed to pay \$1,360.94 for the modifications to these signs, pending council approval.

## **STAFF RECOMMENDATION**

Staff recommends approval of the modifications to existing wayfinding signs for Oakland University’s OU Credit Union O’rena, with reimbursement for costs for the project back to the City in the amount of \$1,360.94.

## **MOTION**

**Move to approve of the modifications to existing wayfinding signs for Oakland University’s OU Credit Union O’rena and to collect a fee of \$1,360.94 from Oakland University for project costs.**

## **EXHIBITS**

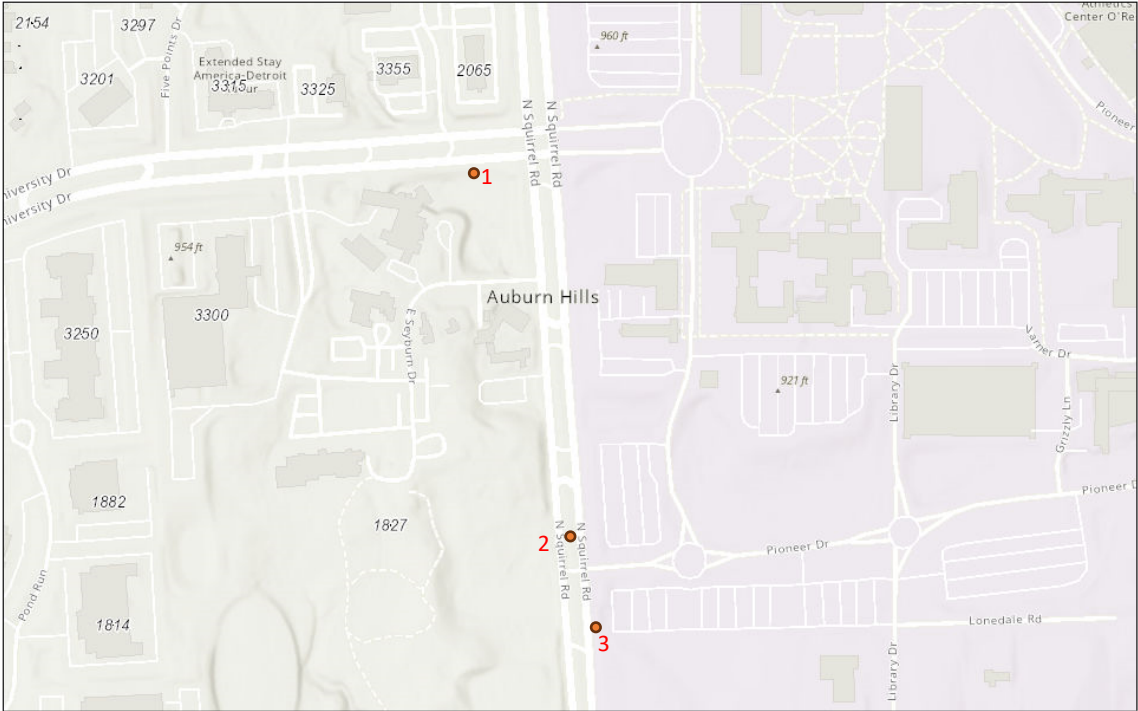
- Exhibit 1 – Location of Existing Wayfinding Signs
- Exhibit 2 – Proposed Modifications to Existing Signs
- Exhibit 3 – Breakdown of DPW costs

**I CONCUR:**

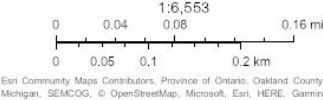
---

**THOMAS A. TANGHE, CITY MANAGER**

Proposed Locations for O'rena Wayfinding Signs

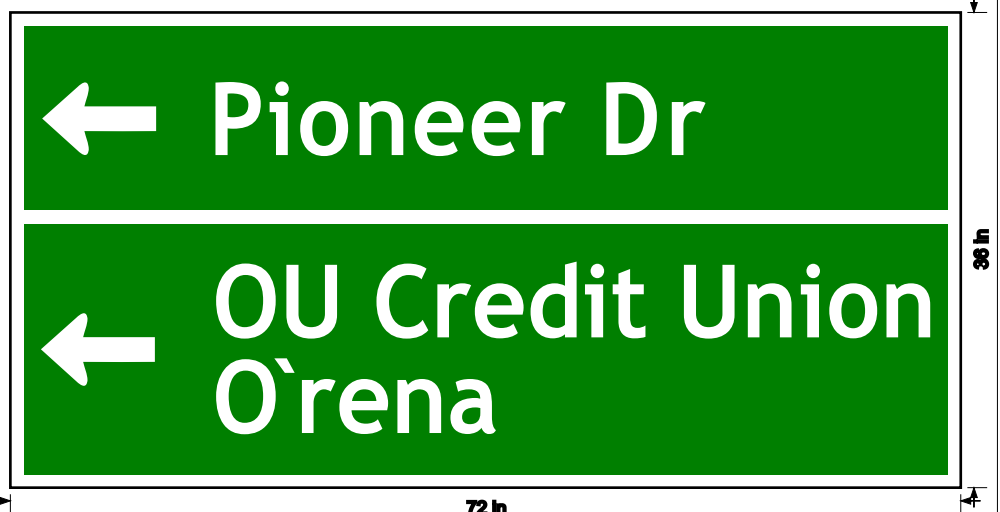


6/12/2023

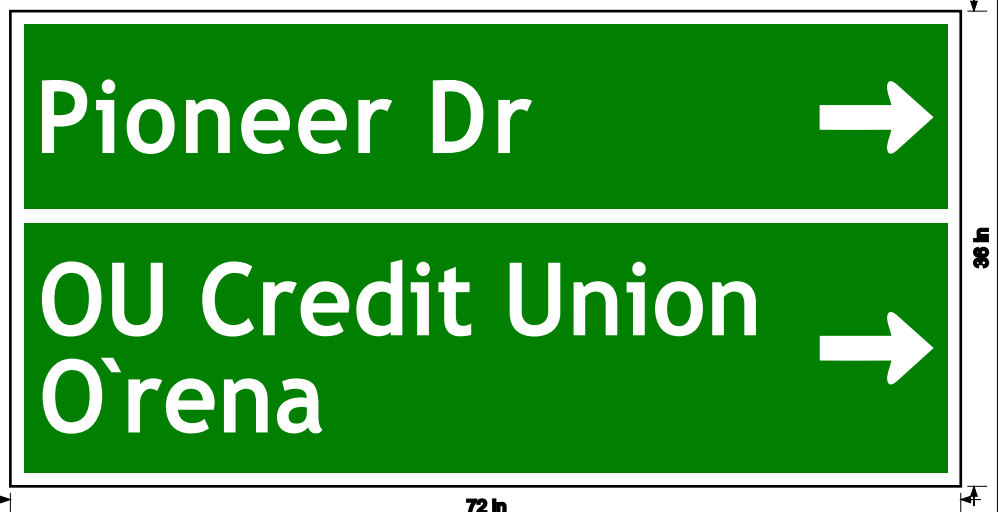




EAST BOUND UNIVERSITY DR AT SQUIRREL RD



SOUTH BOUND SQUIRREL RD AT PIONEER DR



NORTH BOUND SQUIRREL RD AT PIONEER DR

## OU CREDIT UNION O`RENA WAYFINDING SIGNS COST

3 sheets HD plywood	\$145.28 per sheet	\$435.84
7 yards HIP white vinyl	\$13.23 per yard	\$92.61
7 yards EC film	\$9.90 per yard	\$69.30
4 signposts	\$34.66 per post	\$138.64
4 signpost anchors	\$17.44 per anchor	\$69.76
3 hours truck 1610	\$84.17 per hour	\$252.51
3 hours labor to make	\$50.38 per hour	\$151.14
3 hours labor to install	\$50.38 per hour	\$151.14
Total Cost		\$1360.94



# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

**MEETING DATE: JUNE 19, 2023**

**AGENDA ITEM NO 7G**

**DEPARTMENT OF PUBLIC WORKS**

**To: Mayor and City Council**  
**From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**  
**Submitted: June 13, 2023**  
**Subject: Motion – Approve the 2023 Parking Lot Rehabilitation Partial Bid Award, Construction Engineering/Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting**

### **INTRODUCTION AND HISTORY**

Included in the Capital Improvement Plan for 2023 is the rehabilitation of the parking lots at Fieldstone Golf Course and Fire Station #1. The parking lot at Fire Station #1 will see the removal and asphalt replacement of the southern half of the lot (current asphalt section) while the lot at Fieldstone Golf Course will see a two-inch edge mill and two inches of asphalt over the existing surface. Both sites will have minor concrete repairs and will be paint striped as a part of the project.

On Monday, June 12, 2023, bids were received for the 2023 Parking Lot Rehabilitation project. The responses are shown in the table below, with the lowest three bids for which consideration was given being included.

Contractor	Total Bid	Divisions A&B Only
Best Asphalt, Inc.	\$947,685.23	\$358,892.98
Asphalt Specialists, Inc.	\$971,347.00	\$390,102.00
Allied Construction	\$1,007,375.15	\$382,440.90
T&M Asphalt Paving	\$1,040,215.75	\$396,875.75
Great Lakes Contracting	\$536,933.50*	- NO BID -

\*Bid for Div C & D Only

Best Asphalt, Inc. out of Romulus, Michigan is the low bidder for Divisions A & B of the project, which includes the asphalt construction at Fieldstone Golf Course and Fire Station 1. They have over 45 years of experience in similar construction and have completed many other projects throughout the region, including Seyburn parking lot for the City. Based on our previous experience and their qualifications, we would recommend award of Divisions A & B of this contract to Best Asphalt, Inc. in the amount of \$346,412.98 (Division A&B bid minus the crew days for OHM inspection).

### **CONSTRUCTION ENGINEERING/OBSERVATION AND CONTRACT ADMINISTRATION SERVICES**

OHM Advisors serves as the City Engineer and provides engineering, observation, and contract administration for all of the City's infrastructure capital projects. Their Scope of Services is attached as Exhibit 3 and is a not to exceed amount of \$26,480 while G2 Consulting's material testing is estimated at \$6,000.

## PROJECT FUNDING

Because other capital projects have been completed below estimated values, staff recommends approval of an amendment in the amount of \$118,265 (\$108,265 + \$10,000 for permit fees and to cover possible overage in the G2 estimate) to the capital project fund (401-901-973.002-21BDFIRE1LOT) for the rehabilitation of the Fire Station #1 parking lot. The Fieldstone Golf Course parking lot is estimated to cost \$270,627 and will be paid from 584-753-973.002 with a budget amendment needed of \$50,000.

## STAFF RECOMMENDATION

Staff recommends approving the 2023 Parking Lot Rehabilitation Partial Bid Award, Construction Engineering/ Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting. Staff also recommends approving budget amendments in the amounts of \$119,000 to account number 401-901-973.002-21BDFIRE1LOT and \$50,000 to account number 584-753-973.002.

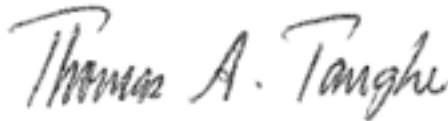
## MOTION

**Move to approve the 2023 Parking Lot Rehabilitation Partial Bid Award, Construction Engineering/ Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting and approve the necessary budget amendments listed within the recommendation section of this memo.**

## EXHIBITS

Exhibit 1 – OHM Scope of Services

I CONCUR:



---

THOMAS A. TANGHE, CITY MANAGER





June 13, 2023

Mr. Stephen Baldante  
Director of Public Works  
City of Auburn Hills  
1500 Brown Road  
Auburn Hills, Michigan 48326

RE: **2023 Parking Lot Improvements (Fieldstone Golf Course & Fire Station 1)**  
Scope of Construction Services

Dear Mr. Baldante:

Outlined below is a Scope of Work for construction services to be provided by OHM Advisors for the above referenced project.

## **PROJECT UNDERSTANDING**

It is our understanding that the City of Auburn Hills plans to move forward with the construction phase of the 2023 Parking Lot Improvements for which bids were received on Monday, June 12, 2023. The proposed project consists of parking lot improvements at Fieldstone Golf Course and Fire Station 1. The work will include edge milling and installation of a 2-inch HMA overlay at the Fieldstone Golf Course lot and removal and replacement of the asphalt pavement with base improvements at the Fire Station 1.

## **SCOPE OF SERVICE**

### **Construction Engineering / Observation**

Under this task the project team will observe the construction efforts on the project and assist with any necessary field changes to successfully complete the work. Specific work efforts include:

- ▶ Provide daily observation of the project when construction work is occurring to verify that materials, installation, and construction methods used are in conformance with the project plans and specifications as well as applicable standards. Full-time observation will be provided for all roadway and utility construction.
- ▶ Produce daily field reports to document construction activities and record quantities of contract pay items.
- ▶ Prepare and provide the Contractor with a list of required submittals and review shop drawings, construction schedules, materials certifications, and other submittals.
- ▶ Address Contractor's construction concerns and resolve conflicts with the executed contract specifications.
- ▶ Arrange and attend regularly scheduled progress meetings during the construction phase. It is anticipated that meetings will be held weekly during the active construction period.
- ▶ Coordinate with the materials testing consultant on material related items.
- ▶ Coordinate with the property owners and other stakeholders in the construction area regarding access, traffic staging, schedule, and other pertinent items for the duration of the project.
- ▶ Prepare and deliver record (As-Built) plans that include the constructed location of all installed underground utilities. Record plans will be delivered electronically in PDF format.



### **Contract Administration**

Under this task, the project team will complete services necessary to administer the contract. Specific work efforts include:

- Coordination with the Contractor and City to execute the contract documents.
- Arrange and attend one (1) pre-construction meeting prior to the start of the project.
- Provide two (2) signed copies of the contract documents to the City, one (1) to the Clerk's office and one (1) to the DPW.
- Review Contractor's progress on the project to ensure that the work is in compliance with the proposed schedule.
- Prepare monthly construction pay estimates and process contract change orders (if required).
- Request and review information from the Contractor to verify compliance with wage rates, Buy America, and other funding requirements.
- Review construction claims and coordinate claim resolution with Contractor and City.
- Request and collect Contractor's declaration, contractor's affidavit, waivers from major suppliers and subcontractors, release of surety, and release from other public agencies for which permits have been obtained under this contract.

### **Crew Days (Construction Observation)**

This project contract includes a line item for Crew Days in Contractor's bid. This item is for construction observation required for the Contractor's operations. OHM will provide daily observation of work under this Crew Day item. Full-time inspection will be provided for all construction operations as indicated in the contract specifications for Crew Days. The Contractor has included the Crew Day amount in their bid based on their anticipated schedule for the project.

### **SCHEDULE**

Based on the Council meeting schedule, we anticipate that the project award would be approved at the June 19<sup>th</sup> Council meeting and construction on the project would begin in July. The project is expected to be completed by October of this year.

### **COMPENSATION**

The construction engineering and contract administration outlined above will be performed on an hourly basis for the not-to-exceed amount of fourteen thousand dollars (\$14,000.00). The construction observation as Crew Days will be performed on a per day basis for the amount of twelve thousand four hundred eighty dollars (\$12,480.00), which is based on the amount bid by the Contractor for this item. The City will be invoiced for services on a monthly basis. The estimated budget breakdown is as follows:

	Construction Engineering	Contract Administration	Crew Days (Observation)	Total
Fieldstone Golf Course	\$5,500	\$4,500	\$6,240	<b>\$16,240</b>
Fire Station #1	\$2,000	\$2,000	\$6,240	<b>\$10,240</b>
Total	\$7,500	\$6,500	\$12,480	<b>\$26,480</b>

**Construction Services Total** **\$26,480**

Materials Testing Services (G2) \$6,000



## FURTHER CLARIFICATIONS AND ASSUMPTIONS

The above-listed scope of services was prepared with the following assumptions:

- Materials testing services will be provided by G2 Consulting Group under a separate contract and are not included in this scope of services. The estimated amount for this service is indicated above.
- The City will be responsible for all permit fees.

Should you find this agreement acceptable, please execute both copies and return one copy to us for our files. We look forward to providing professional services on this project. If you have any questions, please contact us.

Sincerely,

**OHM ADVISORS**

Timothy J. Juidici, P.E.

Principal

cc: Jason Hefner, Manager of Fleet & Roads  
Hannah Driesenga, OHM  
Jerry Ashburn, OHM  
File

**City of Auburn Hills**  
**2023 Parking Lot Improvements (Fieldstone Golf Course & Fire Station 1)**  
**Construction Services**

Accepted By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

**MEETING DATE: JUNE 19, 2023**

**AGENDA ITEM NO 7H**

**DEPARTMENT OF PUBLIC WORKS**

**To: Mayor and City Council**  
**From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**  
**Submitted: June 14, 2023**  
**Subject: Motion – Approve a Change Order to the DPW Back Lot Project for the Reconstruction of the Fire Station #3 Parking Lot and City-Wide Curb Repairs**

### INTRODUCTION AND HISTORY

Included in the Capital Improvement Plan for 2023 is the rehabilitation of the parking lot at Fire Station #3. During design, it was noted that the lot had failed to a point of needing to be fully reconstructed. There will be minor curb and sidewalk repairs, some new edge drain, some minor reshaping of the lot to better accommodate ladder 3, and removal and replacement of the parking lot itself. Staff is recommending that this lot be replaced with eight inches of concrete because of the added strength that the concrete will provide, especially because of the large (and heavy) fire vehicles and the 180-degree turn on the west side of the building. In addition to the parking lot, some miscellaneous curb repairs are planned across the city.

On Monday, June 12, 2023, bids were received for the 2023 Parking Lot Rehabilitation project. The responses are shown in the table below, with the lowest three bids for which consideration was given being included.

Contractor	Total Bid	Divisions C&D Only
Best Asphalt, Inc.	\$947,685.23	\$756,914.05
Asphalt Specialists, Inc.	\$971,347.00	\$581,245.00
Allied Construction	\$1,007,375.15	\$624,934.25
T&M Asphalt Paving	\$1,040,215.75	\$643,340.00
Great Lakes Contracting	\$536,933.50*	\$536,933.50

\*Bid for Div C & D Only

Great Lakes Contracting Solutions, LLC out of Waterford Michigan is the apparent low bidder for Divisions C & D of the project, which includes the concrete construction at Fire Station 3 and the miscellaneous curb repairs. They specialize in concrete construction and have completed many other projects throughout the region. As you are aware, they are currently under contract with the City to complete the back lot at the DPW. Based on our previous experience and their qualifications, we would recommend award of Divisions C & D of this contract to Great Lakes Contracting Solutions, LLC. in the amount of \$494,033.50 (Division C&D bid minus the crew days for OHM inspection).

### CONSTRUCTION ENGINEERING/OBSERVATION AND CONTRACT ADMINISTRATION SERVICES

OHM Advisors serves as the City Engineer and provides engineering, observation, and contract administration for all of the City's infrastructure capital projects. Their Scope of Services is attached as Exhibit 3 and is a not to exceed amount of \$64,900 while G2 Consulting's material testing is estimated at \$8,500.

## PROJECT FUNDING

Because other capital projects have been completed below estimated values, staff recommends approval of an amendment in the amount of \$520,828 (\$510,828 + \$10,000 for permit fees and to cover possible overage in the G2 estimate) to the capital project fund (401-901-973.002-21BDFIRE3LOT) for the reconstruction of the Fire Station #3 parking lot. The miscellaneous curb repairs are estimated to cost \$56,605 and will be paid from 202-452-935.000.

## STAFF RECOMMENDATION

Staff recommends approving the change order to the DPW back lot for the Reconstruction of the Fire Station #3 parking lot and miscellaneous city-wide curb repairs, Construction Engineering/ Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting. Staff also recommends approving a budget amendment in the amounts of \$520,828 to account number 401-901-973.002-21BDFIRE3LOT.

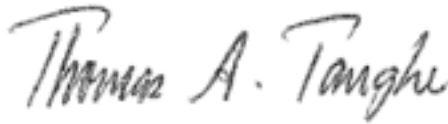
## MOTION

**Move to approve the change order to the DPW back lot for the Reconstruction of the Fire Station #3 parking lot and miscellaneous city-wide curb repairs, Construction Engineering/ Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting and approve the necessary budget amendment listed within the recommendation section of this memo.**

## EXHIBITS

Exhibit 1 – OHM Scope of Services

I CONCUR:



---

THOMAS A. TANGHE, CITY MANAGER



June 13, 2023

Mr. Stephen Baldante  
Director of Public Works  
City of Auburn Hills  
1500 Brown Road  
Auburn Hills, Michigan 48326

RE: **2023 Parking Lot Improvements (Fire Station 3 & Misc. Curb)**  
Scope of Construction Services

Dear Mr. Baldante:

Outlined below is a Scope of Work for construction services to be provided by OHM Advisors for the above referenced project.

## **PROJECT UNDERSTANDING**

It is our understanding that the City of Auburn Hills plans to move forward with the construction phase of the 2023 Parking Lot Improvements for which bids were received on Monday, June 12, 2023. The proposed project consists of removal of existing asphalt and concrete pavement and replacement with new concrete pavement, curb, and base repairs at Fire Station 3, as well as miscellaneous curb repairs at various locations throughout the City. The work will be added as a change order to the existing DPW Back Lot contract.

## **SCOPE OF SERVICE**

### **Construction Engineering / Observation**

Under this task the project team will observe the construction efforts on the project and assist with any necessary field changes to successfully complete the work. Specific work efforts include:

- ▶ Provide daily observation of the project when construction work is occurring to verify that materials, installation, and construction methods used are in conformance with the project plans and specifications as well as applicable standards. Full-time observation will be provided for all roadway and utility construction.
- ▶ Produce daily field reports to document construction activities and record quantities of contract pay items.
- ▶ Prepare and provide the Contractor with a list of required submittals and review shop drawings, construction schedules, materials certifications, and other submittals.
- ▶ Address Contractor's construction concerns and resolve conflicts with the executed contract specifications.
- ▶ Arrange and attend regularly scheduled progress meetings during the construction phase. It is anticipated that meetings will be held weekly during the active construction period.
- ▶ Coordinate with the materials testing consultant on material related items.
- ▶ Coordinate with the property owners and other stakeholders in the construction area regarding access, traffic staging, schedule, and other pertinent items for the duration of the project.
- ▶ Prepare and deliver record (As-Built) plans that include the constructed location of all installed underground utilities. Record plans will be delivered electronically in PDF format.



### **Contract Administration**

Under this task, the project team will complete services necessary to administer the contract. Specific work efforts include:

- Coordination with the Contractor and City to execute the contract Change Order.
- Arrange and attend one (1) pre-construction meeting prior to the start of the project.
- Prepare monthly construction pay estimates and process contract change orders (if required).
- Review construction claims and coordinate claim resolution with Contractor and City.

### **Crew Days (Construction Observation)**

This project contract includes a line item for Crew Days in Contractor's bid. This item is for construction observation required for the Contractor's operations. OHM will provide daily observation of work under this Crew Day item. Full-time inspection will be provided for all construction operations as indicated in the contract specifications for Crew Days. The Contractor has included the Crew Day amount in their bid based on their anticipated schedule for the project.

### **SCHEDULE**

Based on the Council meeting schedule, we anticipate that the project award would be approved at the June 19<sup>th</sup> Council meeting and construction on the project would begin in July. The project is expected to be completed by October of this year.

### **COMPENSATION**

The construction engineering and contract administration outlined above will be performed on an hourly basis for the not-to-exceed amount of twenty-two thousand dollars (\$22,000.00). The construction observation as Crew Days will be performed on a per day basis for the amount of forty-two thousand nine hundred dollars (\$42,900.00), which is based on the amount bid by the Contractor for this item. The City will be invoiced for services on a monthly basis. The estimated budget breakdown is as follows:

	Construction Engineering	Contract Administration	Crew Days (Observation)	Total
Fire Station #3	\$18,000	\$2,000	\$27,300	<b>\$47,300</b>
Misc. Curb Repairs	\$2,000	\$0	\$15,600	<b>\$17,600</b>
Total	\$20,000	\$2,000	\$42,900	<b>\$64,900</b>

**Construction Services Total                      \$64,900**

Materials Testing Services (G2)                      \$8,500

### **FURTHER CLARIFICATIONS AND ASSUMPTIONS**

The above-listed scope of services was prepared with the following assumptions:

- Materials testing services will be provided by G2 Consulting Group under a separate contract and are not included in this scope of services. The estimated amount for this service is indicated above.
- The City will be responsible for all permit fees.



Should you find this agreement acceptable, please execute both copies and return one copy to us for our files. We look forward to providing professional services on this project. If you have any questions, please contact us.

Sincerely,  
**OHM ADVISORS**

\_\_\_\_\_  
Timothy J. Juidici, P.E.  
Principal

cc: Jason Hefner, Manager of Fleet & Roads  
Hannah Driesenga, OHM  
Jerry Ashburn, OHM  
File

**City of Auburn Hills**  
**2023 Parking Lot Improvements (Fire Station 3 & Misc. Curb)**  
**Construction Services**

Accepted By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_





# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

MEETING DATE: JUNE 19, 2023

AGENDA ITEM NO 71

DEPARTMENT OF PUBLIC WORKS

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads  
**Submitted:** June 8, 2023  
**Subject:** Motion – To Reallocate Funding for the DPW Backlot Construction Services

### INTRODUCTION AND HISTORY

At the June 5, 2023 Council meeting, reconstruction of the DPW Back Lot was approved. With that item, funding for the construction itself was moved to the capital improvement account while OHM Advisors' construction services and G2's material testing was still to be paid from the Fleet Fund. Since the memo was written, additional projects have been closed out under budget. The total cost of the OHM Advisors scope of construction services and G2's material testing is estimated at \$73,700. Since G2's services are just an estimate, staff recommends an extra 10% as well making the total reallocation \$81,000.

### STAFF RECOMMENDATION

Staff recommends reallocating \$81,000 for the DPW Back Lot OHM Advisors Scope of Construction Services and G2 Material Testing from the fleet fund (661-594-972.000) to the capital fund (401-901-973.000-21BDDPWBACKLT).

### MOTION

Move to reallocate \$81,000 for the DPW Back Lot OHM Advisors Scope of Construction Services and G2 Material Testing from the fleet fund (661-594-972.000) to the capital fund (401-901-973.000-21BDDPWBACKLT).

I CONCUR:

---

THOMAS A. TANGHE, CITY MANAGER



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: JUNE 19, 2023**

**AGENDA ITEM NO 7J**

**DEPARTMENT OF PUBLIC WORKS**

**To: Mayor and City Council**  
**From: Thomas A. Tanghe, City Manager; Jason Deman, Manager of Public Utilities**  
**Submitted: June 13, 2023**  
**Subject: Motion – To Approve Change Order No. 1 for the Additional Work Requested for the 2022 Sewer Lining Project**

## **INTRODUCTION AND HISTORY**

In August of 2022, the City bid out \$1.1M in sewer main and manhole rehabilitation work. Out of 3 bidders, Pipeline Management Company came in with the lowest bid to complete the project. After vetting the numbers, we awarded the contract to Pipeline Management Company in September. Pipeline began their work immediately last fall and had most of the work completed before the end of 2022. As of today, they only have a handful of punch list items left to complete on the original contract.

The project has gone very well so far, and working with Pipeline Management has turned into a good partnership. They also have enjoyed working with the City and our Engineers, OHM, in completing this work. Their communication, workmanship, and responsiveness to our requests have been met fairly and promptly. Given the scope of work, communication between the Contractors, The City, and the affected users is crucial. Pipeline has also found some efficiencies in doing the work that has saved our engineers' inspection time, and thus saved the City some money in return.

As we neared the end of the original contract, Pipeline approached us with an open offer to add more work to the contract while they would hold all original unit prices. Seeing that we planned to perform more needed sewer lining in either 2023 or 2024 and given the good working relationship with Pipeline, we decided to explore their proposal. The additional work added totals \$224K, which brings the original contract from just over \$1.1M to just over \$1.3M. The details of this Change Order can be seen on Attachment 1 included in the packet. This makes the change order 20% of the original contract, so we are seeking to gain the approval of City Council before proceeding with the expanded scope of work.

There are enough funds in the Sewer Fund to cover this change order, with rollover funds from the original contract and a new allocation that was approved with the 2023 budget year. Given the reasons listed above, we think it's a good decision to move forward with this change order and the additional work needed for the sewer system.

## **STAFF RECOMMENDATION**

Staff recommends approval of this Change Order for the 2022 Sewer Lining project, totaling \$224K, and will be funded through GL 592.535.971.000.

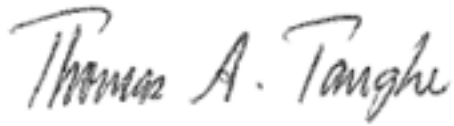
## **MOTION**

**Move to Approve Change Order No. 1 for the 2022 Sewer Lining Project with Pipeline Management Company increasing the contract in the amount of \$224,004.**

## **ATTACHMENTS**

Attachment 1 – Auburn Hills 2022 Sewer Lining Change Order no. 1

I CONCUR:

A handwritten signature in dark ink, reading "Thomas A. Tanghe". The signature is written in a cursive style with a large, stylized 'T' and 'A'.

---

THOMAS A. TANGHE, CITY MANAGER

## CHANGE ORDER



**Project:** City of Auburn Hills - Auburn Hills 2022 Sewer Lining

**Job Number:** 0120-22-0290

**Owner:** City of Auburn Hills  
1827 N. Squirrel Road  
Auburn Hills, MI 48326

**Change Order Number:** 1

**Date:** 6/7/2023

**Print Date:** 6/8/2023

**Contractor:** Pipeline Management Company  
2673 E. Maple Road  
Milford, MI 48381  
(248) 685-1500

**Note:**

TO THE CONTRACTOR:

You are hereby directed to comply with the changes to the contract documents. This change order reflects work completed or anticipated.

OHM Advisors  
2365 Pontiac Road  
Auburn Hills, MI 48326  
(734) 522-6711

CURRENT PROJECT PLANS AND SPECIFICATIONS WILL BE ADHERED TO UNLESS SPECIFICALLY CHANGED BY THIS CHANGE ORDER DOCUMENT.

---

THE CONTRACT AMOUNT WILL BE CHANGED BY THE SUM OF:	\$224,004.00
Original Contract Amount:	\$1,109,365.40
Contract Amount Including Previous Change Orders:	\$1,109,365.40
Amount of this Change Order:	<u>\$224,004.00</u>
REVISED CONTRACT AMOUNT:	\$1,333,369.40

---

**Accepted By**

Pipeline Management Company \_\_\_\_\_ Date \_\_\_\_\_

**Approved By**

Stephen Baldante - Director of  
Public Works - City of Auburn Hills \_\_\_\_\_ Date \_\_\_\_\_

**Prepared By**

Jerry Ashburn, Client  
Representative \_\_\_\_\_ Date \_\_\_\_\_

**Recommended By**

Andrew Cousino, PE, Project  
Manager \_\_\_\_\_ Date \_\_\_\_\_

**Items**

Item No.	Description	Previous Authorized Quantity	Quantity Change	New Authorize d Quantity	Unit Price	Total Increase
<b>THE FOLLOWING ITEMS AND OR CONTRACT UNIT PRICES SHALL BE ADDED TO THE CONTRACT AMOUNT</b>						
<b>Division: C - Add-on Sewer Fund</b>						
<b>Additional Items to the Contract:</b>						
49	Mobilization	0.00 Ls	1.00	1.00	\$7,500.00	\$7,500.00
50	Maintenance of Traffic	0.00 Ls	1.00	1.00	\$2,500.00	\$2,500.00
51	Audio Video Route Survey	0.00 Ls	1.00	1.00	\$3,250.00	\$3,250.00
52	Sanitary Sewer, Cleaning and Prep, 10 inch	0.00 Ft	2483.00	2483.00	\$5.50	\$13,656.50
53	Sanitary Sewer, Cleaning and Prep, 12 inch	0.00 Ft	905.00	905.00	\$6.50	\$5,882.50
54	Sanitary Sewer, Pre and Post Video Inspection, 10 inch	0.00 Ft	2483.00	2483.00	\$1.00	\$2,483.00
55	Sanitary Sewer, Pre and Post Video Inspection, 12 inch	0.00 Ft	905.00	905.00	\$1.00	\$905.00
56	CIPP Liner, 10 inch, Full Length	0.00 Ft	2483.00	2483.00	\$49.00	\$121,667.00
57	CIPP Liner, 12 inch, Full Length	0.00 Ft	905.00	905.00	\$72.00	\$65,160.00
58	Final Deliverables	0.00 Ls	1.00	1.00	\$500.00	\$500.00
59	Restoration	0.00 Ls	1.00	1.00	\$500.00	\$500.00
60	Crew Days	0.00 Cday	15.00	15.00	\$0.00	\$0.00
<b>SUB-TOTAL INCREASES DIVISION C - Add-on Sewer Fund:</b>						<b>\$224,004.00</b>



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JUNE 19, 2023

AGENDA ITEM NO 9A

COMMUNITY DEVELOPMENT DEPARTMENT

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Stephanie Carroll, Economic Development Manager; Steve Cohen, Community Development Director  
**Submitted:** June 13, 2025  
**Subject:** Motion – To Adopt the Resolution approving the Brownfield Plan for Bill Saad Properties, LLC. in Accordance with Public Act 381

## INTRODUCTION AND HISTORY

Council may recall that in November 2018, Speedway, LLC submitted a request to the Planning Commission and subsequently to the City Council for a passenger and commercial vehicle fueling station and convenience store located at Joslyn Road and Pacific. At that time, the petitioner knew that the parcels were impacted by methane leachate from an adjacent property which would require special venting and mitigation systems. After working through the environmental remediation piece of the project, it was determined that the extenuating costs associated with the conditions on the property were a barrier to the redevelopment of the site.

Since that time, a new developer has come forward with a similar project. The developer, Bill Saad, is proposing a new gasoline filling station and convenience store. Attached for your review is the Brownfield Plan for this property that was approved at the Brownfield Redevelopment Authority's meeting held on May 16, 2023. There is also a memo from AKT Peerless that outlines the proposed redevelopment, environmental considerations, eligible activities and cost summary.

## STAFF RECOMMENDATION

It is recommended that Mayor open a public hearing for any public comment on the Brownfield Plan. Upon closing the public hearing, staff recommends approval of the attached resolution for the Brownfield Plan for Bill Saad Properties, LLC.

## MOTION

**Move to adopt the attached resolution approving the Brownfield Plan for Bill Saad Properties, LLC. in accordance with Public Act 381.**

I CONCUR:

---

THOMAS A. TANGHE, CITY MANAGER

**City of Auburn Hills, MICHIGAN**

**RESOLUTION APPROVING A BROWNFIELD PLAN  
FOR BILL SAAD PROPERTIES, LLC, PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT  
381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

At a regular meeting of the City Council of the City of Auburn Hills held in the Council Chambers (1827 N. Squirrel Road, Auburn Hills, Michigan 48326) of said City of Auburn Hills on the 19<sup>th</sup> day of June, 2023, at 7:00 PM.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

WHEREAS, the Brownfield Redevelopment Authority (the "Authority") of the City of Auburn Hills, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has prepared and recommended for approval by the City Council, a Brownfield Plan (the "Plan") pursuant to and in accordance with Section 13 of the Act; and

WHEREAS, the Authority has, at least ten (10) days before the meeting of the City Council at which this resolution has been considered, provided notice to and fully informed all taxing jurisdictions (the "Taxing Jurisdictions") which are affected by the Plan about the fiscal and economic implications of the proposed Plan, and the City Council has previously provided to the Taxing Jurisdictions a reasonable opportunity to express their views and recommendations regarding the Financing Plan and in accordance with Sections 13(13) and 14(1) of the Act; and

WHEREAS, the City Council has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- E. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of its review of the Plan and upon consideration of the views and recommendations of the Taxing Jurisdictions, the City Council desires to proceed with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Plan Approved. Pursuant to the authority vested in the Board by the Act, and pursuant to and in accordance with the provision so Section 14 of the Act, the Plan is hereby approved in the form attached as Exhibit "A" to this resolution.
2. Severability. Should any section, clause, or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed:

AYES:

NAYES:

ABSTAINED:

RESOLUTION DECLARED ADOPTED.

CITY OF AUBURN HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN

I, the undersigned, the duly qualified and acting Clerk of the City of Auburn Hills, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council at a regular meeting held on the 19<sup>th</sup> day of June, 2023, the original of which resolution is on file in my office.

IT WITNESS WHEREOF, I have hereunto set my official signature, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

---

Laura Pierce, City of Auburn Hills



## **Memorandum**

TO: Auburn Hills City Council

FROM: Samantha Seimer, Vice President Economic Development Services, AKT Peerless  
Brian Westhoff, Senior Project Manager, AKT Peerless

DATE: May 23, 2023

SUBJECT: **Brownfield Plan – Bill Saad Properties, LLC., 4 Parcels at Joslyn and Pacific Roads, Auburn Hills, Michigan**

---

### **Introduction & Proposed Redevelopment**

Four contiguous parcels at Joslyn Road (Parcels 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026), Auburn Hills, Oakland County, Michigan, comprise the subject property. The property is approximately 4.67-acres of land.

The proposed redevelopment of the vacant parcels is a new gasoline filling station and convenience store. The development will be similar to the Speedway Plan reviewed by Auburn Hills Planning Commission in November 2018. At that time, the Planning Commission recommended Auburn Hills City Council approved the PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit, subject to the conditions of the administrative review team.

The environmental conditions as described in greater detail below are a barrier to the redevelopment of this site. Due to the known contamination, the redevelopment of this property has extenuating costs that exceed the cost to redevelop a greenfield site. The Developer, Bill Saad, of Bill Saad Properties, LLC., and future owner of the property, is seeking support from the Auburn Hills Brownfield Redevelopment Authority (AHBRA) for a Brownfield Plan to assist in the repayment of brownfield eligible activities.

### **Environmental Considerations**

#### ***2022 Phase I Environmental Site Assessment (ESA) prepared by AKT Peerless***

AKT Peerless completed a Phase ESA of the subject property in September 2022. At the time of the assessment, the subject property consisted of vacant vegetated (grassy and shrub) land. AKT Peerless' Phase I ESA identified the following RECs in connection with the subject property:

- In April 1991, an AST containing heating oil was found to be leaking adjacent to a former on-site residential structure located on the southeastern portion of the subject property. Heating oil was reported to have leaked within the crawl space of the former residential structure and on to off-site properties. The AST was removed from the property in 1991; however, confirmation sampling was not conducted subsequent to its removal.
- In 2003, a subsurface investigation was conducted on the subject property that identified concentrations of arsenic, barium, and chromium within on-site groundwater exceeding the

EGLE Part 201 Residential Cleanup Criteria (RCC). A BEA was subsequently prepared and submitted to EGLE.

- In 2018, a subsurface investigation conducted on the subject property identified soil, groundwater, and soil gas contamination at the subject property. Concentrations of select PNAs and metals were detected within on-site soil and/or groundwater exceeding the EGLE Part 201 RCC. Further, concentrations of methane were detected within soil gas samples exceeding the EGLE Action Level.
- In November 1991, during road construction activities, a UST was found beneath a utility trench box adjacent to Joslyn Road on the northern adjoining property. Upon its removal, groundwater verification samples collected identified concentrations of petroleum compounds exceeding the EGLE Part 201 RCC.
- The western adjoining property (3951 Joslyn Road) historically operated as a landfill from at least 1966 to 1979. The landfill was reported to have been unlined and utilized for the acceptance of industrial waste and general refuse from Pontiac Motors, Fisher Body, and the City of Detroit. By 1987, the site was reported to be contaminated and presented the potential for offsite contamination.

### ***2023 Supplemental Phase II ESA prepared by AKT Peerless***

To further evaluate the RECs identified in AKT Peerless' September 2022 Phase I ESA and to assist with evaluation of due care obligations associated with potential future redevelopment activities, AKT Peerless completed a supplemental subsurface investigation of the subject property in February 2023.

The results of the investigation identified metals, VOCs, and PNAs in soil at concentrations exceeding EGLE Part 201 Criteria. Additionally, VOCs and PNAs were detected in soil at concentrations exceeding the EGLE September 2020 Non-Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels, and methane screening identified concentrations of methane gas above the EGLE Action Level, representing a potential vapor intrusion concern (VIC).

Based on laboratory analytical results, all four parcels of the subject property meet the definition of a *facility*, as defined in Part 201 of NREPA. AKT Peerless recommended future owner(s)/operator(s) prepare a BEA report for liability protection and comply with due care obligations.

### **Brownfield Plan and Eligible Activities**

The Developer is seeking approval of a Brownfield Plan to support the redevelopment of the Subject Property. The Developer will incur the cost of eligible activities and requests reimbursement of tax increment revenue (TIR), to be repaid over the course of the Plan.

Eligible Activities on the subject property include Predevelopment Activities of \$31,100 including a Phase I ESA, Phase II ESA, preparation of a Baseline Environmental Assessment (BEA), and Environmental Construction Management plan (ECMP). Due Care Compliance Activities of \$379,119 including costs associated with the design, installation, mobilization, and project management for a Vapor Mitigation System (VMS), Waste Characterization, contaminated soil excavation, transportation, disposal and backfill and preparation of a due care plan. Demolition expenses estimated at \$75,000 for clearing of the site and demolition of curbs for drive approaches. Preparation and Implementation of the Brownfield Plan costs estimated at \$20,000.

Additionally, the AHBRA will capture 10% of the annual TIR for administrative purposes. It is estimated

that the AHBRA will capture approximately \$86,673 for admin over the course of the plan. After the developer has been repaid, five years of TIR deposits will be made in the with AHBRA Local Site Remediation Revolving Loan Fund (LSRRF). The estimated LSRRF Capture is \$207,718. Developer repayment and deposit into the LSRRF are expected to be complete within 25 years, however statutorily there may be up to 30 years of developer reimbursement and five additional years for LSRRF capture. If the projected post development taxable value is higher than anticipated, developer repayment will be accelerated. The Developer will only be reimbursed the actual cost of eligible activities as described in the Reimbursement Agreement.

The Eligible Activities on the Subject property are summarized in the table below.

<b>ELIGIBLE ACTIVITIES COST SUMMARY</b>	
	<b>Estimated Cost of Eligible</b>
<b>Predevelopment Activities</b>	<b>\$ 30,100</b>
<b>Due Care Compliance Activities</b>	<b>\$ 379,119</b>
<b>TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES</b>	<b>\$ 409,219</b>
<b>Demolition</b>	<b>\$ 75,000</b>
<b>TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES</b>	<b>\$ 75,000</b>
	<b>\$ 484,219</b>
15% Contingency on Eligible Activities	\$ 68,118
<b>Brownfield Plan Preparation</b>	<b>\$ 10,000</b>
<b>Brownfield Plan Implementation</b>	<b>\$ 10,000</b>
	<b>\$ 572,337</b>
<b>BRA Administration Fee</b>	<b>\$ 86,673</b>
<b>Local Site Remediation Revolving Fund (LSRRF)</b>	<b>\$ 207,718</b>
	<b>\$ 866,728</b>

At the regular meeting of the Auburn Hills Brownfield Redevelopment Authority (AHBRA), the Board of Directors recommended approval of the Brownfield Plan as Presented by City Council.

# AUBURN HILLS BROWNFIELD REDEVELOPMENT AUTHORITY

## BROWNFIELD PLAN

Four Parcels at Joslyn Road (Parcels 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026),  
Auburn Hills, Michigan 48326

### PREPARED BY

Auburn Hills Brownfield Redevelopment Authority  
1827 N. Squirrel Road  
Auburn Hills, Michigan 48326  
Contact Person: Stephanie Carroll  
Email: [scarroll@auburnhills.org](mailto:scarroll@auburnhills.org)  
Phone: 248-364-6802

AKT Peerless  
22725 Orchard Lake Road  
Farmington, Michigan, 48336  
Contact Person: Samantha Seimer  
Email: [seimers@aktpeerless.org](mailto:seimers@aktpeerless.org)  
Phone: 248-224-0305

### PROJECT #

17487f2

### REVISION DATE

May 3, 2023

**BRA APPROVAL**  
**CITY APPROVAL**

# Table of Contents

---

<b>1.0</b>	<b>INTRODUCTION.....</b>	<b>4</b>
<b>2.0</b>	<b>GENERAL PROVISIONS .....</b>	<b>5</b>
2.1	DESCRIPTION OF ELIGIBLE PROPERTY (SECTION 13 (2) (H) .....	5
2.2	BASIS OF ELIGIBILITY (SECTION 13 (2)(H) , SECTION 2 (P)) .....	6
2.3	SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (2)(A),(B)) ...	6
2.4	ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(2)(C)); IMPACT OF TAX INCREMENT FINANCING ON TAXING JURISDICTIONS (SECTION 13(2)(G), SECTION 2(SS)).....	7
2.5	PLAN OF FINANCING (SECTION 13(2)(D)); MAXIMUM AMOUNT OF INDEBTEDNESS (SECTION 13(2)(E)) .....	8
2.6	DURATION OF BROWNFIELD PLAN (SECTION 13(2)(F)) .....	8
2.7	EFFECTIVE DATE OF INCLUSION IN BROWNFIELD PLAN .....	8
2.8	DISPLACEMENT/RELOCATION OF INDIVIDUALS ON ELIGIBLE PROPERTY (SECTION 13(2)(I-L))	9
2.9	LOCAL SITE REMEDIATION REVOLVING FUND (“LSRRF”) (SECTION 8, SECTION 13(2)(M)).....	9
2.10	OTHER INFORMATION.....	9

## **ATTACHMENTS**

Attachment A .....	Site Maps and Photographs
• Figure 1 – Scaled Property Location Map	
• Figure 2 – Eligible Property Boundary Map	
Attachment B .....	Legal Description
Attachment C .....	Tables
• Table 1 – Eligible Activities	
• Table 2 – Tax Increment Revenue Estimates	
• Table 3 – Reimbursement Allocation Schedule	

# PROJECT SUMMARY

<b>PROJECT NAME</b>	Bill Saad Properties, LLC - Redevelopment and Reuse of Properties Located at parcels 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026, Auburn Hills, Michigan
<b>DEVELOPER</b>	Bill Saad Properties, LLC 1 West Jefferson Trenton, Michigan Bill Saad 313-350-0777 <a href="mailto:billsaad@michiganfuels.com">billsaad@michiganfuels.com</a>
<b>ELIGIBLE PROPERTY LOCATION</b>	The Eligible Property consists of four contiguous parcels of land and is located on the west side of Joslyn Road between Great Lakes Crossing Drive and Collier Road. The eligible property is identified with the following corresponding parcel identification numbers: 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026, Auburn Hills, Michigan.
<b>TYPE OF ELIGIBLE PROPERTY</b>	Facility
<b>SUBJECT PROJECT DESCRIPTION</b>	Bill Saad Properties, LLC Redevelopment Project (Project) consists of the redevelopment of the subject property, which is located on the west side of Joslyn Road between Great Lakes Crossing Drive and Collier Road. The Project consists of four parcels of land with the following parcel identification numbers: 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026 in Auburn Hills, Michigan. The final plans for the redevelopment have not been completed by the developer. However, the Project will include the clearing and grubbing of parcels, new drive approaches and construction of a new, efficient fueling station and convenience store with access and visibility on Interstate 75. There will be associated parking for semi-trucks behind the convenience center. This Project will ultimately put four underutilized properties back to productive use. In addition to the economic benefits of this development to Auburn Hills, environmental activities will provide a safer and healthier community, public and environment alike. The Project is seeking approval of Tax Increment Financing (TIF). Construction is expected to begin in March of 2024.

<b>ELIGIBLE ACTIVITIES</b>	Predevelopment Activities, Due Care Compliance Activities, Site Demolition, and Preparation and Implementation of a Brownfield Plan.
<b>DEVELOPER'S REIMBURSABLE COSTS</b>	\$ 572,337 (Est. Eligible Activities & Contingency) <u>\$ 0 (Interest)</u> \$ 572,337
<b>MAXIMUM DURATION OF CAPTURE</b>	30 years
<b>ESTIMATED TOTAL CAPITAL INVESTMENT</b>	\$3.5 million
<b>INITIAL TAXABLE VALUE</b>	\$28,430

# LIST OF ACRONYMS AND DEFINITIONS

<b>BEA</b>	Baseline Environmental Assessment (Michigan process to provide new property owners and/or operators with exemptions from environmental liability)
<b>BFP OR PLAN</b>	Brownfield Plan
<b>DEVELOPER</b>	Bill Saad Properties, LLC
<b>ELIGIBLE PROPERTY</b>	Property for which eligible activities are identified under a Brownfield Plan, referred to herein as “the subject property”.
<b>ESA</b>	Environmental Site Assessment
<b>AHBRA</b>	Auburn Hills Brownfield Redevelopment Authority
<b>LSRRF</b>	Local Site Remediation Revolving Fund
<b>EGLE</b>	Michigan Department of Environment, Great Lakes & Energy
<b>MEDC</b>	Michigan Economic Development Corporation
<b>MSF</b>	Michigan Strategic Fund
<b>NREPA</b>	Natural Resources and Environmental Protection Act
<b>PHASE I ESA</b>	An environmental historical review and site inspection (no soil and/or groundwater sampling and analysis)
<b>PHASE II ESA</b>	Environmental subsurface investigation (includes soil, soil gas, and/or groundwater sampling and analysis)
<b>RCC</b>	Residential Cleanup Criteria
<b>SUBJECT PROPERTY</b>	The Eligible Property, located at Parcels 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026, located on the west side of Joslyn Road between Great Lakes Crossing Drive and Collier Road in Auburn Hills, Michigan. It comprises 4 parcels.
<b>TIF</b>	Tax Increment Financing (TIF describes the process of using TIR—i.e., TIF is the use of TIR to provide financial support to a project)
<b>TIR</b>	Tax Increment Revenue (new property tax revenue, usually due to redevelopment and improvement that is generated by a property after approval of a Brownfield Plan)



# BROWNFIELD PLAN

Parcels 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026, Auburn Hills, Michigan 48326

## 1.0 Introduction

The City of Auburn Hills, Michigan (the “City”), established the Auburn Hills Brownfield Redevelopment Authority (the “Authority”) on September 21, 1998, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic incentives through tax increment financing for certain eligible activities.

The main purpose of this Brownfield Plan is to promote the redevelopment of and investment in certain “Brownfield” properties within the City. Inclusion of subject property within Brownfield plans will facilitate financing of environmental response and other eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of Brownfield properties, Brownfield plans are intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Eligible Property that is the subject of this Brownfield Plan (the “subject property”) shall not be integral to the effectiveness or validity of this Brownfield Plan. This Brownfield Plan is intended to apply to the subject property identified in this Brownfield Plan and, if tax increment revenues are proposed to be captured from that subject property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer or proposed use of the subject property shall not necessitate an amendment to this Brownfield Plan, affect the application of this Brownfield Plan to the subject property, or impair the rights available to the Authority under this Brownfield Plan.

This Brownfield Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Brownfield Plan for reference purposes.

This Brownfield Plan contains information required by Section 13(2) of Act 381.

Bill Saad Properties, LLC (the “Project”) consists of the redevelopment of the subject property, which is located on the west side of Joslyn Road between Great Lakes Crossing Drive and Collier Road. The Project consists of four parcels of land with the following parcel identification numbers: 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026 in Auburn Hills, Michigan.

The final plans for the redevelopment have not been completed by the developer. However, the Project will include the clearing and grubbing of parcels, new drive approaches and construction of a new, efficient fueling station and convenience store with access and visibility on Interstate 75. There will be associated parking for semi-trucks behind the convenience center.

This Project will ultimately put four underutilized properties back to productive use. In addition to the economic benefits of this development to Auburn Hills, environmental activities will provide a safer and healthier community, public and environment alike.

The Project is seeking approval of Tax Increment Financing (TIF). Construction is expected to begin in March of 2024.

2.0 General Provisions

The following sections detail information required by Act 381.

2.1 Description of Eligible Property (Section 13 (h))

The Eligible Property (“subject property”) is located at Parcels 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026. The subject property is located in the western ½ of the southeast ¼ of Section 4 in Auburn Hills (T.03N. /R.10E.), Oakland County, Michigan. The Eligible Property consists of four contiguous parcels of land and is located on the west side of Joslyn Road between Great Lakes Crossing Drive and Collier Road. The subject property consists of four parcels that contain approximately 4.67 acres.

The Eligible Property is located in an area of Auburn Hills (“City”) that is characterized by residential and commercial properties, surface roadways, municipal sanitary sewer, and water, as well as electrical and gas utilities.

The following table describes each parcel which comprises the subject property. See Attachment A, Figure 2 – Eligible Property Boundary Map.

Eligible Property Information

Tax Identification Number	Basis of Brownfield Eligibility	Approximate Acreage
02-14-04-451-023	Facility	0.57
02-14-04-451-024	Facility	2.33
02-14-04-451-025	Facility	0.88
02-14-04-451-026	Facility	0.89

The property is currently zoned General Business (B-2). The subject property is a structurally vacant lot, consisting of grassy and shrub vegetation.

Attachment A includes site maps of the Eligible Property, refer to: Figure 1, Scaled Property Location Map and Figure 2, Eligible Property Boundary Map (which includes lot dimensions). The legal descriptions of the parcels included in the Eligible Property are presented in Attachment B.

The parcels and all tangible real and personal property located thereon will comprise the Eligible Property, which is referred to herein as the “subject property.”

## 2.2 Basis of Eligibility (Section 13 (2)(h) , Section 2 (p))

The subject property is considered “Eligible Property” as defined by Act 381, Section 2 because: (a) the subject property was previously utilized as a residential property; (b) it is located within the Auburn Hills, a non-qualified local governmental unit; and (c) each of the parcels comprised by the subject property has been determined to be a “facility,” as defined in Part 201 of NREPA.

Historical summary of uses of the property: The subject property was undeveloped land consisting of natural grass and shrub vegetation in the early 1940s. By at least 1951, the southeastern portion of the subject property was developed with a residential structure. The subject property was utilized for residential purposes until the 1990s. By 2002, the subject property was structurally vacant and consisted of grass and shrub vegetation, consistent with current conditions.

In February 2023, AKT Peerless conducted soil and groundwater sampling in areas most likely to be impacted by contaminants based on the past use of the subject property and adjoining properties and to provide coverage for anticipated development activities. The results of the investigation indicate the following:

- Cadmium, total chromium, benzo(a)pyrene, fluoranthene, 2-methylnaphthalene, naphthalene, phenanthrene, ethylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and xylenes were detected in subsurface soil exceeding EGLE Part 201 RCC/NRCC. Various concentrations were detected above the DWP, GSIP, and/or DC Criteria.
- Concentrations of VOCs and PNAs were not detected in groundwater exceeding the laboratory analytical MDLs. Dissolved methane was detected above the laboratory analytical MDLs but was below the FESL.
- Methane screening identified concentrations of methane gas above the EGLE Action Level at the AKT-4 soil boring location, representing a potential VIC.
- 2-Methylnaphthalene, naphthalene, phenanthrene, ethylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and xylenes were detected in soil at concentrations exceeding the EGLE September 2020 VIAP Screening Levels, representing a potential VIC.

## 2.3 Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))

The “eligible activities” that are intended to be carried out at the subject property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Pre-Approved Activities including, Phase I ESA, Phase II ESAs, and BEA, due care compliance, site demolition, and preparation and implementation of a Brownfield plan. (see Table 1).

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Incremental Revenues from the subject property are shown in the table below.

**Estimated Cost of Reimbursable Eligible Activities**

Description of Eligible Activity		Estimated Cost*	
1.	Predevelopment Activities	\$	30,100
2.	Due Care Compliance Activities	\$	379,119
3.	Demolition	\$	75,000
<b>Subtotal Environmental &amp; Non-Environmental Eligible Activities</b>		<b>\$</b>	<b>484,219</b>

4.	15% Contingency on Eligible Activities*	\$	68,118
5.	Brownfield Plan Preparation & Implementation	\$	20,000
<b>Total Eligible Activities Cost with 15% Contingency</b>		<b>\$</b>	<b>572,337</b>
6.	BRA Administration Fee	\$	86,673
7.	Local Site Remediation Revolving Fund (LSRRF)***	\$	207,718
<b>Total Eligible Costs for Reimbursement</b>		<b>\$</b>	<b>866,728</b>

\*The contingency is applied to the Subtotal, except Pre-Approved Activities, which have already been performed.

\*\*LSRRF deposits will be made in accordance with Act 381, and AHBRA Policies and Procedures

A detailed breakout of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the subject property is shown in Attachment C, Table 1. It is currently anticipated that construction will begin in March 2024 and be completed by December 2025.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the subject property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the subject property after approval of this Brownfield Plan and an associated Reimbursement Agreement.

The costs listed in the table above are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the subject property. The actual cost of those eligible activities encompassed by this Brownfield Plan that will qualify for reimbursement from tax increment revenues of the Authority from the subject property shall be governed by the terms of a Reimbursement Agreement with the Authority (the “Reimbursement Agreement”). No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and/or the Development Agreement.

Tax increment revenues will first be used to pay or reimburse administrative expenses described in the table above. The amount of school tax revenues, which will be used to reimburse the costs of Pre-Approved Activities. implementing eligible activities at this site will be reimbursed using local-only TIF to the extent available.

## **2.4 Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13 (2)(c)); Impact of Tax Increment Financing On Taxing Jurisdictions (Section 13 (2)(g), Section 2(ss))**

This Brownfield Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Brownfield Plan in accordance with the Reimbursement Agreement. A table of estimated tax increment revenues to be captured is attached to this Brownfield Plan as Attachment C, Table 2. Tax increment revenue capture is expected to begin in 2025.

The total estimated cost of the eligible activities and other costs (including administrative fees, contingency, interest, and LSRRF deposits) to be reimbursed through the capture of tax increment revenue is projected to be \$866,728. The estimated effective initial taxable value for this Brownfield Plan is \$28,430 , and is based on land and real property tax only. The initial taxable value of \$28,430 is set in 2023, the year in which the eligible property was included in this plan. Redevelopment of the subject property is expected to initially generate incremental taxable value in 2025 with the first significant increase in taxable value of approximately \$1,078,430 beginning in 2025.

It is estimated that the Authority will capture the 2025 through 2050 tax increment revenues to reimburse the cost of the eligible activities, make deposits to the LSRRF and pay Authority administrative fees. An estimated schedule of tax increment revenue reimbursement is provided as Attachment C, Table 3.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the subject property and the actual millage rates levied by the various taxing jurisdictions during each year of the plan, as shown in Attachment C, Tables 2 and 3. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions.

## **2.5 Plan of Financing (Section 13 (2)(d)); Maximum Amount of Indebtedness (Section 13 (2)(e))**

Eligible activities are to be financed by the Developer. The Authority will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the subject property as available, and subject to the Reimbursement Agreement and Development Agreement.

All reimbursements authorized under this Brownfield Plan shall be governed by the Reimbursement Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Brownfield Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Brownfield Plan is intended to authorize the Authority to fund such reimbursements. The inclusion of eligible activities and estimates of costs to be reimbursed in this Brownfield Plan does not obligate the Authority to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Brownfield Plan, or which are permitted to be reimbursed under this Brownfield Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Brownfield Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Brownfield Plan, will be provided solely under the Reimbursement Agreement contemplated by this Brownfield Plan.

## **2.6 Duration of Brownfield Plan (Section 13 (2)(f))**

Current tax capture projections indicate the tax increment capture will continue for 23 years, including five years of capture into the Authority's LSRRF. In no event shall the duration of the Brownfield Plan exceed 35 years following the date of the resolution approving the Brownfield Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Brownfield Plan.

## **2.7 Effective Date of Inclusion in Brownfield Plan**

The subject property will become a part of this Brownfield Plan on the date this Brownfield Plan is approved by Auburn Hills City Council. The date of tax capture shall commence during the year construction begins or the immediate following year—as increment revenue becomes available— but the beginning date of tax capture shall not exceed five years beyond the date of the governing body resolution approving the Brownfield Plan amendment.

## 2.8 Displacement/Relocation of Individuals on Eligible Property (Section 13 (2)(i-l))

There are no persons or businesses residing on the Eligible Property, and no occupied residences will be acquired or cleared; therefore, there will be no displacement or relocation of persons or businesses under this Brownfield Plan.

## 2.9 Local Site Remediation Revolving Fund (“LSRRF”) (Section 8, Section 13(2)(m))

The Authority has established a Local Site Remediation Revolving Fund (LSRRF). The Authority will capture incremental local and state school taxes to fund the LSRRF, to the extent allowed by law. The rate and schedule of incremental tax capture for the LSRRF will be determined on a case-by-case basis. Considerations may include, but not be limited to the following: total capture duration, total annual capture, project economic factors, level of existing LSRRF funding, projected need for LSRRF funds, and amount of school tax capture available in accordance with Act 381. It is anticipated that the LSRRF will capture funds for the five years subsequent to the developer being reimbursed for eligible activity costs in the approved Brownfield Plan.

The amount of tax increment revenue authorized for capture and deposit in the LSRRF is estimated at \$207,718.

## 2.10 Other Information

The tax capture breakdown of tax increment revenues anticipated to become available for use in this Brownfield Plan is summarized below.

There are 23.9918 non-homestead mills available for capture. This is a local-only tax capture Brownfield Plan, The requested tax capture for environmental and non-environmental eligible activities breaks down as follows:

### Tax Capture

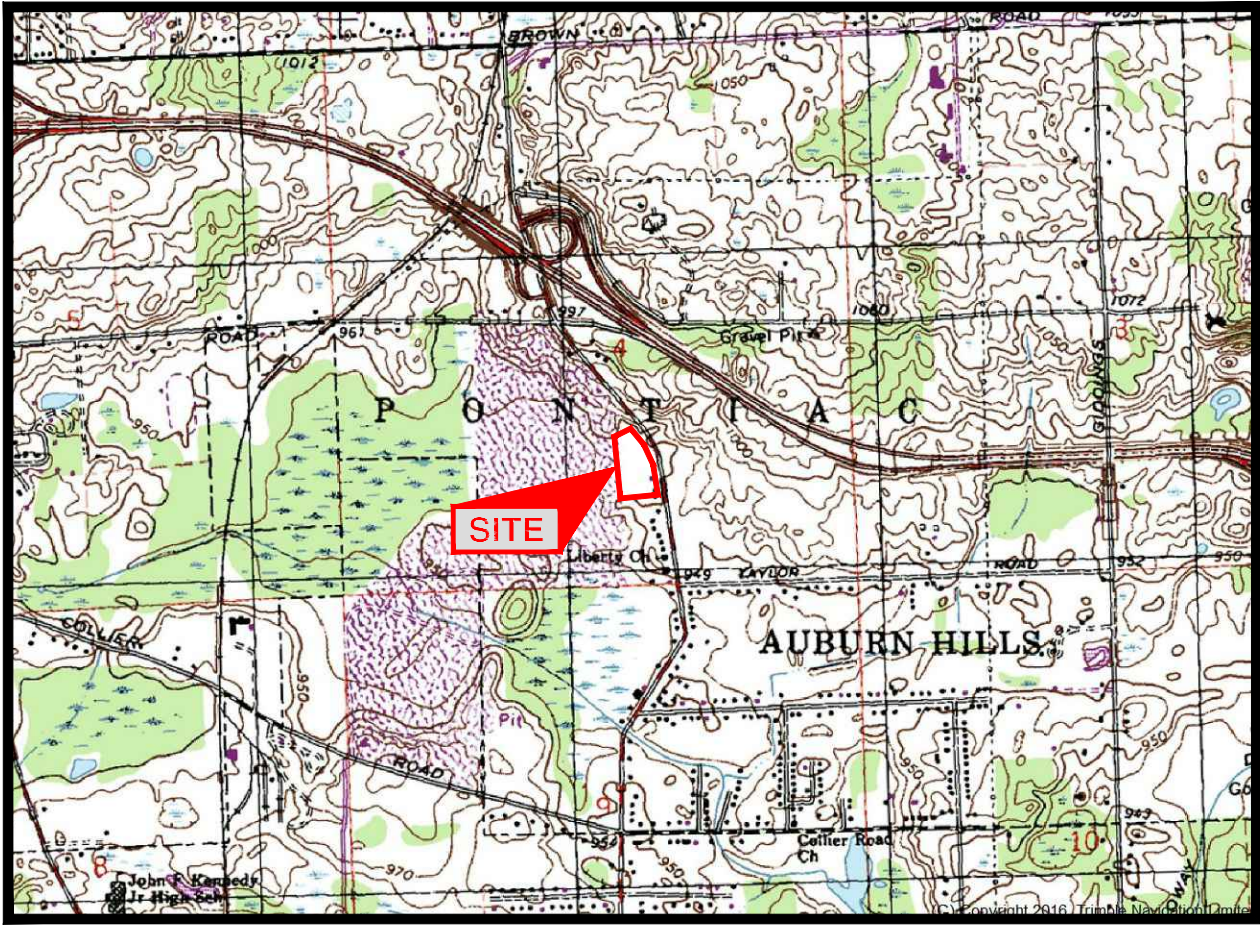
State to Local Tax Capture	Eligible Activities, Interest, Contingency
Local-Only tax capture	\$572,337
<b>Total</b>	<b>\$572,337</b>

## **Attachments**

**Attachment A**  
**Site Maps and Photographs**



PONTIAC NORTH QUADRANGLE  
MICHIGAN - OAKLAND COUNTY  
7.5 MINUTE SERIES (TOPOGRAPHIC)



T.3 N.-R.10 E.

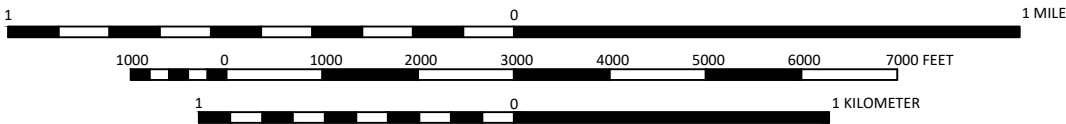
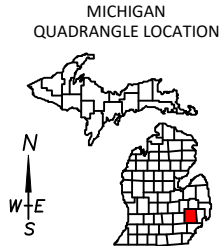


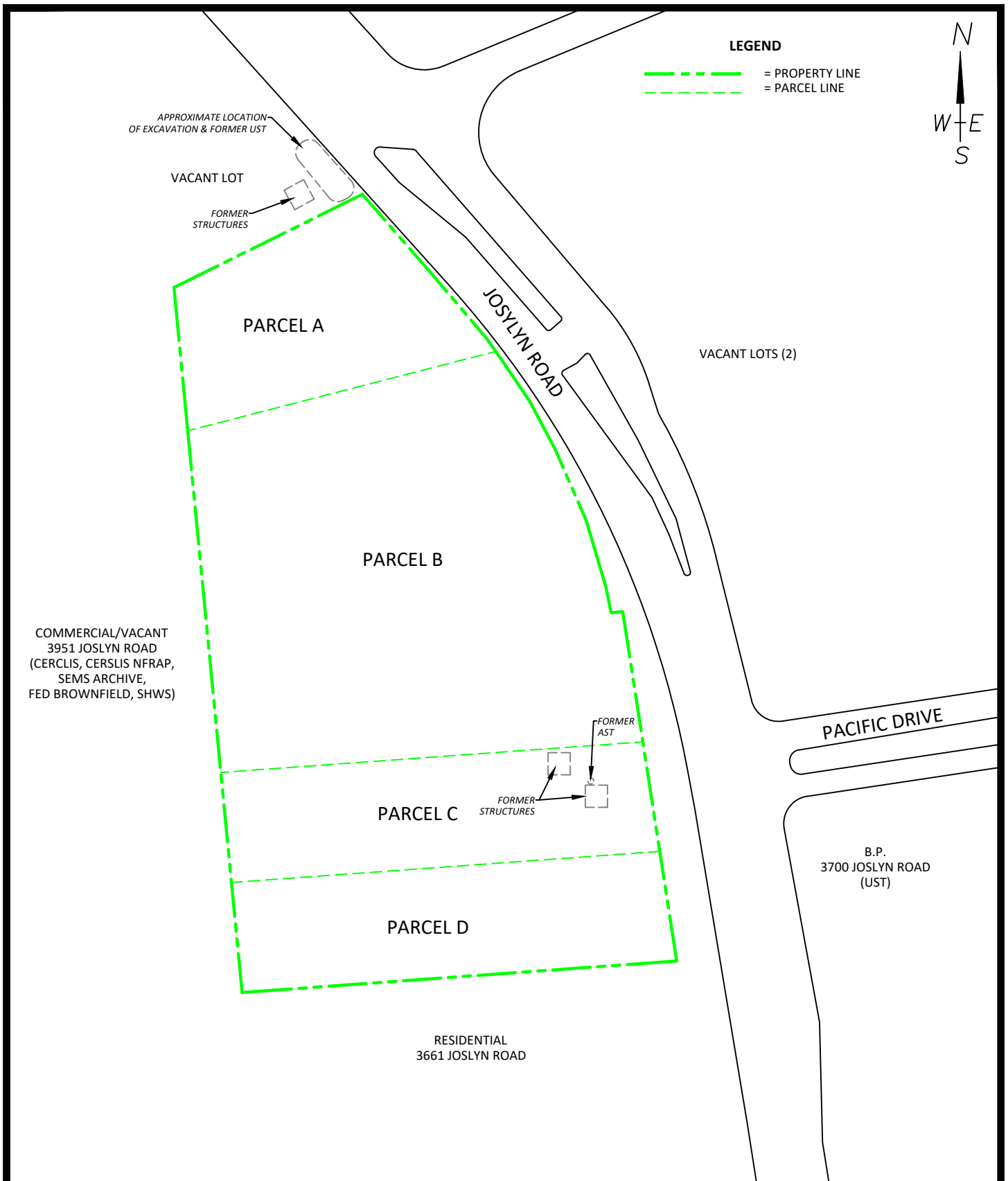
IMAGE TAKEN FROM 1997 U.S.G.S. TOPOGRAPHIC MAP



**TOPOGRAPHIC LOCATION MAP**  
PARCELS 02-14-04-451-023, 02-14-04-451-024,  
02-14-04-451-025, AND 02-14-04-451-026  
AUBURN HILLS, MICHIGAN  
PROJECT NUMBER: 17487s-1-17

DRAWN BY: OGO  
DATE: 09/08/2022

**FIGURE 1**



**SUBJECT PROPERTY MAP**

PARCELS 02-14-04-451-023, 02-14-04-451-024,  
02-14-04-451-025, AND 02-14-04-451-026  
AUBURN HILLS, MICHIGAN  
PROJECT NUMBER: 17487s-1-17

DRAWN BY: OGO  
DATE: 09/08/2022

0 60 120  
SCALE: 1" = 120'

**FIGURE 2**

**Attachment B**  
**Legal Description(s)**

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
BERENDT VIRGINIA	CALAMARI JOHNNY	550,000		12/10/2007	WD	04-BUYERS INTEREST IN A		39849:691	NOT VERIFIED	0.0		
Property Address		Class: COMMERCIAL-VACANT			Zoning: B-2		Building Permit(s)		Date	Number	Status	
		School: PONTIAC CITY SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		ITOnly: POST										
JOHNNY CALAMARI LLC 58872 GRATIOT AVE NEW HAVEN MI 48048-3411		2022 Est TCV 43,302										
			Improved	X	Vacant	Land Value Estimates for Land Table C_JOC.Com_Joslyn Com						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					Commercial Com land			24829	SqFt	1.60000	109 sm parcel	43,302
					0.57 Total Acres Total Est. Land Value =							43,302
Tax Description		X	Dirt Road									
			Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
		Water										
		Sewer										
		X	Electric									
		X	Gas									
		X	Curb									
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2022	21,650	0	21,650			3,300C	
		mrl	10/08/2013	ExteriorRe	2021	21,650	0	21,650			3,200C	
		/	/	SelectActi	2020	21,650	0	21,650			3,160C	
		/	/	SelectActi	2019	21,650	0	21,650			3,110C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Oakland, Michigan												

## Address Unknown

Parcel Number: 02-14-04-451-023

No Images Found

### Property Owner: JOHNNY CALAMARI LLC

#### Summary Information

> Assessed Value: \$21,650 | Taxable Value: \$3,460

> Property Tax information found

## Owner and Taxpayer Information

### Owner

JOHNNY CALAMARI LLC  
58872 GRATIOT AVE  
NEW HAVEN, MI 48048-3411

### Taxpayer

SEE OWNER INFORMATION

## Legal Description

T3N, R10E, SEC 4 PART OF W 1/2 OF SE 1/4 BEG AT PT DIST N 01-31-50 W 1496.42 FT FROM S 1/4 COR, TH N 01-31-50 W 129.67 FT, TH N 67-41-15 E 273.16 FT, TH S 37-04-30 E 190 FT, TH S 15-26-20 E 14.75 FT, TH S 79-32-40 W 373.92 FT TO BEG EXC THAT PART TAKEN FOR JOSLYN RD 0.64 A

## Other Information

## Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

4/11/2023

Recalculate

## Tax History

**\*\*Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2022	Winter	\$50.58	\$50.58	01/20/2023	\$0.00

### General Information for 2022 Winter Taxes

School District	63030	PRE/MBT	0.0000%
Taxable Value	\$3,300	S.E.V.	\$21,650
Property Class	202 - COMMERCIAL-VACANT	Assessed Value	\$21,650
Tax Bill Number	00904	Last Receipt Number	00004653
Last Payment Date	01/20/2023	Number of Payments	1
Base Tax	\$50.09	Base Paid	\$50.09
Admin Fees	\$0.49	Admin Fees Paid	\$0.49
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$50.58	Total Paid	\$50.58
Renaissance Zone	Not Available	Mortgage Code	Not Available

### Tax Bill Breakdown for 2022 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
COUNTY PK & REC	0.343100	\$1.13	\$1.13
HCMA	0.207000	\$0.68	\$0.68
CITY GENERAL	2.104900	\$6.94	\$6.94
CITY FIRE	2.494000	\$8.23	\$8.23
CITY POLICE	5.971300	\$19.70	\$19.70
CITY LIBRARY	0.702400	\$2.31	\$2.31
OAKLAND TRANSIT	0.950000	\$3.13	\$3.13
ZOO AUTHORITY	0.094500	\$0.31	\$0.31
ART INSTITUTE	0.194500	\$0.64	\$0.64
CITY ROADS	1.500000	\$4.95	\$4.95
LIBRARY VOTED	0.297600	\$0.98	\$0.98
SCHOOL OPERATING	0.110800	\$0.36	\$0.36
SINKING BRDG DRN	0.000000	\$0.73	\$0.73
Admin Fees		\$0.49	\$0.49
Interest Fees		\$0.00	\$0.00
	<b>14.970100</b>	<b>\$50.58</b>	<b>\$50.58</b>

[Click here for a printer friendly version of Winter 2022 Tax information](#)

2022	Summer	\$117.66	\$117.66	08/12/2022	\$0.00
------	--------	----------	----------	------------	--------

#### General Information for 2022 Summer Taxes

<b>School District</b>	63030	<b>PRE/MBT</b>	0.0000%
<b>Taxable Value</b>	\$3,300	<b>S.E.V.</b>	\$21,650
<b>Property Class</b>	202 - COMMERCIAL-VACANT	<b>Assessed Value</b>	\$21,650
<b>Tax Bill Number</b>	00904	<b>Last Receipt Number</b>	00001843
<b>Last Payment Date</b>	08/12/2022	<b>Number of Payments</b>	1
<b>Base Tax</b>	\$116.50	<b>Base Paid</b>	\$116.50
<b>Admin Fees</b>	\$1.16	<b>Admin Fees Paid</b>	\$1.16
<b>Interest Fees</b>	\$0.00	<b>Interest Fees Paid</b>	\$0.00
<b>Total Tax &amp; Fees</b>	\$117.66	<b>Total Paid</b>	\$117.66
<b>Renaissance Zone</b>	Not Available	<b>Mortgage Code</b>	Not Available

#### Tax Bill Breakdown for 2022 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
COUNTY OPERATING	3.968600	\$13.09	\$13.09
OIS ALLOCATED	0.188100	\$0.62	\$0.62
OIS VOTED	2.977700	\$9.82	\$9.82
OCC VOTED	1.489100	\$4.91	\$4.91
STATE EDUCATION	6.000000	\$19.80	\$19.80
SCHOOL OPERATING	17.889200	\$59.03	\$59.03
SCHOOL DEBT	2.000000	\$6.60	\$6.60
SINKING FUND	0.798000	\$2.63	\$2.63
Admin Fees		\$1.16	\$1.16
Interest Fees		\$0.00	\$0.00
	<b>35.310700</b>	<b>\$117.66</b>	<b>\$117.66</b>


[Click here for a printer friendly version of Summer 2022 Tax information](#)

2021	Winter	\$48.79	\$48.79	02/09/2022	\$0.00
------	--------	---------	---------	------------	--------



2021	Summer	\$116.04	\$116.04	09/07/2021	\$0.00	
2020	Winter	\$46.75	\$46.75	12/14/2020	\$0.00	
2020	Summer	\$114.96	\$114.96	09/02/2020	\$0.00	
2019	Winter	\$40.95	\$40.95	02/03/2020	\$0.00	
2019	Summer	\$113.32	\$113.32	09/10/2019	\$0.00	
2018	Winter	\$41.29	\$0.00		<b>\$41.29</b>	<b>** Read Note(s) Above</b>
2018	Summer	\$120.83	\$0.00		<b>\$120.83</b>	<b>** Read Note(s) Above</b>
2017	Winter	\$39.25	\$39.25	12/15/2017	\$0.00	
2017	Summer	\$108.83	\$108.83	09/11/2017	\$0.00	
<div>Load More Years</div>						

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
BERENDT VIRGINIA	CALAMARI JOHNNY	550,000		12/10/2007	WD	20-MULTI PARCEL SALE REF		39849:691	NOT VERIFIED	0.0		
Property Address		Class: COMMERCIAL-VACANT		Zoning: B-2		Building Permit(s)		Date	Number	Status		
		School: PONTIAC CITY SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
		ITOnly: POST										
JOHNNY CALAMARI LLC 58872 GRATIOT AVE NEW HAVEN MI 48048-3411		2022 Est TCV 144,813										
			Improved	X	Vacant	Land Value Estimates for Land Table C_JOC.Com_Joslyn Com						
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
T3N, R10E, SEC 4 PART OF W 1/2 OF SE 1/4 BEG AT PT DIST N 01-31-50 W 1186.70 FT FROM S 1/4 COR, TH N 01-31-50 W 309.72 FT TH N 79-32-40 E 373.92 FT, TH S 15-26-20 E 279.52 FT, TH S 04-40-00 E 107.26 FT, TH S 89-51-10 W 442.50 FT TO BEG EXC THAT PART TAKEN FOR JOSLYN RD 2.33 A		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Commercial Com land	101495	SqFt	1.42680	! 100	144,813	
Comments/Influences		X	Electric			! Rates have been adjusted due to the large size of the parcel.						
		X	Gas			2.33 Total Acres Total Est. Land Value = 144,813						
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2022	72,410	0	72,410			13,530C	
		mrl	10/08/2013	ExteriorRe	2021	72,410	0	72,410			13,100C	
		/	/	SelectActi	2020	72,410	0	72,410			12,920C	
		/	/	SelectActi	2019	72,410	0	72,410			12,680C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Oakland, Michigan												



## Address Unknown

Parcel Number: 02-14-04-451-024

No Images Found

**Property Owner:** JOHNNY CALAMARI LLC

### Summary Information

> Assessed Value: \$72,410 | Taxable Value: \$14,200

> Property Tax information found

## Owner and Taxpayer Information

### Owner

JOHNNY CALAMARI LLC  
58872 GRATIOT AVE  
NEW HAVEN, CT 06460-3411

### Taxpayer

SEE OWNER INFORMATION

## Legal Description

T3N, R10E, SEC 4 PART OF W 1/2 OF SE 1/4 BEG AT PT DIST N 01-31-50 W 1186.70 FT FROM S 1/4 COR, TH N 01-31-50 W 309.72 FT, TH N 79-32-40 E 373.92 FT, TH S 15-26-20 E 279.52 FT, TH S 04-40-00 E 107.26 FT, TH S 89-51-10 W 442.50 FT TO BEG EXC THAT PART TAKEN FOR JOSLYN RD 2.33 A

## Other Information

## Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

4/11/2023

Recalculate

## Tax History

**\*\*Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2022	Winter	\$207.78	\$207.78	01/20/2023	\$0.00

### General Information for 2022 Winter Taxes

<b>School District</b>	63030	<b>PRE/MBT</b>	0.0000%
<b>Taxable Value</b>	\$13,530	<b>S.E.V.</b>	\$72,410
<b>Property Class</b>	202 - COMMERCIAL-VACANT	<b>Assessed Value</b>	\$72,410
<b>Tax Bill Number</b>	00905	<b>Last Receipt Number</b>	00004654
<b>Last Payment Date</b>	01/20/2023	<b>Number of Payments</b>	1
<b>Base Tax</b>	\$205.76	<b>Base Paid</b>	\$205.76
<b>Admin Fees</b>	\$2.02	<b>Admin Fees Paid</b>	\$2.02
<b>Interest Fees</b>	\$0.00	<b>Interest Fees Paid</b>	\$0.00
<b>Total Tax &amp; Fees</b>	\$207.78	<b>Total Paid</b>	\$207.78
<b>Renaissance Zone</b>	Not Available	<b>Mortgage Code</b>	Not Available

### Tax Bill Breakdown for 2022 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
COUNTY PK & REC	0.343100	\$4.64	\$4.64
HCMA	0.207000	\$2.80	\$2.80
CITY GENERAL	2.104900	\$28.47	\$28.47
CITY FIRE	2.494000	\$33.74	\$33.74
CITY POLICE	5.971300	\$80.79	\$80.79
CITY LIBRARY	0.702400	\$9.50	\$9.50
OAKLAND TRANSIT	0.950000	\$12.85	\$12.85
ZOO AUTHORITY	0.094500	\$1.27	\$1.27
ART INSTITUTE	0.194500	\$2.63	\$2.63
CITY ROADS	1.500000	\$20.29	\$20.29
LIBRARY VOTED	0.297600	\$4.02	\$4.02
SCHOOL OPERATING	0.110800	\$1.49	\$1.49
SINKING BRDG DRN	0.000000	\$3.27	\$3.27
Admin Fees		\$2.02	\$2.02
Interest Fees		\$0.00	\$0.00
	<b>14.970100</b>	<b>\$207.78</b>	<b>\$207.78</b>

[Click here for a printer friendly version of Winter 2022 Tax information](#)

2022	Summer	\$482.49	\$482.49	08/12/2022	\$0.00
------	--------	----------	----------	------------	--------

#### General Information for 2022 Summer Taxes

<b>School District</b>	63030	<b>PRE/MBT</b>	0.0000%
<b>Taxable Value</b>	\$13,530	<b>S.E.V.</b>	\$72,410
<b>Property Class</b>	202 - COMMERCIAL-VACANT	<b>Assessed Value</b>	\$72,410
<b>Tax Bill Number</b>	00905	<b>Last Receipt Number</b>	00001842
<b>Last Payment Date</b>	08/12/2022	<b>Number of Payments</b>	1
<b>Base Tax</b>	\$477.72	<b>Base Paid</b>	\$477.72
<b>Admin Fees</b>	\$4.77	<b>Admin Fees Paid</b>	\$4.77
<b>Interest Fees</b>	\$0.00	<b>Interest Fees Paid</b>	\$0.00
<b>Total Tax &amp; Fees</b>	\$482.49	<b>Total Paid</b>	\$482.49
<b>Renaissance Zone</b>	Not Available	<b>Mortgage Code</b>	Not Available

#### Tax Bill Breakdown for 2022 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
COUNTY OPERATING	3.968600	\$53.69	\$53.69
OIS ALLOCATED	0.188100	\$2.54	\$2.54
OIS VOTED	2.977700	\$40.28	\$40.28
OCC VOTED	1.489100	\$20.14	\$20.14
STATE EDUCATION	6.000000	\$81.18	\$81.18
SCHOOL OPERATING	17.889200	\$242.04	\$242.04
SCHOOL DEBT	2.000000	\$27.06	\$27.06
SINKING FUND	0.798000	\$10.79	\$10.79
Admin Fees		\$4.77	\$4.77
Interest Fees		\$0.00	\$0.00
	<b>35.310700</b>	<b>\$482.49</b>	<b>\$482.49</b>


[Click here for a printer friendly version of Summer 2022 Tax information](#)

2021	Winter	\$200.21	\$200.21	02/09/2022	\$0.00
------	--------	----------	----------	------------	--------

2021	Summer	\$475.17	\$475.17	09/07/2021	\$0.00	
2020	Winter	\$191.35	\$191.35	12/14/2020	\$0.00	
2020	Summer	\$470.15	\$470.15	09/02/2020	\$0.00	
2019	Winter	\$167.20	\$167.20	02/03/2020	\$0.00	
2019	Summer	\$462.17	\$462.17	09/10/2019	\$0.00	
2018	Winter	\$168.46	\$0.00		<b>\$168.46</b>	<b>** Read Note(s) Above</b>
2018	Summer	\$492.50	\$0.00		<b>\$492.50</b>	<b>** Read Note(s) Above</b>
2017	Winter	\$160.14	\$160.14	12/15/2017	\$0.00	
2017	Summer	\$443.46	\$443.46	09/11/2017	\$0.00	
<div>Load More Years</div>						

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
BERENDT VIRGINIA	CALAMARI JOHNNY	550,000		12/10/2007	WD	20-MULTI PARCEL SALE REF		39849:691	NOT VERIFIED	0.0	
Property Address		Class: COMMERCIAL-VACANT		Zoning: B-2		Building Permit(s)		Date	Number	Status	
		School: PONTIAC CITY SCHOOL DISTRICT				Other		06/09/2004	PB040269	Closed	
		P.R.E. 0%									
Owner's Name/Address		ITOnly: POST									
JOHNNY CALAMARI LLC 58872 GRATIOT AVE NEW HAVEN MI 48048-3411		2022 Est TCV 63,172									
			Improved	X	Vacant	Land Value Estimates for Land Table C_JOC.Com_Joslyn Com					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
					Commercial Com land			38333	SqFt	1.60000 103 sm parcel 63,172	
					0.88 Total Acres Total Est. Land Value =					63,172	
Tax Description		X	Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			X Water								
			X Sewer								
			X Electric								
			X Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			Topography of Site								
			X	Level							
				Rolling							
				Low							
				High							
				Landscaped							
				Swamp							
				Wooded							
				Pond							
				Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
		Who		When	What	2022	31,590	0	31,590		
		mrl	10/08/2013	ExteriorRe	2021	31,590	0	31,590			4,950C
			/	SelectActi	2020	31,590	0	31,590			4,890C
			/	SelectActi	2019	31,590	0	31,590			4,800C



The Equalizer. Copyright (c) 1999 - 2009.  
Licensed To: County of Oakland, Michigan

## Address Unknown

Parcel Number: 02-14-04-451-025

No Images Found

### Property Owner: JOHNNY CALAMARI LLC

#### Summary Information

> Assessed Value: \$31,590 | Taxable Value: \$5,360

> Property Tax information found

## Owner and Taxpayer Information

### Owner

JOHNNY CALAMARI LLC  
58872 GRATIOT AVE  
NEW HAVEN, MI 48048-3411

### Taxpayer

SEE OWNER INFORMATION

## Legal Description

T3N, R10E, SEC 4 PART OF SE 1/4 BEG AT PT DIST N 01-31-50 W 1086.98 FT FROM S 1/4 COR, TH N 89-51-10 E 448.06 FT, TH N 04-40-00 W 100 FT, TH S 89-51-10 W 442.50 FT, TH S 01-31-50 E 99.72 FT TO BEG EXC THAT PART TAKEN FOR JOSLYN RD 0.88 A

## Other Information

## Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

4/11/2023

Recalculate

## Tax History

**\*\*Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2022	Winter	\$78.34	\$78.34	01/20/2023	\$0.00

### General Information for 2022 Winter Taxes

School District	63030	PRE/MBT	0.0000%
Taxable Value	\$5,110	S.E.V.	\$31,590
Property Class	202 - COMMERCIAL-VACANT	Assessed Value	\$31,590
Tax Bill Number	00906	Last Receipt Number	00004655
Last Payment Date	01/20/2023	Number of Payments	1
Base Tax	\$77.58	Base Paid	\$77.58
Admin Fees	\$0.76	Admin Fees Paid	\$0.76
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$78.34	Total Paid	\$78.34
Renaissance Zone	Not Available	Mortgage Code	Not Available

### Tax Bill Breakdown for 2022 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
COUNTY PK & REC	0.343100	\$1.75	\$1.75
HCMA	0.207000	\$1.05	\$1.05
CITY GENERAL	2.104900	\$10.75	\$10.75
CITY FIRE	2.494000	\$12.74	\$12.74
CITY POLICE	5.971300	\$30.51	\$30.51
CITY LIBRARY	0.702400	\$3.58	\$3.58
OAKLAND TRANSIT	0.950000	\$4.85	\$4.85
ZOO AUTHORITY	0.094500	\$0.48	\$0.48
ART INSTITUTE	0.194500	\$0.99	\$0.99
CITY ROADS	1.500000	\$7.66	\$7.66
LIBRARY VOTED	0.297600	\$1.52	\$1.52
SCHOOL OPERATING	0.110800	\$0.56	\$0.56
SINKING BRDG DRN	0.000000	\$1.14	\$1.14
Admin Fees		\$0.76	\$0.76
Interest Fees		\$0.00	\$0.00
	<b>14.970100</b>	<b>\$78.34</b>	<b>\$78.34</b>

[Click here for a printer friendly version of Winter 2022 Tax information](#)

2022	Summer	\$182.20	\$182.20	08/12/2022	\$0.00
------	--------	----------	----------	------------	--------

#### General Information for 2022 Summer Taxes

<b>School District</b>	63030	<b>PRE/MBT</b>	0.0000%
<b>Taxable Value</b>	\$5,110	<b>S.E.V.</b>	\$31,590
<b>Property Class</b>	202 - COMMERCIAL-VACANT	<b>Assessed Value</b>	\$31,590
<b>Tax Bill Number</b>	00906	<b>Last Receipt Number</b>	00001841
<b>Last Payment Date</b>	08/12/2022	<b>Number of Payments</b>	1
<b>Base Tax</b>	\$180.40	<b>Base Paid</b>	\$180.40
<b>Admin Fees</b>	\$1.80	<b>Admin Fees Paid</b>	\$1.80
<b>Interest Fees</b>	\$0.00	<b>Interest Fees Paid</b>	\$0.00
<b>Total Tax &amp; Fees</b>	\$182.20	<b>Total Paid</b>	\$182.20
<b>Renaissance Zone</b>	Not Available	<b>Mortgage Code</b>	Not Available

#### Tax Bill Breakdown for 2022 Summer


Taxing Authority	Millage Rate	Amount	Amount Paid
COUNTY OPERATING	3.968600	\$20.27	\$20.27
OIS ALLOCATED	0.188100	\$0.96	\$0.96
OIS VOTED	2.977700	\$15.21	\$15.21
OCC VOTED	1.489100	\$7.60	\$7.60
STATE EDUCATION	6.000000	\$30.66	\$30.66
SCHOOL OPERATING	17.889200	\$91.41	\$91.41
SCHOOL DEBT	2.000000	\$10.22	\$10.22
SINKING FUND	0.798000	\$4.07	\$4.07
Admin Fees		\$1.80	\$1.80
Interest Fees		\$0.00	\$0.00
	<b>35.310700</b>	<b>\$182.20</b>	<b>\$182.20</b>

[Click here for a printer friendly version of Summer 2022 Tax information](#)

2021	Winter	\$283.51	\$283.51	02/09/2022	\$0.00
------	--------	----------	----------	------------	--------

2021	Summer	\$179.53	\$179.53	09/07/2021	\$0.00	
2020	Winter	\$72.36	\$72.36	12/14/2020	\$0.00	
2020	Summer	\$177.92	\$177.92	09/02/2020	\$0.00	
2019	Winter	\$63.24	\$63.24	02/03/2020	\$0.00	
2019	Summer	\$174.94	\$174.94	09/10/2019	\$0.00	
2018	Winter	\$63.74	\$0.00		<b>\$63.74</b>	<b>** Read Note(s) Above</b>
2018	Summer	\$186.41	\$0.00		<b>\$186.41</b>	<b>** Read Note(s) Above</b>
2017	Winter	\$60.63	\$60.63	12/15/2017	\$0.00	
2017	Summer	\$168.02	\$168.02	09/11/2017	\$0.00	
<div>Load More Years</div>						

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
BERENDT VIRGINIA	CALAMARI JOHNNY	550,000		12/10/2007	WD	20-MULTI PARCEL SALE REF		39849:691	NOT VERIFIED	0.0		
Property Address		Class: COMMERCIAL-VACANT			Zoning: B-2		Building Permit(s)		Date	Number	Status	
		School: PONTIAC CITY SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		ITOnly: POST										
JOHNNY CALAMARI LLC 58872 GRATIOT AVE NEW HAVEN MI 48048-3411		2022 Est TCV 63,890										
			Improved	X	Vacant	Land Value Estimates for Land Table C_JOC.Com_Joslyn Com						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					Commercial Com land			38768 SqFt	1.60000	103	sm parcel	63,890
					0.89 Total Acres Total Est. Land Value = 63,890							
Tax Description												
T3N, R10E, SEC 4 PART OF SE 1/4 BEG AT PT DIST N 01-31-50 W 987.26 FT FROM S 1/4 COR, TH N 89-51-10 E 453.53 FT, TH N 04-40-00 W 100 FT, TH S 89-51-10 W 448.06 FT, TH S 01-31-50 E 99.72 FT TO BEG EXC E 60 FT TAKEN FOR JOSLYN RD 0.89 A		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
Comments/Influences		X	Electric									
		X	Gas Curb Street Lights Standard Utilities Underground Utils.									
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2022	31,950	0	31,950			5,160C	
		mrl 10/08/2013 ExteriorRe			2021	31,950	0	31,950			5,000C	
		/ / SelectActi			2020	31,950	0	31,950			4,940C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Oakland, Michigan		/ / SelectActi			2019	31,950	0	31,950			4,850C	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



## Address Unknown

Parcel Number: 02-14-04-451-026

No Images Found

### Property Owner: JOHNNY CALAMARI LLC

#### Summary Information

- > Assessed Value: \$31,950 | Taxable Value: \$5,410
- > 4 Invoices Found, Amount Due: 0.00
- > Property Tax information found

## Owner and Taxpayer Information

### Owner

JOHNNY CALAMARI LLC  
58872 GRATIOT AVE  
NEW HAVEN, MI 48048-3411

### Taxpayer

SEE OWNER INFORMATION

## Legal Description

T3N, R10E, SEC 4 PART OF SE 1/4 BEG AT PT DIST N 01-31-50 W 987.26 FT FROM S 1/4 COR, TH N 89-51-10 E 453.53 FT, TH N 04-40-00 W 100 FT, TH S 89-51-10 W 448.06 FT, TH S 01-31-50 E 99.72 FT TO BEG EXC E 60 FT TAKEN FOR JOSLYN RD 0.89 A

## Other Information

## Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

4/11/2023

Recalculate

## Tax History

**\*\*Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2022	Winter	\$79.13	\$79.13	01/20/2023	\$0.00

### General Information for 2022 Winter Taxes

School District	63030	PRE/MBT	0.0000%
Taxable Value	\$5,160	S.E.V.	\$31,950
Property Class	202 - COMMERCIAL-VACANT	Assessed Value	\$31,950
Tax Bill Number	00907	Last Receipt Number	00004656
Last Payment Date	01/20/2023	Number of Payments	1
Base Tax	\$78.36	Base Paid	\$78.36
Admin Fees	\$0.77	Admin Fees Paid	\$0.77
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$79.13	Total Paid	\$79.13
Renaissance Zone	Not Available	Mortgage Code	Not Available

### Tax Bill Breakdown for 2022 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
COUNTY PK & REC	0.343100	\$1.77	\$1.77
HCMA	0.207000	\$1.06	\$1.06
CITY GENERAL	2.104900	\$10.86	\$10.86
CITY FIRE	2.494000	\$12.86	\$12.86
CITY POLICE	5.971300	\$30.81	\$30.81
CITY LIBRARY	0.702400	\$3.62	\$3.62
OAKLAND TRANSIT	0.950000	\$4.90	\$4.90
ZOO AUTHORITY	0.094500	\$0.48	\$0.48
ART INSTITUTE	0.194500	\$1.00	\$1.00
CITY ROADS	1.500000	\$7.74	\$7.74
LIBRARY VOTED	0.297600	\$1.53	\$1.53
SCHOOL OPERATING	0.110800	\$0.57	\$0.57
SINKING BRDG DRN	0.000000	\$1.16	\$1.16
Admin Fees		\$0.77	\$0.77
Interest Fees		\$0.00	\$0.00
	<b>14.970100</b>	<b>\$79.13</b>	<b>\$79.13</b>

[Click here for a printer friendly version of Winter 2022 Tax information](#)

2022	Summer	\$183.99	\$183.99	08/12/2022	\$0.00
------	--------	----------	----------	------------	--------

#### General Information for 2022 Summer Taxes

<b>School District</b>	63030	<b>PRE/MBT</b>	0.0000%
<b>Taxable Value</b>	\$5,160	<b>S.E.V.</b>	\$31,950
<b>Property Class</b>	202 - COMMERCIAL-VACANT	<b>Assessed Value</b>	\$31,950
<b>Tax Bill Number</b>	00907	<b>Last Receipt Number</b>	00001840
<b>Last Payment Date</b>	08/12/2022	<b>Number of Payments</b>	1
<b>Base Tax</b>	\$182.17	<b>Base Paid</b>	\$182.17
<b>Admin Fees</b>	\$1.82	<b>Admin Fees Paid</b>	\$1.82
<b>Interest Fees</b>	\$0.00	<b>Interest Fees Paid</b>	\$0.00
<b>Total Tax &amp; Fees</b>	\$183.99	<b>Total Paid</b>	\$183.99
<b>Renaissance Zone</b>	Not Available	<b>Mortgage Code</b>	Not Available

#### Tax Bill Breakdown for 2022 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
COUNTY OPERATING	3.968600	\$20.47	\$20.47
OIS ALLOCATED	0.188100	\$0.97	\$0.97
OIS VOTED	2.977700	\$15.36	\$15.36
OCC VOTED	1.489100	\$7.68	\$7.68
STATE EDUCATION	6.000000	\$30.96	\$30.96
SCHOOL OPERATING	17.889200	\$92.30	\$92.30
SCHOOL DEBT	2.000000	\$10.32	\$10.32
SINKING FUND	0.798000	\$4.11	\$4.11
Admin Fees		\$1.82	\$1.82
Interest Fees		\$0.00	\$0.00
	<b>35.310700</b>	<b>\$183.99</b>	<b>\$183.99</b>

[Click here for a printer friendly version of Summer 2022 Tax information](#)

2021	Winter	\$284.30	\$284.30	02/09/2022	\$0.00
------	--------	----------	----------	------------	--------

2021	Summer	\$181.34	\$181.34	09/07/2021	\$0.00	
2020	Winter	\$73.10	\$73.10	12/14/2020	\$0.00	
2020	Summer	\$179.74	\$179.74	09/02/2020	\$0.00	
2019	Winter	\$63.92	\$63.92	02/03/2020	\$0.00	
2019	Summer	\$176.76	\$176.76	09/10/2019	\$0.00	
2018	Winter	\$64.41	\$0.00		<b>\$64.41</b>	<b>** Read Note(s) Above</b>
2018	Summer	\$188.39	\$0.00		<b>\$188.39</b>	<b>** Read Note(s) Above</b>
2017	Winter	\$61.30	\$61.30	12/15/2017	\$0.00	
2017	Summer	\$169.84	\$169.84	09/11/2017	\$0.00	
<div>Load More Years</div>						

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

## **Attachment C**

### **Tables**

**Table 1. Eligible Activities**

Bill Saad Properties, LLC  
 3681 Joslyn Road  
 Auburn Hills MI  
 AKT Peerless Project No. 17487f2  
*As of May 3, 2023*

ELIGIBLE ACTIVITIES COST SUMMARY				
	Estimated Cost of Eligible Activity			
Predevelopment Activities				\$ 30,100
Due Care Compliance Activities				\$ 379,119
<b>TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES</b>				<b>\$ 409,219</b>
Demolition				\$ 75,000
<b>TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES</b>				<b>\$ 75,000</b>
<b>Total Environmental and Non-Environmental Eligible Activities</b>				<b>\$ 484,219</b>
15% Contingency on Eligible Activities				\$ 68,118
Brownfield Plan Preparation				\$ 10,000
Brownfield Plan Implementation				\$ 10,000
<b>Total Eligible Activities Cost with 15% Contingency</b>				<b>\$ 572,337</b>
BRA Administration Fee				\$ 86,673
Local Site Remediation Revolving Fund (LSRRF)				\$ 207,718
<b>Total Eligible Costs for Reimbursement</b>				<b>\$ 866,728</b>

Table 2. Tax Increment Revenue Estimates

Bill Saad Properties, LLC  
3681 Joslyn Road  
Auburn Hills MI  
AKT Peerless Project No. 17487f2  
*As of May 3, 2023*

Estimated TV Increase rate:		1.025													
Plan Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Calendar Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Initial Taxable Value		\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430
Post-Dev TV (30% of Project Investment)	Estimated New TV	\$ 1,078,430	\$ 1,105,391	\$ 1,133,026	\$ 1,161,351	\$ 1,190,385	\$ 1,220,145	\$ 1,250,648	\$ 1,281,914	\$ 1,313,962	\$ 1,346,811	\$ 1,380,482	\$ 1,414,994	\$ 1,450,368	\$ 1,486,628
	Incremental Difference (New TV - Initial TV)	\$ 1,050,000	\$ 1,076,961	\$ 1,104,596	\$ 1,132,921	\$ 1,161,955	\$ 1,191,715	\$ 1,222,218	\$ 1,253,484	\$ 1,285,532	\$ 1,318,381	\$ 1,352,052	\$ 1,386,564	\$ 1,421,938	\$ 1,458,198

Local Capture		Millage Rate														
County Parks & Rec	0.3431	Incremental	\$ 360	\$ 370	\$ 379	\$ 389	\$ 399	\$ 409	\$ 419	\$ 430	\$ 441	\$ 452	\$ 464	\$ 476	\$ 488	\$ 500
HCMA	0.2070	Incremental	\$ 217	\$ 223	\$ 229	\$ 235	\$ 241	\$ 247	\$ 253	\$ 259	\$ 266	\$ 273	\$ 280	\$ 287	\$ 294	\$ 302
City General Fund	2.1049	Incremental	\$ 2,210	\$ 2,267	\$ 2,325	\$ 2,385	\$ 2,446	\$ 2,508	\$ 2,573	\$ 2,638	\$ 2,706	\$ 2,775	\$ 2,846	\$ 2,919	\$ 2,993	\$ 3,069
City Fire	2.4940	Incremental	\$ 2,619	\$ 2,686	\$ 2,755	\$ 2,826	\$ 2,898	\$ 2,972	\$ 3,048	\$ 3,126	\$ 3,206	\$ 3,288	\$ 3,372	\$ 3,458	\$ 3,546	\$ 3,637
City Police	5.9713	Incremental	\$ 6,270	\$ 6,431	\$ 6,596	\$ 6,765	\$ 6,938	\$ 7,116	\$ 7,298	\$ 7,485	\$ 7,676	\$ 7,872	\$ 8,074	\$ 8,280	\$ 8,491	\$ 8,707
City Library	0.7024	Incremental	\$ 738	\$ 756	\$ 776	\$ 796	\$ 816	\$ 837	\$ 858	\$ 880	\$ 903	\$ 926	\$ 950	\$ 974	\$ 999	\$ 1,024
Oakland County Transit	0.9500	Incremental	\$ 998	\$ 1,023	\$ 1,049	\$ 1,076	\$ 1,104	\$ 1,132	\$ 1,161	\$ 1,191	\$ 1,221	\$ 1,252	\$ 1,284	\$ 1,317	\$ 1,351	\$ 1,385
City Roads	1.5000	Incremental	\$ 1,575	\$ 1,615	\$ 1,657	\$ 1,699	\$ 1,743	\$ 1,788	\$ 1,833	\$ 1,880	\$ 1,928	\$ 1,978	\$ 2,028	\$ 2,080	\$ 2,133	\$ 2,187
Library Voted	0.2976	Incremental	\$ 312	\$ 321	\$ 329	\$ 337	\$ 346	\$ 355	\$ 364	\$ 373	\$ 383	\$ 392	\$ 402	\$ 413	\$ 423	\$ 434
County Operating	3.9686	Incremental	\$ 4,167	\$ 4,274	\$ 4,384	\$ 4,496	\$ 4,611	\$ 4,729	\$ 4,850	\$ 4,975	\$ 5,102	\$ 5,232	\$ 5,366	\$ 5,503	\$ 5,643	\$ 5,787
OIS Allocated	0.1881	Incremental	\$ 198	\$ 203	\$ 208	\$ 213	\$ 219	\$ 224	\$ 230	\$ 236	\$ 242	\$ 248	\$ 254	\$ 261	\$ 267	\$ 274
OIS Voted	2.9777	Incremental	\$ 3,127	\$ 3,207	\$ 3,289	\$ 3,373	\$ 3,460	\$ 3,549	\$ 3,639	\$ 3,733	\$ 3,828	\$ 3,926	\$ 4,026	\$ 4,129	\$ 4,234	\$ 4,342
OCC Voted	1.4891	Incremental	\$ 1,564	\$ 1,604	\$ 1,645	\$ 1,687	\$ 1,730	\$ 1,775	\$ 1,820	\$ 1,867	\$ 1,914	\$ 1,963	\$ 2,013	\$ 2,065	\$ 2,117	\$ 2,171
Sinking Fund	0.7980	Incremental	\$ 838	\$ 859	\$ 881	\$ 904	\$ 927	\$ 951	\$ 975	\$ 1,000	\$ 1,026	\$ 1,052	\$ 1,079	\$ 1,106	\$ 1,135	\$ 1,164
Local Total	23.9918		\$ 25,191	\$ 25,838	\$ 26,501	\$ 27,181	\$ 27,877	\$ 28,591	\$ 29,323	\$ 30,073	\$ 30,842	\$ 31,630	\$ 32,438	\$ 33,266	\$ 34,115	\$ 34,985

Non-Capturable Millages		Millage Rate														
Zoo	0.0945	New TV	\$ 102	\$ 104	\$ 107	\$ 110	\$ 112	\$ 115	\$ 118	\$ 121	\$ 124	\$ 127	\$ 130	\$ 134	\$ 137	\$ 140
Art	0.1945	New TV	\$ 210	\$ 215	\$ 220	\$ 226	\$ 232	\$ 237	\$ 243	\$ 249	\$ 256	\$ 262	\$ 269	\$ 275	\$ 282	\$ 289
School Debt	2.0000	New TV	\$ 2,157	\$ 2,211	\$ 2,266	\$ 2,323	\$ 2,381	\$ 2,440	\$ 2,501	\$ 2,564	\$ 2,628	\$ 2,694	\$ 2,761	\$ 2,830	\$ 2,901	\$ 2,973
Total Non-Capturable Taxes	2.2890															

Table 2. Tax Increment Revenue Estimates

Bill Saad Properties, LLC  
3681 Joslyn Road  
Auburn Hills MI  
AKT Peerless Project No. 17487f2  
*As of May 3, 2023*

Estimated TV Increase rate:												
	Plan Year	15	16	17	18	19	20	21	22	23	24	25
	Calendar Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
	Initial Taxable Value	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430	\$ 28,430
Post-Dev TV (30% of Project Investment)	Estimated New TV	\$ 1,523,793	\$ 1,561,888	\$ 1,600,935	\$ 1,640,959	\$ 1,681,983	\$ 1,724,032	\$ 1,767,133	\$ 1,811,311	\$ 1,856,594	\$ 1,903,009	\$ 1,950,584
	Incremental Difference (New TV - Initial TV)	\$ 1,495,363	\$ 1,533,458	\$ 1,572,505	\$ 1,612,529	\$ 1,653,553	\$ 1,695,602	\$ 1,738,703	\$ 1,782,881	\$ 1,828,164	\$ 1,874,579	\$ 1,922,154

Local Capture		Millage Rate											
County Parks & Rec	0.3431	Incremental	\$ 513	\$ 526	\$ 540	\$ 553	\$ 567	\$ 582	\$ 597	\$ 612	\$ 627	\$ 643	\$ 659
HCMA	0.2070	Incremental	\$ 310	\$ 317	\$ 326	\$ 334	\$ 342	\$ 351	\$ 360	\$ 369	\$ 378	\$ 388	\$ 398
City General Fund	2.1049	Incremental	\$ 3,148	\$ 3,228	\$ 3,310	\$ 3,394	\$ 3,481	\$ 3,569	\$ 3,660	\$ 3,753	\$ 3,848	\$ 3,946	\$ 4,046
City Fire	2.4940	Incremental	\$ 3,729	\$ 3,824	\$ 3,922	\$ 4,022	\$ 4,124	\$ 4,229	\$ 4,336	\$ 4,447	\$ 4,559	\$ 4,675	\$ 4,794
City Police	5.9713	Incremental	\$ 8,929	\$ 9,157	\$ 9,390	\$ 9,629	\$ 9,874	\$ 10,125	\$ 10,382	\$ 10,646	\$ 10,917	\$ 11,194	\$ 11,478
City Library	0.7024	Incremental	\$ 1,050	\$ 1,077	\$ 1,105	\$ 1,133	\$ 1,161	\$ 1,191	\$ 1,221	\$ 1,252	\$ 1,284	\$ 1,317	\$ 1,350
Oakland County Transit	0.9500	Incremental	\$ 1,421	\$ 1,457	\$ 1,494	\$ 1,532	\$ 1,571	\$ 1,611	\$ 1,652	\$ 1,694	\$ 1,737	\$ 1,781	\$ 1,826
City Roads	1.5000	Incremental	\$ 2,243	\$ 2,300	\$ 2,359	\$ 2,419	\$ 2,480	\$ 2,543	\$ 2,608	\$ 2,674	\$ 2,742	\$ 2,812	\$ 2,883
Library Voted	0.2976	Incremental	\$ 445	\$ 456	\$ 468	\$ 480	\$ 492	\$ 505	\$ 517	\$ 531	\$ 544	\$ 558	\$ 572
County Operating	3.9686	Incremental	\$ 5,934	\$ 6,086	\$ 6,241	\$ 6,399	\$ 6,562	\$ 6,729	\$ 6,900	\$ 7,076	\$ 7,255	\$ 7,439	\$ 7,628
OIS Allocated	0.1881	Incremental	\$ 281	\$ 288	\$ 296	\$ 303	\$ 311	\$ 319	\$ 327	\$ 335	\$ 344	\$ 353	\$ 362
OIS Voted	2.9777	Incremental	\$ 4,453	\$ 4,566	\$ 4,682	\$ 4,802	\$ 4,924	\$ 5,049	\$ 5,177	\$ 5,309	\$ 5,444	\$ 5,582	\$ 5,724
OCC Voted	1.4891	Incremental	\$ 2,227	\$ 2,283	\$ 2,342	\$ 2,401	\$ 2,462	\$ 2,525	\$ 2,589	\$ 2,655	\$ 2,722	\$ 2,791	\$ 2,862
Sinking Fund	0.7980	Incremental	\$ 1,193	\$ 1,224	\$ 1,255	\$ 1,287	\$ 1,320	\$ 1,353	\$ 1,387	\$ 1,423	\$ 1,459	\$ 1,496	\$ 1,534
Local Total		23.9918	\$ 35,876	\$ 36,790	\$ 37,727	\$ 38,687	\$ 39,672	\$ 40,681	\$ 41,715	\$ 42,775	\$ 43,861	\$ 44,975	\$ 46,116

Non-Capturable Millages		Millage Rate											
Zoo	0.0945	New TV	\$ 144	\$ 148	\$ 151	\$ 155	\$ 159	\$ 163	\$ 167	\$ 171	\$ 175	\$ 180	\$ 184
Art	0.1945	New TV	\$ 296	\$ 304	\$ 311	\$ 319	\$ 327	\$ 335	\$ 344	\$ 352	\$ 361	\$ 370	\$ 379
School Debt	2.0000	New TV	\$ 3,048	\$ 3,124	\$ 3,202	\$ 3,282	\$ 3,364	\$ 3,448	\$ 3,534	\$ 3,623	\$ 3,713	\$ 3,806	\$ 3,901
Total Non-Capturable Taxes		2.2890											

Table 3. Reimbursement Allocation Schedule

Bill Saad Properties, LLC  
3681 Joslyn Road  
Auburn Hills MI  
AKT Peerless Project No. 17487f2  
*As of May 3, 2023*

Developer Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	0.0%	\$ -	\$ 572,337	\$ -
Local	100.0%	\$ -		\$ 572,337
TOTAL		\$ -	\$ 572,337	\$ 572,337

Estimated Total Years of Plan:	25
--------------------------------	----

Plan Year		1	2	3	4	5	6	7	8	9	10
Calendar Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total Local Incremental Revenue		\$ 25,191	\$ 25,838	\$ 26,501	\$ 27,181	\$ 27,877	\$ 28,591	\$ 29,323	\$ 30,073	\$ 30,842	\$ 31,630
BRA Administrative Fee		\$ 2,519	\$ 2,584	\$ 2,650	\$ 2,718	\$ 2,788	\$ 2,859	\$ 2,932	\$ 3,007	\$ 3,084	\$ 3,163
Local TIR Available for Reimbursement		\$ 22,672	\$ 23,254	\$ 23,851	\$ 24,463	\$ 25,090	\$ 25,732	\$ 26,391	\$ 27,066	\$ 27,758	\$ 28,467
Total State & Local TIR Available		\$ 22,672	\$ 23,254	\$ 23,851	\$ 24,463	\$ 25,090	\$ 25,732	\$ 26,391	\$ 27,066	\$ 27,758	\$ 28,467
DEVELOPER	Beginning Balance										
DEVELOPER Reimbursement Balance	\$ 572,337	\$ 549,665	\$ 526,410	\$ 502,559	\$ 478,097	\$ 453,007	\$ 427,275	\$ 400,884	\$ 373,818	\$ 346,060	\$ 317,592
LOCAL-ONLY Reimbursement Balance	\$ 572,337	\$ 549,665	\$ 526,410	\$ 502,559	\$ 478,097	\$ 453,007	\$ 427,275	\$ 400,884	\$ 373,818	\$ 346,060	\$ 317,592
Eligible Activities Reimbursement	\$ 572,337	\$ 22,672	\$ 23,254	\$ 23,851	\$ 24,463	\$ 25,090	\$ 25,732	\$ 26,391	\$ 27,066	\$ 27,758	\$ 28,467
Total Local-Only TIR Reimbursement		\$ 22,672	\$ 23,254	\$ 23,851	\$ 24,463	\$ 25,090	\$ 25,732	\$ 26,391	\$ 27,066	\$ 27,758	\$ 28,467
Total Annual Developer Reimbursement		\$ 22,672	\$ 23,254	\$ 23,851	\$ 24,463	\$ 25,090	\$ 25,732	\$ 26,391	\$ 27,066	\$ 27,758	\$ 28,467
LOCAL BROWNFIELD REVOLVING FUND		LSRRF Year	0	0	0	0	0	0	0	0	0
LBRF Deposits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
STATE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL	no maximum	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



Table 3. Reimbursement Allocation Schedule

Bill Saad Properties, LLC  
3681 Joslyn Road  
Auburn Hills MI  
AKT Peerless Project No. 17487f2  
*As of May 3, 2023*

Estimated Capture	
Administrative Fees	\$ 86,673
Local Site Remediation Revolving Fund	\$ 207,718

Plan Year		11	12	13	14
Calendar Year		2035	2036	2037	2038
Total Local Incremental Revenue		\$ 32,438	\$ 33,266	\$ 34,115	\$ 34,985
BRA Administrative Fee		\$ 3,244	\$ 3,327	\$ 3,411	\$ 3,498
Local TIR Available for Reimbursement		\$ 29,194	\$ 29,940	\$ 30,703	\$ 31,486
Total State & Local TIR Available		\$ 29,194	\$ 29,940	\$ 30,703	\$ 31,486
DEVELOPER	Beginning Balance				
DEVELOPER Reimbursement Balance	\$ 572,337	\$ 288,398	\$ 258,459	\$ 227,755	\$ 196,269
LOCAL-ONLY Reimbursement Balance	\$ 572,337	\$ 288,398	\$ 258,459	\$ 227,755	\$ 196,269
Eligible Activities Reimbursement	\$ 572,337	\$ 29,194	\$ 29,940	\$ 30,703	\$ 31,486
Total Local-Only TIR Reimbursement		\$ 29,194	\$ 29,940	\$ 30,703	\$ 31,486
Total Annual Developer Reimbursement		\$ 29,194	\$ 29,940	\$ 30,703	\$ 31,486
LOCAL BROWNFIELD REVOLVING FUND		LSRRF Year	0	0	0
LBRF Deposits		\$ -	\$ -	\$ -	\$ -
STATE	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL	no maximum	\$ -	\$ -	\$ -	\$ -

Table 3. Reimbursement Allocation Schedule

Bill Saad Properties, LLC  
3681 Joslyn Road  
Auburn Hills MI  
AKT Peerless Project No. 17487f2  
*As of May 3, 2023*

Plan Year		15	16	17	18	19	20	21	22	23	24
Calendar Year		2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Total Local Incremental Revenue		\$ 35,876	\$ 36,790	\$ 37,727	\$ 38,687	\$ 39,672	\$ 40,681	\$ 41,715	\$ 42,775	\$ 43,861	\$ 44,975
BRA Administrative Fee		\$ 3,588	\$ 3,679	\$ 3,773	\$ 3,869	\$ 3,967	\$ 4,068	\$ 4,171	\$ 4,277	\$ 4,386	\$ 4,497
Local TIR Available for Reimbursement		\$ 32,289	\$ 33,111	\$ 33,955	\$ 34,819	\$ 35,705	\$ 36,612	\$ 37,543	\$ 38,497	\$ 39,475	\$ 40,477
Total State & Local TIR Available		\$ 32,289	\$ 33,111	\$ 33,955	\$ 34,819	\$ 35,705	\$ 36,612	\$ 37,543	\$ 38,497	\$ 39,475	\$ 40,477
DEVELOPER		Beginning Balance									
DEVELOPER Reimbursement Balance	\$ 572,337	\$ 163,980	\$ 130,869	\$ 96,914	\$ 62,095	\$ 26,391	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
LOCAL-ONLY Reimbursement Balance	\$ 572,337	\$ 163,980	\$ 130,869	\$ 96,914	\$ 62,095	\$ 26,391	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Eligible Activities Reimbursement	\$ 572,337	\$ 32,289	\$ 33,111	\$ 33,955	\$ 34,819	\$ 35,705	\$ 26,391	\$ -	\$ -	\$ -	\$ -
Total Local-Only TIR Reimbursement		\$ 32,289	\$ 33,111	\$ 33,955	\$ 34,819	\$ 35,705	\$ 26,391	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement		\$ 32,289	\$ 33,111	\$ 33,955	\$ 34,819	\$ 35,705	\$ 26,391	\$ -	\$ -	\$ -	\$ -
LOCAL BROWNFIELD REVOLVING FUND		LSRRF Year	0	0	0	0	0	1	2	3	4
LBRF Deposits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,222	\$ 37,543	\$ 38,497	\$ 39,475	\$ 40,477
STATE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL	no maximum	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,222	\$ 37,543	\$ 38,497	\$ 39,475	\$ 40,477

Table 3. Reimbursement Allocation Schedule

Bill Saad Properties, LLC  
3681 Joslyn Road  
Auburn Hills MI  
AKT Peerless Project No. 17487f2  
*As of May 3, 2023*

		End Plan	
Plan Year		25	TOTAL
Calendar Year		2049	
Total Local Incremental Revenue		\$ 46,116	\$ 77,564
BRA Administrative Fee		\$ 4,612	
Local TIR Available for Reimbursement		\$ 41,504	
Total State & Local TIR Available		\$ 41,504	
DEVELOPER		Beginning Balance	
DEVELOPER Reimbursement Balance	\$ 572,337	\$ 0	
LOCAL-ONLY Reimbursement Balance		\$ 572,337	\$ 0
Eligible Activities Reimbursement	\$ 572,337	\$ -	\$ 572,337
Total Local-Only TIR Reimbursement		\$ -	\$ 572,337
Total Annual Developer Reimbursement		\$ -	\$ 572,337
LOCAL BROWNFIELD REVOLVING FUND		LSRRF Year	5
LBRF Deposits		\$ 41,504	\$ 125,737
STATE	\$ -	\$ -	
LOCAL	no maximum	\$ 41,504	



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JUNE 19, 2023

AGENDA ITEM NO 9B

CITY CLERK'S OFFICE

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk  
**Submitted:** June 14, 2023  
**Subject:** Public Hearing/Motion – To consider non-renewal of certain hotel licenses.

## INTRODUCTION AND HISTORY

In 2020, City Council adopted an ordinance amendment regulating the hotels operating in the City. The ordinance established a licensing process and included rules and regulations that hotels must abide by in order to continue to operate. In 2022, the licensing period was changed to a two-year license, by which half of the hotels would be licensed every other year to alleviate the volume of inspections required by staff each year.

Staff has determined that two hotels have failed to comply with the ordinance during the renewal process this year. Section 22-178 established procedures for hotels that have failed to comply with the ordinance. The procedure is as follows:

- (a) Notice of the Public Hearing was hand-delivered to each hotel by Officer Miller on April 26, 2023. The Notice was also mailed to each establishment on April 25, 2023. Each notice included the Inspection Reports of the items in violation and outlined the responsibilities of the hotel in regards to the Public Hearing.
- (b) At the Public Hearing, City Staff will be present to testify to the ordinance violations. The hotel may be represented by legal counsel, present evidence, testimony and confront and cross-examine adverse witnesses. The hotel is required to notify the City of Auburn Hills Attorney's Office at least three days prior to the hearing date if it intends to contest the proposed action, and to provide the names of witnesses known at the time who will testify on his, her or its behalf. At the time this report was submitted, the City Attorney has not been contacted by either hotel.
- (c) Upon completion of the hearing, the City Council shall submit to the hotel a written statement of its findings and determination within 60 days from the date of the hearing. During the procedure for nonrenewal, the hotel will be permitted to continue to operate until such time as the City's findings and determination is served upon the hotel by mail. **If City Council determines that the hotel is in violation of the ordinance, they will be required to cease operations until the violations have been corrected and a City license has been issued.** If the violations are corrected before the date of the Public Hearing, the Public Hearing will be cancelled.

## Extended Stay America – 3315 University

Extended Stay America, 3315 University, has failed to submit the required application and has multiple outstanding violations from the Community Development.

These are violations of Section 22-176 of the ordinance, specifically:

- “(3) Any material violation of this article or of the rules and regulations set forth in this article.”
- “(4) Any violation of federal or state law or the Auburn Hills Code of Ordinances which creates a risk to the health, safety or welfare of the transient guests or to the community, or to the public health, safety and welfare of the city, or brings into question whether the licensee is of suitable character to operate the business.”

- “(5) Conducting the business in an unlawful manner or in such manner as to constitute a maintenance of a nuisance upon or in connection with the licensed hotel. For purposes of this chapter, "nuisance" shall be given the formal and customary meaning, and shall include, but not be limited to, the following:
  - a. Existing violations of building, electrical, mechanical, plumbing, zoning, health, property maintenance, fire or other applicable regulatory codes.
  - c. Failure to maintain the grounds and exterior of the licensed hotel and its premises, including litter, debris or refuse blowing or being deposited upon adjoining properties.”

City Clerk’s Office	Has not submitted the required application.
Community Development Department	Violations have <b>not</b> been addressed. (Attachment A)
Fire Department	All violations have been addressed. (Attachment B)

#### Comfort Suites, 1565 N. Opdyke

Comfort Suites, 1565 N. Opdyke, has multiple outstanding violations from the Community Development and Fire Departments, has failed to pay their taxes, and has failed to submit the renewal application and application fee.

These are violations of Section 22-176 of the ordinance, specifically:

- “(3) Any material violation of this article or of the rules and regulations set forth in this article.”
- “(4) Any violation of federal or state law or the Auburn Hills Code of Ordinances which creates a risk to the health, safety or welfare of the transient guests or to the community, or to the public health, safety and welfare of the city, or brings into question whether the licensee is of suitable character to operate the business.”
- “(5) Conducting the business in an unlawful manner or in such manner as to constitute a maintenance of a nuisance upon or in connection with the licensed hotel. For purposes of this chapter, "nuisance" shall be given the formal and customary meaning, and shall include, but not be limited to, the following:
  - a. Existing violations of building, electrical, mechanical, plumbing, zoning, health, property maintenance, fire or other applicable regulatory codes.
  - c. Failure to maintain the grounds and exterior of the licensed hotel and its premises, including litter, debris or refuse blowing or being deposited upon adjoining properties.”
- “(7) Failure of the licensee to timely pay personal property taxes, other city obligations, including water and sewer charges, and real property taxes from their use and occupancy of the property.

City Clerk’s Office	Has not submitted the required application and application fee (\$250.00 + \$100 late fee).
Community Development Department	Violations have <b>not</b> been addressed. (Attachment C)
Fire Department	Violations have <b>not</b> been addressed. (Attachment D)
Treasury	Taxes due to Oakland County in the amount of \$62,854.03

**STAFF RECOMMENDATION**

Because both hotels have remaining violations, City Council has several options when considering the next step for each hotel license:

1. Grant the hotel a sixty-day extension to allow the hotel additional time to address each violation as stated in the reports. Staff would monitor the progress and present an update at the August 21<sup>st</sup> City Council meeting.
2. Not renew the license due to the outstanding violations. The hotel would be permitted to operate until the City's decision to not renew was mailed to the hotel. The hotel would then be required to cease operation.
3. Issue a conditional license to the hotel. This would allow the hotel to continue to operate "as is" until the license expiration in December, 2024.

**MOTION**

A separate motion is required for each hotel. Below are the three options to choose from for each hotel.

**OPTION A**

Move to grant \_\_\_\_\_ a sixty-day extension to allow the hotel additional time to address each violation as stated in the staff reports. Further, if the violations have not been fully addressed, the hotel representative is required to report back to City Council at the August 21, 2023 City Council Meeting.

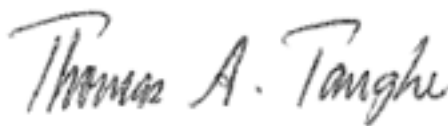
**OPTION B**

Move to not renew the hotel license for \_\_\_\_\_ due to the outstanding violations as stated in the staff reports. Further, to direct staff to notify the hotel by mail of these findings as required by Sec. 22-178 (b) & (c).

**OPTION C**

Move to issue a conditional license to \_\_\_\_\_ to expire on December 31, 2024.

I CONCUR:



---

THOMAS A. TANGHE, CITY MANAGER

**ATTACHMENTS**

Attachment A – Extended Stay, Community Development Violation Report  
Attachment B - Extended Stay, Fire Department Violation Report  
Attachment C – Comfort Suites, Community Development Violation Report  
Attachment D – Comfort Suites, Fire Department Violation Report



Code Enforcement  
City of Auburn Hills  
1827 N Squirrel Rd  
Auburn Hills, MI 48326

January 24, 2023  
*Updated June 14, 2023*

BRE HV PROPERTIES LLC EXTENDED STAY PROP TAX 9668  
PO BOX 49550  
CHARLOTTE, NC 28277-9550

## Violation Notice & Hotel Inspection Report

RE: Extended Stay America (University) (3315 University Dr. AUBURN HILLS)

Date: 01/20/2023

Inspectors: Devin Lang (Code Enforcement Officer)  
Hector Ortiz (Code Enforcement Officer)

Rooms Inspected: 138, 148, 218, 223, 319, 339.

The above-referenced hotel was inspected on January 20<sup>th</sup> in accordance with Auburn Hills Code of Ordinance Chapter 22, Article six, and several deficiencies were noted. These deficiencies are outlined below. Bulleted items below each violation section denote defects that require corrective action.

### SECTION 1822. USE OF, AND MAINTENANCE OF, PROPERTY AS APPROVED:

(2) The owner, tenant, occupant or person in charge of any property which was the subject of an approved site plan shall maintain the property and the improvements thereon in accordance with the approved site plan, or an approved amendment thereof. The duty to maintain shall include the duty to maintain in a condition substantially similar as approved, including the duty to replace, if necessary, all improvements such as, but not by way of limitation, all greenbelts, plantings, walls, fences, paving, trash receptacles, handicapped parking areas, and the like.

- Required parking lot signage (Handicap, fire lane, corporate exterior signage) must be replaced as necessary where faded or missing.
  - Most fire lane signs were updated as of 06/14/23.
- Dumpster enclosure gates must be kept closed.
- Emergency access drive to Five Points Dr. must be closed.
- Pathway adjacent to University Dr. must be repaired or replaced.

SECTION 1808. LANDSCAPING AND SCREENING REQUIREMENTS:

(8) Maintenance Provisions: All landscaping shall be maintained in a healthy and orderly state free from refuse, weeds, and debris. Any dead or diseased plants shall be removed and replaced.

- Landscaping must be maintained to approved landscape plan. All missing, dead, or diseased landscaping items must be replaced.

Sec. 22-180. - Hotel rules and regulations.

(3) Rooms must be kept clean and free from dirt, vermin, garbage and rubbish.

- Rooms must be deep cleaned under the mattress, in corners, and the entire kitchenette.

(12) All hotels, including their exteriors, premises and parking lots, shall be properly maintained and kept in good repair at all times and all swimming pools shall be clean and functioning, all doors and locks operational, all carpet unripped and clean and all rooms free from bed bugs.

- Ripped/worn furniture and appliances must be repaired or replaced in guest rooms and common areas.
- All dryers are marked out of service; dryers must be repaired and operable.
- Laundry room door is broken and must be repaired or replaced.
- Paint and caulk have failed around windows. Windows must be re-caulked and paint repaired as appropriate.
- Caulk around tubs and sinks has failed and must be repaired or replaced.
- Water damage was noted on walls in bathrooms and on kitchenette furnishings. Water-damaged areas must be repaired or replaced.
- Tub glazing has failed, is flaking, or missing; tubs must be re-glazed or replaced.

Management & Ownership is hereby notified that they are in violation of the City of Auburn Hills Code of Ordinance and Zoning Ordinances. Management or Ownership must provide the City of Auburn Hills with a timeline for resolution within 14 days from the date of this notice. Failure to provide a reasonable and mutually agreed timeline AND / OR failure to adhere to the agreement will result in the issuance of a municipal civil infraction violation and a subsequent mandatory court appearance.

Please contact me by phone or email to discuss these deficiencies and, if necessary, to discuss a proposed timeline for resolution.



Devin Lang

Construction Coordinator | Assistant to the Director of Community Development

1827 N. Squirrel Road | Auburn Hills, MI 48326

248-364-6946 Office | 248-431-2384 Cell

[dlang@auburnhills.org](mailto:dlang@auburnhills.org)





# Auburn Hills Fire Department

1899 N. Squirrel Road  
Auburn Hills, MI 48326  
Office 248-367-6768 Fax 248 370 9358

## Inspection Report

---

**Occupant Name:** Extended Stay America  
**Address:** 3315 University  
**Apt/Suite:**

**Inspection Date:** 06/12/2023  
**Inspection Type:** Followup Inspection  
**Inspected By:** Toss, Jon  
JTOSS@AUBURNHILLS.ORG  
2483646753

### INSPECTION NOTES

All violations have been addressed.

---

**Thank you for your cooperation in keeping your business and our community safe!**



Code Enforcement  
City of Auburn Hills  
1827 N Squirrel Rd  
Auburn Hills, MI 48326

05/24/2023

## Hotel Inspection Report

RE: COMFORT SUITES (1565 N OPDYKE RD. AUBURN HILLS)

Mr. Sandiha, per your request, please find the below-outlined violations on the property at 1565 N Opdyke. Please note that bulleted items under each section denote corrective action.

### SECTION 1822. USE OF, AND MAINTENANCE OF, PROPERTY AS APPROVED:

(2) The owner, tenant, occupant or person in charge of any property which was the subject of an approved site plan shall maintain the property and the improvements thereon in accordance with the approved site plan, or an approved amendment thereof. The duty to maintain shall include the duty to maintain in a condition substantially similar as approved, including the duty to replace, if necessary, all improvements such as, but not by way of limitation, all greenbelts, plantings, walls, fences, paving, trash receptacles, handicapped parking areas, and the like.

- Parking lot signage is faded.

### Sec. 34-178 - Cause of blight or blighting factors.

(3) The storage or accumulation of junk, trash, rubbish, or refuse of any kind, except domestic refuse stored in approved sealed containers as not to create a nuisance, for a period exceeding ten days.

- Excessive amounts of trash and debris were observed outside the building.

### Sec. 22-180. - Hotel rules and regulations.

(1) Hotels shall not have the condition for cause as set forth in Subsections (1)—(7) of section 22-176 herein, existing at the hotels.

#### Sec. 22-176. - Refusal, suspension, revocation or nonrenewal of.

(5) Conducting the business in an unlawful manner or in such manner as to constitute a maintenance of a nuisance upon or in connection with the licensed hotel. For purposes of this chapter, "nuisance" shall be given the formal and customary meaning, and shall include, but not be limited to, the following:

(a) Existing violations of building, electrical, mechanical, plumbing, zoning, health, property maintenance, fire or other applicable regulatory codes.

- Pool area fire extinguisher is covered by plexiglass that has been permanently attached.
- Fire alarm system is not functional.
- Excessive storage in mechanical rooms preventing access to electrical panels.

- Open building and mechanical permits must receive passing final inspections.

(3) Rooms must be kept clean and free from dirt, vermin, garbage and rubbish.

- Rooms are lacking general cleanliness.

(12) All hotels, including their exteriors, premises and parking lots, shall be properly maintained and kept in good repair at all times and all swimming pools shall be clean and functioning, all doors and locks operational, all carpet unripped and clean and all rooms free from bed bugs.

Sec. 22-180. (12) - Hotel rules and regulations. (continued)

- Privacy latches missing or not properly installed.
- Carpet stained and ripped.
- Room HVAC units are unclean and missing temperature control knobs.
- Metal surface throughout the pool area have rusted due to the excess moisture.
- Wooden doors throughout the pool enclosure show significant water damage and poor integrity.
- Exterior doors do not close freely and do not seal tightly.
- Fire doors are not self-closing.
- Passage door from pool to hotel is not fully operational.
- Windows are in disrepair and not adequately sealed.
- Room furnishings are in disrepair.
- Linens are torn and stained. (Rm 120)
- Tub / shower enclosures show excessive wear.
- Sink / tub stoppers are missing.
- Restroom fixtures leaking. (Rm 120)
- Paint throughout interior is worn, chipped, and peeling.



Devin Lang

Construction Coordinator | Assistant to the Director of Community Development

1827 N. Squirrel Road | Auburn Hills, MI 48326

248-364-6946 Office | 248-431-2384 Cell

[dlang@auburnhills.org](mailto:dlang@auburnhills.org)



# Auburn Hills Fire Department

1899 N. Squirrel Road  
Auburn Hills, MI 48326  
Office 248-367-6768 Fax 248 370 9358

## Inspection Report

**Occupant Name:** Comfort Suites  
**Address:** 1565 N Opdyke  
**Apt/Suite:**

**Inspection Date:** 06/12/2023  
**Inspection Type:** Followup Inspection  
**Inspected By:** Toss, Jon  
JTOSS@AUBURNHILLS.ORG  
2483646753

### VIOLATIONS

Code	Code Set
General - 315.1	IFC 2015

**Code Text:**  
Storage shall be in accordance with Sections 315.2 through 315.5.

**Comment:**  
First floor stair b closet, laundry storage room.

Illumination required - [BE] 1008.2	IFC 2015
-------------------------------------	----------

**Code Text:**  
The means of egress serving a room or space shall be illuminated at all times that the room or space is occupied.

Exceptions:

Occupancies in Group U.

Aisle accessways in Group A.

Dwelling units and sleeping units in Groups R-1, R-2 and R-3.

Sleeping units of Group I occupancies.

**Comment:**  
Repair emergency lights near stairway b first floor.

**Code Text:**

Where required for compliance with the provisions of this code, devices, equipment, systems, conditions, arrangements, levels of protection or other features shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the fire code official.

**Comment:**

System in alarm and silenced, fire watch required until repaired. Fire watch log shall be submitted to fire dept. upon termination of fire watch

**Violation: - VIOLATION  
Violation**

Local

**Code Text:****Comment:**

Emergency egress plans not on doors of guest rooms. Fire extinguisher cabinet glass broken on first floor. Fire doors do not close and latch, second floor stair a, third floor stair b. Fire door from breakfast area to pool area is missing hardware and does not latch. Fire door to pool area has improper hardware, replace with listed hardware. Fire doors missing caps on crash bars.

**Electrical Service-Clearance - 3.1  
Electrical Service Clearance**

Local

**Code Text:**

A working space of not less than 30 inches in width, 36 inches in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. No storage of any materials shall be located within the designated working space. F605.3

**Comment:**

Electrical rooms, second and third floors.

**Emergency Egress Lighting Required - 2.4 B**

Local

**Code Text:**

The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. F1006.1

**Comment:**

Emergency lights are out in following areas. Near room 127 In pool area

**Fire Extinguishers-Distribution - 4.1  
Fire Extinguishers - Distribution**

Local

**Code Text:**

Minimal size of extinguishers for light or ordinary hazard occupancies shall be not less than 2A. Maximum travel distance to an extinguisher shall not exceed 75 feet. For further coverage requirements, refer to NFPA 10, tables 3-2.1 and 3-3.1 and IFC table 906.3. F906.3

**Comment:**

Fire extinguisher in pool area is behind a plexiglas door and is not accessible.

**Code Text:**

Swinging fire doors shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.

**Comment:**

Fire door in pool area needs panic hardware replaced or fixed.

**Exit Signs-Required - 2.3 C**

Local

**Code Text:**

Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in an exit access corridor is more than 100 feet (30 480 mm) from the nearest visible exit sign. F1011.1

**Comment:**

Exit sign leading into pool is there but it is loose and barely attached to wall.

**Testing and Inspection - 72-10**

Local

**Code Text:**

The inspection, testing, and maintenance of fire alarm systems shall comply with the requirements of NFPA 72, Chapter 10.

**Comment:****Testing-Detection System - 4.5**

Local

**Testing - Detection System****Code Text:**

Fire alarm equipment, including control equipment, batteries, detectors and notification equipment shall be inspected and tested according to NFPA 72, Chapter 14. System components shall be inspected monthly, quarterly, semi-annually, or annually in accordance with table 14.3.1.

**Comment:**

Fire Alarm system is out of service and the hotel has been on a fire watchg since June 2022. Initial plans were denied by FSCI. Waiting on re submittal.

**INSPECTION NOTES**

Nothing has been done for any violations.

**Thank you for your cooperation in keeping your business and our community safe!**

MEETING DATE: JUNE 19, 2023

AGENDA ITEM NO 9C

COMMUNITY DEVELOPMENT

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development; Shawn Keenan, AICP, City Planner  
**Submitted:** June 14, 2023  
**Subject:** Motion – Approval of PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit / Tommy's Boats Auburn Hills

### INTRODUCTION

This is a request from Tommy's Boats for PUD approval to construct a 21,483 square-foot boat dealership sales and service building, a 4-tier state-of-the-art steel and glass "Boat Display Tower" which will display four boats, and an associated 97-space inventory storage lot for boat sales. The 4.89-acre site is zoned B-2, General Business district, and is located east of Topgolf Auburn Hills on Great Lakes Crossing Drive, just west of Joslyn Road.



*Aerial Photo of the Site*

As background, City Council approved a Carvana auto dealership at this location on November 3, 2022. That project called for constructing a 7,988 square-foot building with a 110-foot car vending machine tower and 203 parking spaces, of which 154 were dedicated as an auxiliary fulfillment lot. Since that approval, Carvana notified the City of the withdrawal of their project.



### INTRODUCTION (cont.)

Since then, the City was contacted by the owner of Tommy's Boats, who expressed interest in building the City's first standalone boat dealership on the site with a similar, but smaller, display tower as Carvana. The proposed development includes a building with a modern architectural design (that has been further improved by the applicant at the request of the Planning Commission) and enhanced landscaping that will help improve the appearance along Great Lakes Crossing Drive and the I-75 corridor.

Tommy's Boats has grown to become the largest ski and wake dealer globally and one of the largest pontoon dealers in North America, supplying a full suite of boat repair services, rental services, and retail goods and apparel. Tommy's Boats operates 16 dealerships plus nine additional on-water rental programs throughout eight states (Arizona, California, Colorado, Florida, Michigan, Nevada, Tennessee, and Texas). Tommy's Boats is dedicated to bringing the best products and services to its communities as the first and only dealership network to offer an Always On The Water guarantee.

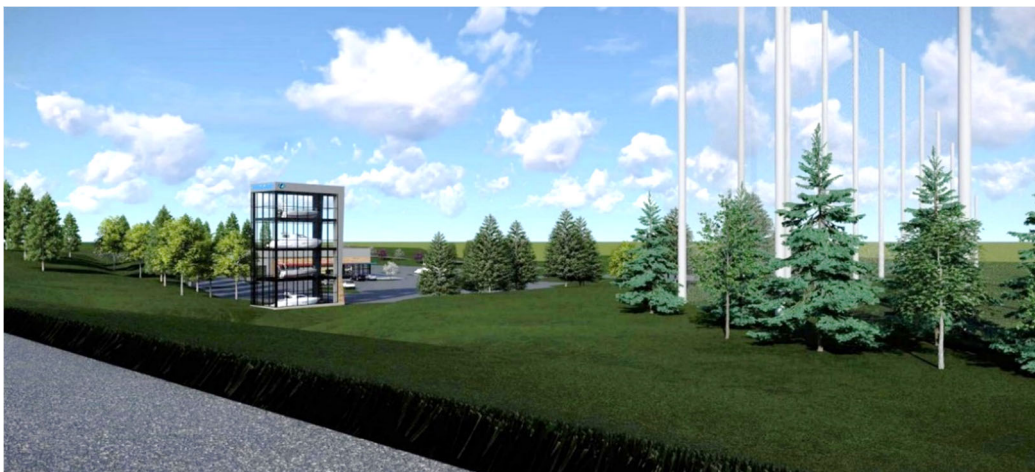
### Tommy's Boats - Dealer Locations in the United States

#### Our Locations

TOMMY'S CASTAIC		TOMMY'S KNOXVILLE
TOMMY'S CHATTANOOGA		TOMMY'S LAS VEGAS
TOMMY'S COLORADO		TOMMY'S LEWISVILLE
TOMMY'S DETROIT		TOMMY'S PHOENIX
TOMMY'S FLORIDA		TOMMY'S SACRAMENTO
TOMMY'S FORT WORTH		TOMMY'S STOCKTON
TOMMY'S FRESNO		TOMMY'S VENTURA
TOMMY'S GRAND RAPIDS		TOMMY'S WALLOON

Tommy's Boats is targeting a construction start date in Summer 2023. The project will take approximately one year to complete after the groundbreaking. Thus, the dealership is anticipated to open in Summer 2024. The proposed dealership is expected to employ between 20 and 30 people. The total investment is estimated at \$6 million.

**The Tommy's Boats tower will be used solely to display boats and have space to showcase up to four boats.**



View from southbound I-75





*View of the main building looking east  
from the entrance drive*



*View of the display tower looking north  
from the parking lot*

## **KEY ISSUES**

### **1. Boat Dealership**

A boat dealership is a similar use as an automobile dealership, which is permitted as a Special Land Use permit in the B-2, General Business district provided the height of the building does not exceed two stories, 30 feet in height. The PUD Option is being utilized by Tommy's Boats to allow the 60.67-foot tall display tower and zoning deviations related to setbacks (less than equal to the height) and greenbelt widths (less than the required three additional feet required per story).

### **2. Deviations**

#### **a. Display Tower Setbacks**

The proposed tower is 60.67 feet tall, which exceeds the 30-foot maximum height requirement for the B-2 District by 30.67 feet (two stories). This exceedance necessitates the tower setbacks (front, side, and rear) be no less than the height of the tower. The applicant is requesting a deviation allowing for a front yard (I-75) setback of 19.79 feet and a sideyard (west) setback of 39.73 feet. *Staff believes this deviation is reasonable since the site sits approximately 40 feet below I-75. Therefore, the tower will extend about 20.67 feet above I-75.*

#### **b. Greenbelt Widths**

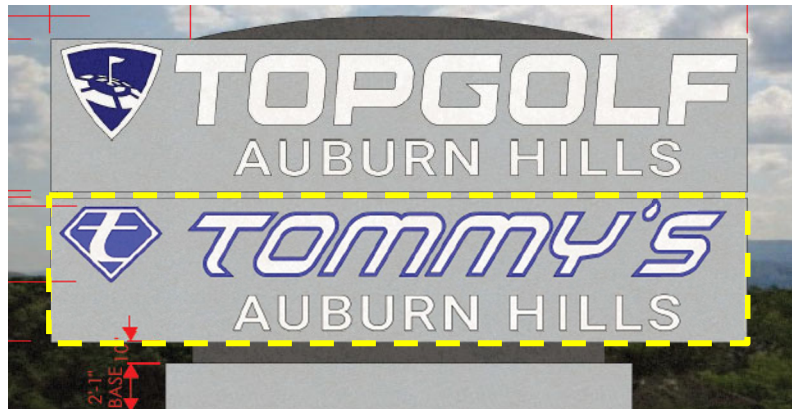
The proposed tower is 60.67 feet tall (four-story), which exceeds the 30-foot (two-story) maximum height requirement for the B-2 District by 30.67 feet (two stories). This exceedance necessitates the tower's frontage greenbelt be increased front 15 feet to 21 feet. The applicant requests a deviation allowing for a frontage (I-75) greenbelt width of 19.79 feet. *Staff believes this deviation is reasonable since the site sits approximately 40 feet below I-75. Therefore, the tower will extend about 20.67 feet above I-75.*

#### **c. Vehicle Parking**

Based on the floor area and the number of service bays, 40 total parking spaces are required, and 15 parking spaces are depicted. In addition, four spaces are provided for vehicle/trailer drop-off, and 97 spaces are provided for on-site boat (with trailer) storage. A deviation is requested as the applicant believes 15 spaces will satisfy parking needs based on the number of employees working at the facility and the number of expected customers. *Staff believes this is reasonable because should additional vehicle parking spaces be needed on the site, boat storage spaces can be converted to vehicle parking spaces to satisfy the parking needs.*

**KEY ISSUES (cont.)****2. Deviations (cont.)****d. Entrance Sign**

A deviation is requested for the shared entrance sign with Topgolf Auburn Hills (the Tommy's Boats sign panel will be larger than 150 square feet in size to match the Topgolf sign). *Staff believes this deviation is reasonable since it will make the monument sign appearance more symmetrical and balanced.*



*Concept of the Tommy's Boats sign at the shared entrance*

**e. Loading and Unloading Area Size and Location**

A deviation is requested for the size and location of the loading and unloading area. A 4,600-square-foot loading and unloading area is required by ordinance, while the plans call for a 500-square-foot loading and unloading area. Tommy's Boats has indicated that their business generates a low volume of truck deliveries that can function with a 500-square-foot loading and unloading area. *Staff believes this deviation is reasonable since more room is available to expand the area if needed.*

The loading and unloading area is located in the front yard, while the zoning ordinance requires the said area to be located in the rear or side yard. A deviation is requested to allow the loading and unloading area to be located in the front yard due to the triangular-like shape of the parcel and because the parcel has two front yards. *Staff believes this deviation is reasonable due to the site's unique shape and multiple road frontages. The retaining wall will partially screen the area from view.*

**f. Waste Receptacle Enclosure Location**

The waste receptacle enclosure is located in the front yard near Great Lakes Crossing Drive, while the zoning ordinance requires the said area to be located in the rear or side yard, except when a parcel has multiple road frontages. A deviation is requested to allow the waste receptacle enclosure to be located in the front yard due to the triangular-like shape of the parcel having multiple road frontages. *Staff believes this deviation is reasonable due to the site's unique shape and multiple road frontages and since the retaining wall and landscape will screen the waste receptacle from view.*



**Illustrated Site Plan**



## **KEY ISSUES (cont.)**

### **3. Display Tower Illumination**

The boat display tower serves as the visual representation of Tommy's Boats. The design embodies the tenets of modern architecture with its use of steel and glass, structural expressionism, and transparency—expressing the purpose and function of the building, particularly in the evening hours when interior lighting makes the boats inside the tower most visible.

**Static internal tower lighting (white light) will be utilized within the tower.** In addition, no exposed LED lights will be installed on the building or signs in such a way that it would give the appearance of neon tubing or bands. The tower's lighting system is arranged so that lights shine on every boat in the tower. Light trespass is minimized since the lights shine inward onto boats. **The use of color lighting in and on the display tower is prohibited unless approved by the City Council via Revised PUD Option approval at a later date (see conditions of approval).** Nighttime lighting will add a distinctive element to the project since it is adjacent to Topgolf Auburn Hills, which is heavily illuminated at night, and within the Great Lakes Crossing Outlets entertainment district.



*Tommy's Boats Grand Rapids*

## **PUBLIC BENEFITS FOR PUD QUALIFICATION**

Staff recommends that the Planning Commission and the City Council consider Tommy's Boats to be eligible for the PUD option as the project provides the following recognizable net public benefits to the community outlined in the Zoning Ordinance:

1. Architectural design quality and innovation.
2. High-quality landscaping.
3. **Financial contribution to assist with the creation and maintenance of off-site public spaces and improvements (Auburn Hills Public Square).**
4. Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions such as topography, shape, etc.
5. Shared vehicular access between properties or uses.
6. Redevelopment of sites where an orderly change of use is desirable.
7. Installation of plug-in electric vehicle charging stations for use by employees and visitors in accordance with Section 1834 and/or the installation of other infrastructure for alternative fuel vehicles.

## PUBLIC BENEFITS FOR PUD QUALIFICATION (cont.)

### Off-Site Public Space Improvement Donation:

As a condition of PUD approval, the landowner, **Buzz Silverman with Silverman Companies**, has agreed to provide a **\$250,000 donation** as part of its sale agreement with **Tommy's Boats**. The \$250,000 donation will be paid to the Auburn Hills Community Foundation upon land closing with Tommy's Boats. It would be earmarked to assist with the funding of the new **Auburn Hills Public Square** project in Downtown Auburn Hills.



PUBLIC SQUARE PLAZA SITE PLAN  
PUBLIC SQUARE | AUBURN HILLS, MI  
10/15/2022



The Public Square will include intimate overhead lighting, a covered performance stage, seating, and new landscaping elements. The Recreation Department and the Downtown Development Authority would actively program the space, offering constant entertainment to all those visiting the Downtown.

The City had intended to have the Public Square open and operational by the City's 2023 Summerfest event, but that timing was delayed due to recent bid costs, which have escalated beyond the project's budget due to inflationary costs in the construction industry.

### Downtown Public Square Project Funding

(\$672,061 bid cost)

1. American Rescue Plan Allocation:  
\$100,000
2. Tax Increment Finance Authority:  
\$200,000
3. **Silverman Companies:**  
**\$250,000 \***

Total Secured: \$550,000 \*

### STAFF RECOMMENDATION

**This project has been reviewed by the City's Administrative Review Team and has received a recommendation for approval.**

We recommend Approval of the PUD Step One – Concept Plan and offer the following discretionary findings of fact:

1. The project is eligible for the PUD option because it provides a recognizable net public benefit to the health, safety, and welfare of the residents of the City of Auburn Hills and accomplishes the following:
  - A. Permits flexibility in the regulation of land development.
  - B. Encourages innovation in land use and variety in design, layout, and type of structures constructed.
  - C. Achieves economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities.
  - D. Encourages useful open space.
  - E. Provides better employment and shopping opportunities particularly suited to the needs of the residents of the City of Auburn Hills.

**STAFF RECOMMENDATION (cont.)**

2. The concept plan contains sufficient basic information required for a recommendation.
3. The PUD Concept Plan promotes the land use goals and objectives of the City of Auburn Hills.
4. There is an adequate means of disposing of sanitary sewage and of supplying the development with water.
5. The road system and stormwater drainage system are adequate.

We recommend Conditional Approval of the PUD Step Two - Site Plan and Tree Removal Permit and offer the following discretionary findings of fact:

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
  - A. All requirements and standards of the Zoning Ordinance, and other City Ordinances, can be met.
  - B. Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to a shared drive with Topgolf Auburn Hills, which outlets to Great Lakes Crossing Drive.
  - C. Traffic circulation features within the site and the location of parking areas avoid common traffic problems and can promote safety.
  - D. A satisfactory and harmonious relationship will exist between the proposed development and the surrounding area.
  - E. The proposed use will not have an unreasonable, detrimental or injurious effect upon the natural characteristics of the subject parcel or the adjacent area.
3. Based on the floor area and the number of service bays, 40 total parking spaces are required, and 15 parking spaces are depicted. In addition, four spaces are provided for vehicle/trailer drop-off, and 97 parking spaces are provided on-site for boat storage (116 total storage spaces). *A deviation is requested.*
4. The parking layout meets minimum requirements (note the deviation request above), and barrier-free parking spaces are (one is required, and one is provided). The one handicapped space is van accessible.
5. Building and parking setback requirements will be met. *A deviation is requested as building setbacks are less than 60.67 feet for the display tower (19.79 feet and 39.73 feet provided).*
6. Greenbelts will be provided. *A deviation is requested as greenbelts are less than the required three additional feet per story (a 21-foot greenbelt is required along the north side of the tower, and a 19.79 to 20-foot wide greenbelt is provided).*
7. Landscape requirements will be met, and calculations have been submitted.
8. Loading/unloading area is provided. *A deviation is requested for a loading/unloading area measuring 10' x 50' (500 square feet). The ordinance standards require a loading/unloading area of 4,600 square feet.*
9. A note indicates that signs shall meet the requirements of the Zoning Ordinance. *A deviation is requested for the entrance sign (150 square feet allowed and 153 square feet proposed).*
10. A note indicates that parking spaces shall be double-striped.
11. Ground-mounted and roof-mounted mechanical equipment will be screened.
12. A note indicates that there will be no pallet storage, overnight vehicles, or trailer storage, except vehicle storage approved as part of this PUD application.
13. An eight-foot pathway exists along Great Lakes Crossing Drive. Complete Streets considerations were reviewed, but no sidewalk connection was required due to the existing grades and the distance between the building and the pathway.
14. A note indicates that lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. Light poles shall not be taller than the proposed height of 22 feet from grade.
15. Tommy's Boats has agreed to prep the site with one dual-port charging station serving two vehicles. They will install an electrical stub at the planned station location and will run conduit from the power source to the stubs at the time of construction to support the future installation of the charging stations when needed.
16. Tree Removal Permit. 335 replacement trees are required for the entire condominium that includes Topgolf Auburn Hills per the previous approvals in Y2005, Y2007, and Y2008. 260 replacement trees were planted on the Topgolf site. The remaining 75 trees were required to be planted on Tommy's Boats site. Tommy's Boats will be planting 92 new trees. They will not be removing any additional regulated trees.

**STAFF RECOMMENDATION (cont.)****Conditions:**

1. Tommy's Boats agrees to enter into a Development Agreement with the City outlining the conditions of approval.
2. Tommy's Boats agrees to reference this facility as "Tommy's Boats Auburn Hills" and/or "Tommy's of Auburn Hills" on its website and in communications with the media, customers, and social media outlets.
3. The property owner, Silverman Companies, agrees to donate \$250,000 to the Auburn Hills Community Foundation for the purposes outlined in this report within seven days of closing its land sale with Tommy's Boats.
4. Tommy's Boats agrees that the use of colors other than white light for internal nighttime lighting shall be prohibited. *It is noted that Tommy's Boats is working on a plan to utilize color accent lighting within their tower at their Grand Rapids facility, similar to what the City Council had previously approved for the withdrawn Carvana Auburn Hills project last year. Once that new program is perfected in Grand Rapids, Tommy's Boats intends to seek a separate approval from the City Council via Revised PUD Option application, requesting the use of accent colors within their Auburn Hills tower. Tommy's Boats understands that the use of color accent lighting within the tower is at the sole discretion of the City Council.*
5. Tommy's Boats agrees that the use of neon, LED tube lighting, flags (including pennant and pennant string flags), or any other type of unapproved signage shall be prohibited per the PUD approval.
6. Tommy's Boats agrees to meet the requirements of Article XX Administration and Enforcement, Section 2007. Performance Guarantees.
7. Tommy's Boats agrees to obtain their Building Permit, pay associated fees, and start construction no later than May 1, 2024. The project shall be completed by May 1, 2025. Extensions may be granted at the sole discretion of the City Council.
8. PUD approval shall be based on the representations made by Tommy's Boats as documented in the public meeting minutes, City's staff and consultant reports, and project submittal documents.

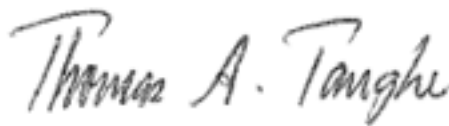
**PLANNING COMMISSION RECOMMENDATION**

**Recommended Approval on June 7, 2023 (7-0 vote)**

**RECOMMENDED ACTION**

**Move to accept the Planning Commission's recommendation and *approve the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for Tommy's Boats Auburn Hills subject to the conditions of the City's Administrative Review Team.***

**I CONCUR:**




---

**THOMAS A. TANGHE, CITY MANAGER**





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

June 7, 2023

**CALL TO ORDER:** Chairperson Ouellette called the meeting to order at 7:00 p.m.

**ROLL CALL:** Present: **Carolyn Shearer, Ray Saelens, Dominick Tringali, Cynthia Pavlich, Brian Marzolf, Sam Beidoun, Greg Ouellette**  
Absent: Laura Ochs, Chauncey Hitchcock  
Also Present: Director of Community Development Steve Cohen, City Planner Shawn Keenan  
Guests: 4

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

## **5. PETITIONERS**

**5a. Tommy's Boats Auburn Hills (7:01 p.m.)**  
**Public Hearing/Motion – Recommendation to City Council for combined PUD Step One – Qualification/Step Two – Site Plan and Tree Removal Permit approval.**

Mr. Keenan explained that this is a request from Tommy's Boats for PUD approval to construct a 21,483 square-foot boat dealership sales and service building, a 4-tier state-of-the-art steel and glass "Boat Display Tower," and associated inventory storage parking lot. The 4.89-acre site is zoned B-2, General Business district, and is located east of Topgolf Auburn Hills on Great Lakes Crossing Drive, just west of Joslyn Road. The proposed development will help improve the appearance along Great Lakes Crossing Drive and the I-75 corridor.

Tommy's Boats operates 16 dealerships throughout eight states and has grown to become the largest ski and wake dealer globally and one of the largest pontoon dealers in North America, supplying a full suite of boat repair services, rental services, retail goods and apparel.

There are two key issues listed on the cover page related to the boat dealership use and the 60.67' display tower illumination. Tommy's Boats agrees that the use of colors other than white light for internal nighttime lighting shall be prohibited. However, staff notes that Tommy's Boats is working on a plan to utilize color accent lighting within their tower at their Grand Rapids facility, like the City Council had previously approved for the withdrawn Carvana Auburn Hills project last year. Once that new program is perfected in Grand Rapids, Tommy's Boats intends to seek a separate approval from the City Council via Revised PUD Option application, requesting the use of accent colors within their Auburn Hills tower. Tommy's Boats understands that the use of color accent lighting within the tower is at the sole discretion of the City Council.

There are also six deviations requested that are described in the cover letter related to reduced setbacks for the display tower, reduced greenbelt widths, amount of vehicle parking, location and size of the loading and unloading area, the location of the waste receptacle enclosure, and the size of the shared entrance sign

As a condition of PUD approval, the landowner, Buzz Silverman with Silverman Companies, has agreed to provide a \$250,000 donation as part of its sales agreement with Tommy's Boats. The \$250,000 donation will be paid to the Auburn Hills Community Foundation upon land closing with Tommy's Boats. It would be earmarked to assist with the funding of the new Auburn Hills Public Square project in downtown Auburn Hills.

### **PUBLIC BENEFITS FOR PUD QUALIFICATION**

Staff recommends that the Planning Commission and the City Council consider Tommy's Boats to be eligible for the PUD option as the project provides the following recognizable net public benefits to the community outlined in the Zoning Ordinance:

1. Architectural design quality and innovation.
2. High-quality landscaping.
3. Financial contribution to assist with the creation and maintenance of off-site public spaces and improvements (Auburn Hills Public Square).
4. Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions such as topography, shape, etc.
5. Shared vehicular access between properties or uses.
6. Redevelopment of sites where an orderly change of use is desirable.
7. Installation of plug-in electric vehicle charging stations for use by employees and visitors in accordance with Section 1834 and/or the installation of other infrastructure for alternative fuel vehicles.

Tommy's Boats is targeting a construction start date no later than May 1, 2024. The project will take approximately one year to complete after the groundbreaking. Thus, the dealership is anticipated to open in Summer 2024. The proposed dealership is expected to employ between 20 and 30 people. The total investment is estimated at \$6 million.

**Jim Butler, PEA Group, 1849 Pond Run, Auburn Hills, MI 48326 and Roger Rehkopf, Orion Construction, 32 Market Avenue SW, Grand Rapids, MI 49503** were available to answer any questions of the Commission and presented the proposal.

The Commission asked about the following:

1. The use of trailers and/or a forklift onsite.
2. The size of boats onsite.
3. The functionality of the site.
4. The number of boats onsite.
5. The number of boat spaces.
6. The grade of the site.
7. Soil conditions of the site.
8. The height of the tower.
9. Comparison of this proposal to the previously approved Carvana project.
10. The boating accessory retail component.
11. Lighting of the tower.
12. Fire suppression in the building and at the fuel tank.
13. East and south elevation and design.

Mr. Rehkopf stated that every boat is delivered already on the trailer, and will remain on the trailer. The spaces are all larger to accommodate the trailers. Most of the boats will range in size from 24'-28'. The boats in the tower remain on their trailers in the tower. There may be a small forklift or tractor onsite, but there will not be any large boat lifts. Tommy's Boats will offer delivery. The boats are primarily Malibu ski boats and pontoons. There could be some used boats for sale, but it is primarily new boats. There is also a retail component to the facility for various boating accessories. The accessory retail component is typically used by returning retail customers.

Mr. Rehkopf further explained that the facility would not be a storage site. It is a facility for service and sales. All storage will be off-site. The site is designed with 97 boat inventory storage spaces, not including the four boats displayed in the tower and five boats displayed on-site. There are some spaces designed as pull-in spaces for those coming in for service. Boats in for service are typically there for less than 30 days. There are ten spaces inside the building for boats in service. There is no intention for long-term storage of boats onsite.

Mr. Butler explained that the site is essentially in a bowl, approximately 30' below the grade of I-75 and lower than the Topgolf site. The applicant is not aware of any soil issues but is working with a structural engineer. It is planned that the site will have deep foundations, as necessary.

Mr. Butler stated that it is likely that the top two tiers of the tower will be visible from I-75. It is intended that the lighting in the tower will be colored lighting that can be changed as desired. He explained that though the site has the



same buildable area as the previously approved Carvana site, the location, size, and lighting of the building is different.

Mr. Rehkopf stated that the building will have a full fire suppression sprinkler system; however, there is not fire suppression at the fuel tank other than a fire extinguisher.

Mr. Rehkopf agreed that they would work with the City's administrative review team on the east and south elevations to enhance them to be of a cohesive four-sided design. These modifications should be done before the project appears before the City Council.

Mr. Ouellette opened the public hearing at 7:23 p.m.

Fadi Nassar, owner of the 115-acre site directly across from the proposed development, asked about the type and size of the fuel tank. Mr. Keenan explained that the tank is 500-gallon above-ground fuel tank.

Mr. Nassar asked about the number of boats that will be onsite. Mr. Rehkopf reiterated that the site is designed to store 97 boats.

Mr. Nassar asked about the type of truck that would be used for the delivery of boats. Mr. Rehkopf stated that it would be a semi-truck.

Mr. Nassar asked about the type and depth of the reinforced footings for the project. Mr. Rehkopf explained that the depth has not yet been determined. They will be either concrete or aggregate piers, i.e., rammed aggregate piers or helical piers, with the depth depending on the soil.

There being no further public comments, Mr. Ouellette closed the public hearing at 7:28 p.m.

**Moved by Beidoun to recommend to City Council approval of the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for Tommy's Boats Auburn Hills subject to the conditions of the City's Administrative Review Team.**

**Second by Saelens.**

**VOTE: Yes: Beidoun, Tringali, Marzolf, Shearer, Saelens, Pavlich, Ouellette**

**No: None**

**Motion Carried (7-0)**



# Development Application



Project Name: Tommy's of Auburn Hills

General Project Location: Unit 5 of GLC

Business Condominium

Parcel Size: 4.895 Acres Zoning: B2

Sidwell Number(s): 14-04-153-005

Project Description: Sales and Service  
for Tommy's Boats

Building Size (sq. ft.): 21,588 sq ft

## City Use Only

Address:

14-04-153-005

Date Received: 4-26-23

Fees Paid: 6443.00

SP #: \_\_\_\_\_

SLU #(s): \_\_\_\_\_

LD/LE/SUB #: \_\_\_\_\_

RZ #: \_\_\_\_\_

PUD #: 230002

ZBA #: \_\_\_\_\_

PTR230010

## Check requested review(s)

☐ Site Plan

☒ Tree Removal Permit

☐ Special Land Use Permit(s) \_\_\_\_\_

☐ Land Division

☐ Land Exchange

☐ Subdivision

☒ Planned Unit Development Step 1/Step 2 Combined

☐ Rezoning \_\_\_\_\_ to \_\_\_\_\_

☐ ZBA Variance or Interpretation  
(see supplemental application)

☐ Other \_\_\_\_\_

Applicant

Name: James P. Butler, PE Signature: [Signature]

Business Name and Address: PEA Group, 1849 Pond Run

City: Auburn Hills State: MI Zip Code: 48326 Phone Number: 248-689-9090

Fax Number: \_\_\_\_\_ Alt. Phone Number(s): 248-821-4841

Property Owner(s)

Name: Gilbert "Buzz" Silverman Signature: [Signature]

Business Name and Address: GLC Auburn Hills, LLC, 121 West Long Lake Road, S-190

City: Bloomfield Hills State: MI Zip Code: 48304 Phone Number: 348-310-3400  
(Provide additional sheet if necessary for multiple property owners)

Please contact the City of Auburn Hills Community Development Department,  
1827 N. Squirrel Road, Auburn Hills, MI 48326 / Phone: 248-364-6900 Fax: 248-364-6939  
www.auburnhills.org

2-14-18 Version

INV 66042 893.00  
INV 66043 5550.00

jbutler@peagroup.com

June 1, 2023

Mr. Steven Cohen, AICP  
Director of Community Development  
CITY OF AUBURN HILLS  
1827 North Squirrel Road  
Auburn Hills, Michigan 48326

RE: Tommy's Boats  
Site Plan 1<sup>st</sup> Review

Dear Mr. Cohen:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on May 26, 2023, was prepared by PEA Group. The review comments are noted below.

PERMITS:

Various permits will be required for this site, including but not limited to the following:

- Soil erosion permit from O.C.W.R.C.
- Water main extension permit from E.G.L.E.
- Wetland and channel enclosure construction permit from E.G.L.E.
- Temporary grading easement from adjacent property owner

GENERAL:

The site is located on the north side of Great Lakes Crossing Drive, west of Joslyn Road and south of I-75, at 600 Great Lakes Crossing Drive in Section 15 of the City of Auburn Hills. The applicant is proposing to construct a Tommy's Boats with a total building footprint of approximately 22,340 sq. ft. The building's footprint will comprise of a showroom, sales floor, and service building, along with a 4-story boat display tower. The proposed parcel along with the adjacent parcel to the west is zoned General Business (B-2). The parcel to the south is zoned Landfill Business (LF-5). A complete legal description of the parcel is shown on the plans. The City of Auburn Hills Standard Notes and Fire Department Notes are included on the plans. A landscape plan was included in the plan set and appears to be acceptable. The City of Auburn Hills Standard Details were not included in the plan set and will need to be included in the engineering review submittal. Furthermore, a soil erosion and sedimentation control plan is needed for engineering review.

MUNICIPAL UTILITIES:

There is an existing 12-inch water main that extends east-west along the south side of Great Lakes Crossing Drive. Extending north across Great Lakes Crossing Drive, from the 12-inch water main, is an 8-inch water main that loops around the adjacent TopGolf parcel to the west of the proposed Tommy's Boats development. There is an 8-inch water main stub out of the gate well in the southwest corner of the parcel, east of the shared access drive. The applicant is proposing to connect to the existing 8-inch water main stub and extend new 8-inch water main within a 12-foot wide public water main easement northeast onto the site. The water main loops around the proposed building. Three (3) fire hydrant assemblies are proposed to provide adequate coverage for the site.



Locations of fire suppression and domestic service lines are not shown on the plans and will need to be provided for engineering review. The material type of the proposed water main shall also be provided at engineering review.

Due to the elevation and location of sanitary sewer in the area, sanitary sewer service to this site can only be provided using a pump and force main system. The adjacent TopGolf development to the west installed a public force main along the north side of Great Lakes Crossing Drive connecting to an existing 15-inch sanitary sewer main at the Great Lakes Crossing Mall entrance. The force main transitions from 3-inch to 2-inch as it extends east along Great Lakes Crossing Drive and ends at a terminal flushing connection at the southwest corner of the proposed Tommy's Boats development, east of the shared access drive. The applicant is proposing to connect to the terminal flushing connection and extend private sanitary force main northeast onto the site to a private on-site pump system. Additional details on the force main and pump system will be needed for the engineering review.

#### STORM SEWER AND DETENTION:

The site is located in the Sinking Bridge Drainage District, which has a maximum allowable discharge of 0.0776 cfs/acre. Storm water runoff for the site will be collected via catch basins and routed to the southwest corner of the site. The proposed storm will then connect to an existing manhole which will route the storm water runoff west through the adjacent TopGolf parcel to a detention basin that was sized to handle the proposed runoff from the Tommy's Boats site. A stormwater drainage note has been added to the plan and includes the acreage and c-factor that the TopGolf detention pond was designed to handle from the proposed site. The note also includes the proposed acreage and c-factor for the Tommy's Boats site. The proposed drainage from Tommy's Boats that is tributary to the existing detention pond is less than what was originally included in the detention pond design calculations, therefore no additional detention is required for Tommy's Boats development. Additional details of the stormwater management system will be needed for engineering review including storm sewer calculations, profiles, and hydraulic grades lines. The proposed size, material, and slope of storm sewer shall also be provided for engineering review.

Adequate infiltration and/or storage/reuse best management practices (BMPs) are to be provided to the maximum extent possible to provide the calculated channel protection volume control (CPVC) for the site. Infiltration testing per OCWRC stormwater standards is to be completed on site prior to engineering review to confirm infiltration characteristics. A potential area for infiltration practices has been identified on the plans to the west of the proposed building.

There is an additional storm sewer system on-site that conveys pass-through runoff from the I-75 right-of-way to the wetlands located on the south side of Great Lakes Crossing Drive. Due to the proposed location of the Tommy's Boats building, the open channel on-site is to be enclosed within a 48-inch storm sewer and connected to the existing 48-inch storm sewer that extends through the adjacent TopGolf site, flowing under Great Lakes Crossing Drive, to the wetland area. It should be noted that a permit from EGLE is required for the proposed channel enclosure.

#### PAVING/TRAFFIC:

Access to the site is proposed by an existing shared access drive off Great Lakes Crossing Drive with the adjacent TopGolf site to the west. The applicant is proposing to tie into the existing shared access drive at the north end and close off the previously constructed entrance at the south end. A boat display pad is proposed at this entrance. Customer parking is proposed adjacent to the northwest end of the building with employee parking at the southwest side of the building. Vehicle and trailer parking is proposed at the northwest side of the site in addition to boat storage spaces at the southern side of the site. 4-inch asphalt on 8-inch aggregate base with concrete curb and gutter is proposed throughout the parking lot. Drive aisles and truck routes shall be a minimum of 6-inch asphalt per City standards for sites zoned General Business (B-2). 8-inch concrete on 6-aggregate base is proposed for the dumpster pad and fuel tank pad. Loading zones shall be a minimum of 8-inch non-reinforced concrete on an approved base.



The applicant is proposing 15 customer and employee parking spaces including one (1) barrier free accessible parking space and two electric vehicle prepped spaces. The applicant is requesting a PUD deviation for required barrier free accessible parking spaces. 4 vehicle and trailer drop off spaces and 97 boat storage spaces are also proposed. A trash enclosure and fuel tank are proposed on the southeast side near boat storage spaces. A loading/unloading zone is proposed on the northeast side of the building. A 7-foot wide concrete sidewalk has been provided along the northwest and southwest sides of the building to provide access for employees and customers from the parking lot into the building. A 30-foot wide concrete sidewalk has also been provided along the southwest side of the building to display products. No changes are proposed to the pathway along Great Lakes Crossing Drive on the south side of the site. An auto turn analysis for the Auburn Hills Fire Truck and WB-62 Truck Turning Plan were not included in the plan set.

#### GRADING:

Existing and proposed grades are shown with contours and spot elevations. The site is sloped towards the west and northwest corner of the parcel. Perimeter site slopes appear to meet the requirement of 1:4 max and match into existing contours prior to all abutting property lines except where there is an existing 1:1 grading condition at the northern most corner of the parcel. A temporary grading easement will be required for the off-site grading shown at the access drive and to the north of TopGolf's parking lot. Pavement slopes are to follow City standards and are to remain between 1% and 6% for drive areas, and between 1% and 4% for parking areas. Grades for the sidewalk located on site shall meet ADA standards.

Two (2) retaining walls are proposed by the applicant. A retaining wall is proposed along the east side of the site, while another retaining wall is proposed along the parking lot in the southeast corner of the site. A detail for the retaining walls is included in the plan set. details and computations (sealed by a licensed engineer) will need to be submitted and approved during the engineering review for all walls greater than one (1) foot in height. Any retaining walls over 2.5 feet in height are required to be protected by guardrail or fencing. The retaining wall detail shall also include the protective guardrail or fencing.

#### RECOMMENDATIONS:

The site plan is in substantial compliance with City of Auburn Hills requirements and has been stamped "Approved" by our office. We ask that the site plan approval acknowledge the following:

1. The site improvement plan, designed in accordance with Ordinance No. 806, shall be submitted to the City for review and approval prior to construction. A detailed cost estimate for the improvements shall be submitted with the plans signed and sealed by the design engineer.
2. The developer must post a performance guarantee, in accordance with the City's requirements as set forth in the City of Auburn Hills Ordinance No. 372, Section 2007, Performance Guarantees. The estimate of the guarantee shall be submitted with the site improvement plan and must reflect all costs for site improvements, including but not limited to mass grading, roadways, lighting, utilities, pathways, sidewalks, screening, landscaping, driveways, retaining walls, parking lots, drainage, stormwater retention basins, and other similar features.



If you have any questions or are in need of any further information, please feel free to contact our office.

Sincerely,  
OHM Advisors

A handwritten signature in blue ink, appearing to read "Timothy J. Juidici", written over a horizontal line.

Timothy J. Juidici, P.E.

Transmitted via e-mail to Steve Cohen: June 1, 2023

cc: File

P:\0101\_0125\SITE\_AUBURNHILLSCITY\2023\0120231100\_TOMMY'S BOATS\TOMMY'S BOATS\_SITE REV #1\_APP.DOCX





**CITY OF AUBURN HILLS**  
**REGULAR CITY COUNCIL MEETING**  
**MINUTES - EXCERPT**

SEPTEMBER 26, 2022

**CALL TO ORDER:** Mayor McDaniel at 7:00 PM

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

Present: Mayor McDaniel, Council Members Carrier, Cionka, Hawkins, Knight, Marzolf, Verbeke

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Police Chief Gagnon, Asst Fire Chief Robinson, Community Development Director Cohen, DPW Director Baldante, Mgr of Roads & Fleet Hefner, Mgr of Public Utilities Deman, Senior Services Director Adcock, Economic Development Mgr Carroll, Management Assistant Hagge, Engineer Juidici

13 Guests

**9. NEW BUSINESS**

**9b. Motion – To approve the combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit / Carvana Auburn Hills.**

Mr. Cohen presented the proposed development of a 12-tier state-of-the-art steel and glass “Car Vending Machine”. He reported that this will not be a high traffic business and will compliment the TopGolf development well. The Zoning Ordinance does not support this type of a development and certain setbacks cannot be met due to the height of the building and a PUD is necessary. A condition of the PUD approval seeks to support a public benefit in which a donation of \$250,000 will be provided to the Auburn Hills Community Foundation to support the Downtown Public Square redevelopment. Carvana is not concerned with the proximity to TopGolf and trusts TopGolf will take care of the net that surrounds their perimeter.

Mr. Brett Hanlon of Carvana LLC was present.

After concern was expressed to the amount of parking spaces requested, it was explained that Carvana is wanting to be prepared logistically for the needs of the dealership. Mr. Hanlon explained the process of how the Carvana dealership works.

**Moved by Hawkins, Seconded by Verbeke.**

**RESOLVED:** To accept the Planning Commission’s recommendation and approve the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for Carvana Auburn Hills subject to the conditions of the City’s Administrative Review Team.

**VOTE: Yes:** Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke

**No:** None

**Resolution No. 22.09.141**

**Motion Carried (7 - 0)**



**CITY OF AUBURN HILLS  
PLANNING COMMISSION  
MINUTES - EXCERPT**

September 14, 2022

**CALL TO ORDER:** Chairperson Ouellette called the meeting to order at 7:00 p.m.

**ROLL CALL:** Present: **Sam Beidoun, Cynthia Pavlich, Dominick Tringali, Carolyn Shearer, Raymond Saelens, Chauncey Hitchcock, Brian Marzolf, Greg Ouellette**  
Absent: **Laura Ochs**  
Also Present: Director of Community Development Steve Cohen, City Planner Shawn Keenan  
Guests: 10

**LOCATION:** City Council Chamber, 1827 N. Squirrel Road, Auburn Hills, MI 48326

**5. PETITIONERS**

**5c. Carvana Auburn Hills (7:13 p.m.)  
Public Hearing/Motion – Recommendation to City Council for combined PUD Step One –  
Qualification/Step Two – Site Plan and Tree Removal Permit approval to construct an automobile dealership.**

The Commission viewed a short construction video from Carvana.

Mr. Cohen explained that this request from Carvana is for PUD approval to construct a 7,988 square foot, 12-tier state-of-the-art steel and glass “Car Vending Machine” and associated inventory storage parking lot. The 4.89-acre site is zoned B-2, General Business district, and is located east of Topgolf Auburn Hills on Great Lakes Crossing Drive, just west of Joslyn Road. The Carvana Vending Machine tower will be used solely to display and deliver previously sold automobiles and will have space to display up to forty-three vehicles.

The site sits approximately 40 feet below I-75. The 110-foot tower will extend about 70 feet above I-75.

The applicant is targeting a construction start date in late 2023 or early 2024. The project will take ten months to complete after groundbreaking. The facility is anticipated to open in 2024.

**Brett Hanlon, Carvana LLC, 300 E. Rio Salado Pkwy., Tempe, AZ 85261** was available to answer any questions of the Commission.

Mr. Beidoun asked about the most common problems with these developments. Mr. Hanlon explained that even though the developments require a small footprint, one-acre sites were a little too small, and they began to have to find expansion lots. They currently try to co-locate with TopGolf, because the two developments pair well together.

Ms. Shearer asked whether there will be both gas and electric vehicles and whether there would be EV charging stations. Mr. Hanlon stated that both gas and electric vehicles will be sold. There will also be two EV charging stations available, with a capacity for charging four vehicles at once.

Mr. Saelens asked about the capacity for vehicles. Mr. Hanlon said that there is space for forty-three vehicles. Mr. Saelens asked whether the public would have access to the facility. Mr. Hanlon explained that all vehicles in the tower have been purchased or are in the process of being purchased. There are no drop-in customers. All sales are made online. Customers come to the site by appointment only to pick up their vehicle or the vehicle is delivered directly to the customer. There are two delivery bays, and the vehicle is driven out to the customer.

Mr. Saelens asked how many lifts are in the facility. Mr. Hanlon explained that there is one lift. Mr. Saelens asked what percentage of customers pick up their vehicles. Mr. Hanlon stated that approximately 50% of the customers pick up their vehicle, with the rest delivered.



Mr. Saelens asked how many vehicles will be processed at the facility each day. Mr. Hanlon stated that up to forty vehicles can be processed per day.

Mr. Saelens asked if any locations had been closed. Mr. Hanlon stated that only one had to be demolished and relocated in Indianapolis due to highway widening.

Mr. Beidoun asked if Carvana also auctions vehicles. Mr. Hanlon explained that if Carvana purchases a vehicle and it does not re-sell, the vehicle could be auctioned.

Mr. Beidoun asked how cars are returned if a customer is dissatisfied. Mr. Hanlon stated that Carvana picks up the vehicle.

Mr. Hitchcock asked if Carvana sells new cars. Mr. Hanlon shared that Carvana only sells used vehicles, which are completely inspected and re-conditioned.

Mr. Hitchcock asked about the hours of the facility. Mr. Hanlon stated that the facility is open 9:00 a.m. – 7:00 p.m., Monday through Saturday, though haulers may come at different hours.

Mr. Hitchcock asked if any locations have had foundation issues. Mr. Hanlon said that there have not been issues to his knowledge. A geo-tech report is provided for each location.

Ms. Pavlich asked if there will be empty slots. Mr. Hanlon explained that it is Carvana's goal to keep the slots 85% full.

Mr. Marzolf stated that he appreciates the fit for the area and feels that this is a good use of the property. He liked the plan for the use of color at night.

Mr. Ouellette asked about the depth of the footings. Mr. Hanlon explained that the foundation has not yet been completely designed. Mr. Cohen stated that the development may require an engineered foundation. They will provide proof of structural stability.

Mr. Beidoun asked if this qualifies as a used car lot. Mr. Cohen stated it is regulated under the ordinance as a used car lot.

Mr. Ouellette opened the public hearing at 7:45 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:45 p.m.

**Moved by Beidoun to recommend to City Council approval of the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for Carvana Auburn Hills subject to the conditions of the City's Administrative Review Team.**

**Second by Saelens.**

**VOTE: Yes: Beidoun, Saelens, Shearer, Pavlich, Tringali, Marzolf, Hitchcock, Ouellette**

**No: None**

**Motion Carried (8-0)**

P.U.D SITE PLAN

TOMMY'S BOATS - AUBURN HILLS

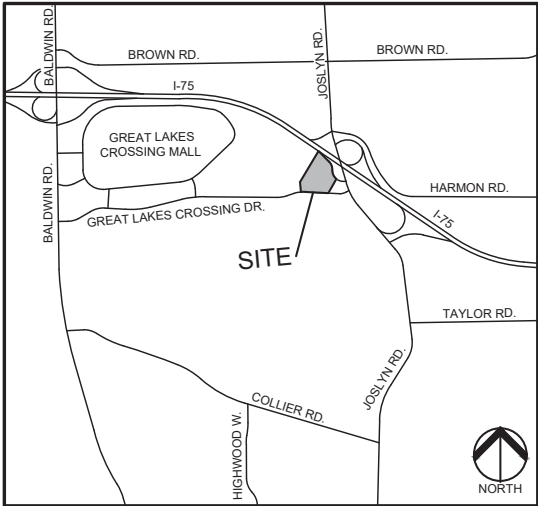
600 GREAT LAKES CROSSING DRIVE  
CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
5/30/2023		AUBURN HILLS P.U.D SITE PLAN APPROVAL

LEGAL DESCRIPTION
(Per First American Title Insurance Company Commitment No. NCS-1125312-PHX1, Commitment Date February 02, 2022.)
Land in the City of Auburn Hills, Oakland County, MI, described as follows:
Unit No. 5, GLC Business Condominium, a Condominium according to the Amended and Restated Master Deed recorded in Liber 51402, Page 699, as amended, and designated as Oakland County Condominium Subdivision Plan No. 1981, together with rights in the general common elements and the limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

BENCHMARKS (GPS DERIVED - NAVD88)
BM #301 ARROW ON A HYDRANT LOCATED ON THE SOUTH SIDE OF GREAT LAKES CROSSING DRIVE, APPROX. 104' SOUTHWEST FROM THE EAST ENTRANCE TO TOPGOLF (500 GREAT LAKE CROSSING DR). ELEV. - 971.90
BM #302 MAG/WASHER ON A LIGHT POLE BASE LOCATED ON THE EAST SIDE OF THE PARKING LOT, APPROX. 230' NORTHWEST FROM THE EAST ENTRANCE TO TOPGOLF (500 GREAT LAKE CROSSING DR). ELEV. - 975.11
REFERENCE BENCHMARKS (PEA JOB NO. 2015-218)
REF. BM #203 ARROW ON A HYDRANT LOCATED APPROX. 30± SOUTH OF THE CENTERLINE OF GREAT LAKES CROSSING DRIVE AND APPROX. 245± EAST FROM THE WEST PARKING LOT ENTRANCE ON THE SOUTH SIDE OF GREAT LAKES CROSSING DRIVE. ELEV. - 962.72
REF. BM #204 ARROW ON A HYDRANT LOCATED APPROX. 30± SOUTH OF THE CENTERLINE OF GREAT LAKES CROSSING DRIVE AND APPROX. 25± EAST FROM THE EAST PARKING LOT ENTRANCE ON THE SOUTH SIDE OF GREAT LAKES CROSSING DRIVE. ELEV. - 969.36
BM# 300 CHISELED "X" ON NORTHEAST BOLT OF RAILROAD CROSSING SIGN BASE, APPROX. 15' SOUTHEAST OF THE TRACKS, APPROX. 4' NORTH OF THE NORTH BACK OF CURB OF GREAT LAKES CROSSING ROAD. ELEV. - 962.41



LOCATION MAP  
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	OVERALL SITE PLAN
C-2.0	TOPOGRAPHIC, WETLAND, AND TREE SURVEY
C-3.0	DIMENSIONAL SITE PLAN
C-4.0	GRADING PLAN
C-5.0	ENGINEERING SITE PLAN
C-9.0	NOTES AND DETAILS
C-9.1	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
	ARCHITECTURAL PLANS (CREATE 3 ARCHITECTURE)
A1	FLOOR PLAN
A2	TOWER FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A4	TOWER EXTERIOR ELEVATIONS
A5	PERSPECTIVES
A6	PERSPECTIVES

PROJECT NARRATIVE:

TOMMY'S STORY BEGAN IN 1965 WHEN ITS FOUNDER AND WAKEBOARD HALL OF FAME LEGEND, TOMMY PHILLIPS, GOT HIS FIRST WOODEN O'BRIEN SLALOM SKI FROM HIS BROTHER-IN-LAW (ED O'BRIEN). HAVING RAPIDLY BECOME THE FACE OF THE INDUSTRY, TOMMY BEGAN DREAMING ABOUT HOW TO BRING HIS ROCK AND ROLL BRAND OF WATER SPORTS AND FUN INTO HIS COMMUNITY FOR ALL FAMILIES TO EXPERIENCE AND ENJOY. IN 1981, HIS DREAM WAS REALIZED, OPENING TOMMY'S SLALOM SHOP OF DENVER, COLORADO!

OVER THE YEARS, TOMMY'S SLALOM SHOP BECAME A KNOWN DESTINATION FOR ALL WATER SPORTS ENTHUSIASTS. UPON TOMMY'S RETIREMENT AND SALE OF HIS COLORADO DEALERSHIP IN 2012, HE ENTRUSTED A NEW TEAM OF ENTHUSIASTS TO CARRY ON TOMMY'S LEGACY AND EXPAND UPON HIS ORIGINAL CONCEPT. WITHIN 5 YEARS, THE HIGH-OCTANE BRAND NOW KNOWN AS "TOMMY'S BOATS" EXPANDED BEYOND COLORADO, OPENING FOUR ADDITIONAL DEALERSHIPS IN MICHIGAN AND FLORIDA, SUPPLYING NOT ONLY SUPER-PREMIUM SKI & WAKE BOATS BUT ALSO LUXURY CRUISERS, CENTER CONSOLES, FISHING BOATS, AND PONTOONS. BY 2022, TOMMY'S BOATS CONTINUED ITS EXPANSION BY GREEN-FIELDING TWO NEW DEALERSHIPS IN THE GREATER LOS ANGELES, CA AREA, COMPLIMENTING TARGETED STRATEGIC ACQUISITIONS OF PREMIER DEALERSHIPS BOULDER BOATS (AZ, CA, NV), MOSES WATERSPORTS (TN), MARINE OUTFITTERS (TN), AND MOST RECENTLY WATERSKI AMERICA (TX).

TODAY, TOMMY'S BOATS IS THE LARGEST SKI & WAKE DEALER GLOBALLY AND ONE OF THE LARGEST PONTOON DEALERS IN NORTH AMERICA, SUPPLYING A FULL SUITE OF BOAT REPAIR SERVICES, RENTAL SERVICES AND RETAIL GOODS & APPAREL. CURRENTLY CONSISTING OF 14 DEALERSHIPS PLUS 9 ADDITIONAL ON-WATER RENTAL PROGRAMS OPERATING IN OPERATING IN 8 STATES (ARIZONA, CALIFORNIA, COLORADO, FLORIDA, MICHIGAN, NEVADA, TENNESSEE, AND TEXAS), TOMMY'S BOATS IS DEDICATED TO BRINGING THE ABSOLUTE BEST PRODUCTS AND SERVICES TO ITS COMMUNITIES AS THE FIRST AND ONLY DEALERSHIP NETWORK TO OFFER AN ALWAYS ON THE WATER® GUARANTEE.

TOMMY'S OF AUBURN HILLS IS SEEKING APPROVAL FOR THE CONSTRUCTION OF A ONE STORY 21,483 SQUARE FOOT SALES AND SERVICE BUILDING ALONG WITH A FOUR STORY BOAT DISPLAY TOWER LOCATED ALONG THE I-75 FRONTAGE.

DESIGN TEAM

GENERAL CONTRACTOR	CIVIL ENGINEER
ORION CONSTRUCTION 32 MARKET AVENUE SW STE 200 GRAND RAPIDS, MI 49503 CONTACT: ROGER REHKOPF EMAIL: RREHKOPF@ORIONBUILT.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: JAMES P. BUTLER, PE PHONE: 844.813.2949 EMAIL: JBUTLER@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
CREATE 3 ARCHITECTURE 100 CESAR E. CHAVEZ AVE SW GRAND RAPIDS, MI 49503 CONTACT: PATRICK BRECHTING PHONE: 616.540.5175 EMAIL: PATRICKB@CREATE3ARCHITECTURE.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
P.U.D. SUBMITTAL	5/30/2023



NOT FOR CONSTRUCTION  
SIDWELL # 14-04-153-005

UNIT NO. 5, GLC BUSINESS CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE AMENDED AND RESTATED MASTER DEED RECORDED IN LIBER 51402, PAGE 699, AS AMENDED, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1981, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

## (GPS DERIVED - NAVD88)

BM #301  
ARROW ON A HYDRANT LOCATED ON THE SOUTH SIDE OF GREAT LAKES CROSSING  
DRIVE, APPROX. 104' SOUTHWEST FROM THE EAST ENTRANCE TO TOPGOLF (500  
GREAT LAKE CROSSING DR).  
ELEV. - 971.90

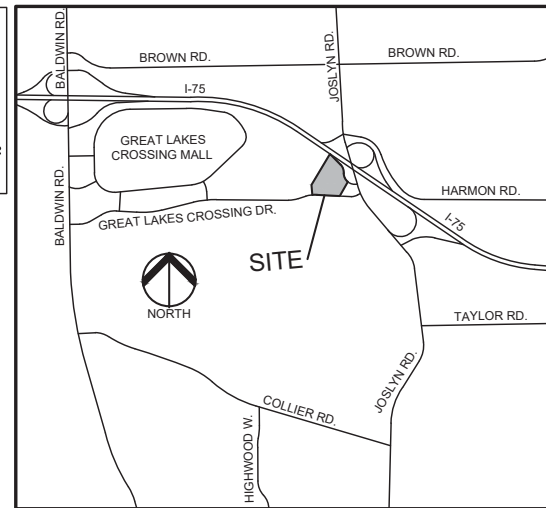
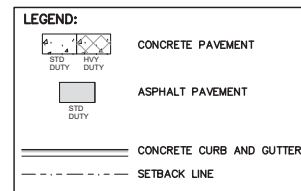
BM #302  
MAG/WASHER ON A LIGHT POLE BASE LOCATED ON THE EAST SIDE OF THE PARKING  
LOT, APPROX. 230' NORTHWEST FROM THE EAST ENTRANCE TO TOPGOLF (500 GREAT  
LAKE CROSSING DR).  
ELEV. - 975.11

(PEA JOB NO. 2015-218)

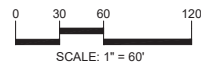
REF. BM #203  
ARROW ON A HYDRANT LOCATED APPROX. 30'± SOUTH OF THE CENTERLINE OF  
GREAT LAKES CROSSING DRIVE AND APPROX. 245'± EAST FROM THE WEST PARKING  
LOT ENTRANCE ON THE SOUTH SIDE OF GREAT LAKES CROSSING DRIVE.  
ELEV. - 962.72

REF. BM #204  
ARROW ON A HYDRANT LOCATED APPROX. 30'± SOUTH OF THE CENTERLINE OF  
GREAT LAKES CROSSING DRIVE AND APPROX. 25'± EAST FROM THE EAST PARKING  
LOT ENTRANCE ON THE SOUTH SIDE OF GREAT LAKES CROSSING DRIVE.  
ELEV. - 959.36

BMW 300  
CHISELED "X" ON NORTHEAST BOLT OF RAILROAD CROSSING SIGN BASE, APPROX. 15'  
SOUTHEAST OF THE TRACKS, APPROX. 4' NORTH OF THE NORTH BACK OF CURB OF  
GREAT LAKES CROSSING ROAD.  
ELEV. - 962.41



LOCATION MAP  
NO SCALE



**CAUTION!!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

**ORION  
CONSTRUCTION**  
32 MARKET AVENUE SW STE 200  
GRAND RAPIDS, MI 49503

**TOMMY'S BOATS-  
AUBURN HILLS**  
600 GREAT LAKES CROSSING DRIVE  
AUBURN HILLS, MICHIGAN

P.U.D. SUBMITTAL	5/30/2023
------------------	-----------

P.U.D. SUBMITTAL 5/30/2023

MAY 18, 2023

DRAWING TITLE

DRAWING TITLE

**OVERALL SITE  
PLAN**

RM	IRF
----	-----

P.M. JPE

DN	BMV
----	-----

DES LGD

DRAWING NUMBER:

**NOT FOR CONSTRUCTION**  
**SIDWELL # 14-04-153-005**

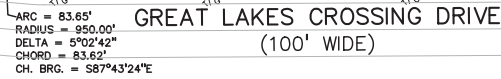
C-1.0

S:\PROJECTS\2022\1571-TOMMYS\_BOATS\_AH\DWG\SITE\_PLAN\1571-OVERALL-22-1571.dwg PLOT DATE: 5/30/2023  
38 AM BY: Lucas Delencua



CHISELED "X" ON NORTHEAST BOLT OF RAILROAD CROSSING SIGN BASE, APPROX. 15  
SOUTHEAST OF THE TRACKS, APPROX. 4' NORTH OF THE NORTH BACK OF CURB OF  
GREAT LAKES CROSSING ROAD.  
ELEV. - 962.41

-OH-ELEC-W-O-	EX. OH. ELEC. POLE & GUY WIRE
-UG-CATV-T-	EX. U.G. CABLE TV & PEDESTAL
-UG-COMM-S-	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
-UG-ELEC-D-ELEC-	EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
-	EX. GAS LINE
⑩	EX. GAS VALVE & GAS LINE MARKER
⑪	EX. TRANSFORMER & IRRIGATION VALVE
-	EX. WATER MAIN
⑫	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
⑬	EX. WATER VALVE BOX & SHUTOFF
-	EX. SANITARY SEWER
⑭	EX. SANITARY CLEANOUT & MANHOLE
⑮	EX. COMBINED SEWER MANHOLE
-	EX. STORM SEWER
⑯	EX. CLEANOUT & MANHOLE
⑰	EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
⑱	EX. YARD DRAIN & ROOF DRAIN
⑲	EX. UNIDENTIFIED STRUCTURE
⑳	EX. MAILBOX, SIGN & LIGHTPOLE



**CAUTION!!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

PROJECT TITLE  
**TOMMY'S BOATS-  
AUBURN HILLS**  
600 GREAT LAKES CROSSING DRIVE  
AUBURN HILLS, MICHIGAN

DRAWING TITLE

**TOPOGRAPHIC,  
WETLAND, AND  
TREE SURVEY**

PEA JOB NO.	2022-1571
P.M.	JPB
DN.	BMV
DES.	LGD
DRAWING NUMBER:	

C-2.0

PROJECT: 2022-2022-1571 TOMMYS\_BOATS\_AH.DWG SITE\_PLAN\ (C-2) TOPO-22-1571.dwg PLOT DATE: 5/30/2023 9:38 AM BY: Lucas Driessing



LEGAL DESCRIPTION  
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1125312-PHX1,  
COMMITMENT DATE FEBRUARY 02, 2022.)

LAND IN THE CITY OF AUBURN HILLS, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

UNIT NO. 5, GLC BUSINESS CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE AMENDED  
AND RESTATED MASTER DEED RECORDED IN LIBER 51402, PAGE 699, AS AMENDED, AND  
DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1981, TOGETHER  
WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS  
SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978,  
AS AMENDED.

BENCHMARKS  
(GPS DERIVED - NAVD88)

BM #301  
ARROW ON A HYDRANT LOCATED ON THE SOUTH SIDE OF GREAT LAKES CROSSING  
DRIVE, APPROX. 104' SOUTHWEST FROM THE EAST ENTRANCE TO TOPGOLF (500  
GREAT LAKE CROSSING DR).  
ELEV. - 971.90

BM #302  
MAG/WASHER ON A LIGHT POLE BASE LOCATED ON THE EAST SIDE OF THE PARKING  
LOT, APPROX. 230' NORTHWEST FROM THE EAST ENTRANCE TO TOPGOLF (500 GREAT  
LAKE CROSSING DR).  
ELEV. - 975.11

REFERENCE BENCHMARKS  
(PEA JOB NO. 2015-218)

REF. BM #203  
ARROW ON A HYDRANT LOCATED APPROX. 30'± SOUTH OF THE CENTERLINE OF  
GREAT LAKES CROSSING DRIVE AND APPROX. 245'± EAST FROM THE WEST PARKING  
LOT ENTRANCE ON THE SOUTH SIDE OF GREAT LAKES CROSSING DRIVE.  
ELEV. - 962.72

REF. BM #204  
ARROW ON A HYDRANT LOCATED APPROX. 30'± SOUTH OF THE CENTERLINE OF  
GREAT LAKES CROSSING DRIVE AND APPROX. 25'± EAST FROM THE EAST PARKING  
LOT ENTRANCE ON THE SOUTH SIDE OF GREAT LAKES CROSSING DRIVE.  
ELEV. - 959.36

BM# 300  
CHISELED "X" ON NORTHEAST BOLT OF RAILROAD CROSSING SIGN BASE, APPROX. 15'  
SOUTHEAST OF THE TRACKS, APPROX. 4' NORTH OF THE NORTH BACK OF CURB OF  
GREAT LAKES CROSSING ROAD.  
ELEV. - 962.41



LEGEND:

CONCRETE PAVEMENT

ASPHALT PAVEMENT

CONCRETE CURB AND GUTTER

REVERSE GUTTER PAN

SETBACK LINE

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE F'

SIDEWALK RAMP 'TYPE P'

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

SIGN LEGEND:

'VAN ACCESSIBLE' SIGN

'BARRIER FREE PARKING' SIGN

'TOMMY'S BOATS PARKING ONLY' SIGN

'ELECTRIC VEHICLE PARKING' SIGN

'NO PARKING FIRE LANE' SIGN

REFER TO SHEET C-9.0 FOR SIGN DETAILS

SIGNAGE CALCULATIONS:

ALLOWABLE SIGNAGE AREA:  
TOTAL SIGN AREA NOT EXCEEDING EIGHT (8) SQUARE FEET FOR EACH TEN (10) FEET OR FRACTION THEREOF OF LOT FRONTAGE, OR EIGHT (80) SQUARE FEET PER NET ACRE FOR SITES LARGER THAN ONE (1) ACRE, WHICHEVER IS GREATER.

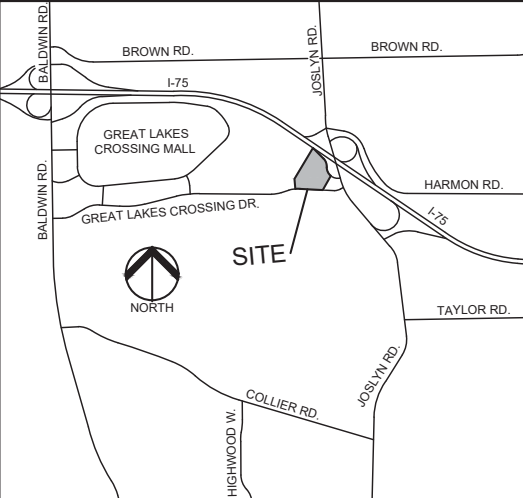
TOTAL SITE ACREAGE = 4.89 ACRES  
LOT FRONTAGE = 1,342 LF (GREAT LAKES CROSSING DRIVE AND I-75)  
(1,342 LF / 10 FT) X 8 SF = 1,073 SF ALLOWABLE SIGNAGE AREA

OR

80 SF/ACRE X 4.89 ACRES = 391 SF ALLOWABLE SIGNAGE AREA

SIGNS IN NO CASE MAY EXCEED ONE-HUNDRED AND FIFTY (150) SQUARE FEET PER SIGN.

PROPOSED SIGNS:  
BUILDING = 39 SF + 53 SF + 282 SF = 374 SF  
TOWER = 16 SF + 16 SF + 53 SF = 85 SF  
TOTAL SIGNAGE PROPOSED = 459 SF



SITE DATA TABLE:

SITE AREA: 4.89 ACRES (213,008 SF.) NET AND GROSS

ZONING: B-2 GENERAL BUSINESS

PROPOSED USE: BOAT DEALERSHIP

BUILDING INFORMATION:  
MAXIMUM ALLOWABLE BUILDING HEIGHT = 30' (2 STORIES)

PROPOSED BUILDING HEIGHT = 25'-6"  
BUILDING FOOTPRINT AREA = 21,483 SF

BUILDING LOT COVERAGE = 21,483 / 213,008 = 10.1%

DISPLAY TOWER HEIGHT = 60'-8"  
DISPLAY TOWER FOOTPRINT AREA = 854 SF

SETBACK REQUIREMENTS:

	REQUIRED:	PROPOSED:
FRONT (I-75)	30'	58.21'
FRONT (GREAT LAKES CROSSING DR)	30'	136.99'
SIDE (WEST)	25'	70.42'

TOWER:

FRONT (I-75)	60'-8"	19.79**
SIDE (WEST)	60'-8"	39.73**
REAR (SOUTH)	60'-8"	242'

PARKING CALCULATIONS:  
SHOWROOM, SALES AND SERVICE ESTABLISHMENT = 1 SPACE PER 200 SF. OF USABLE FLOOR SPACE OF SALES ROOM AND ONE FOR EACH SERVICE BAY IN THE SERVICE ROOM

GROSS AREA OF SHOWROOM AND SALES AREA = 7,564 S.F.  
USABLE FLOOR SPACE = 7,564 X 0.80 = 6,051 S.F.

SERVICE BAYS = 10 TOTAL

TOTAL PARKING REQUIRED = 6,051/200 + 10 = 40 SPACES

TOTAL PROPOSED PARKING SPACES =  
STANDARD/ADA PARKING:  
15 - 9' x 18' SPACES INC. 1 BARRIER FREE SPACES \*\*

VEHICLE + TRAILER DROPOFF SPACES:  
4 SPACES

BOAT STORAGE:  
97 10' x 30' SPACES

LOADING CALCULATIONS:  
LOADING REQUIRED = 10 S.F. PER L.F. OF BUILDING FRONTAGE FOR 460 L.F. OF FRONTAGE ALONG I-75 AND GREAT LAKES CROSSING = 4,600

LOADING PROVIDED = 500 S.F.\*\* (LOW VOLUME OF TRUCK DELIVERIES DOESN'T REQUIRE 4,600 S.F. LOADING AREA)

TOTAL IMPERVIOUS AREA = 132,509 S.F = 3.04 ACRES

GREEN SPACE REQUIRED = 20%  
GREEN SPACE PROVIDED = 38%

\*\*PUD DEVIATION REQUIRED

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.

AUBURN HILLS GENERAL NOTES:

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.

2. SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.

3. NO OUTSIDE STORAGE WILL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE. EXCEPTIONS PERMITTED UNDER PUD.

4. GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO.372.

5. PARKING SPACES SHALL BE DOUBLE STRIPPED PER ZONING ORDINANCE NO. 372.

6. ENVIRONMENTAL IMPACT STATEMENT NOT REQUIRED FOR THIS PROJECT.

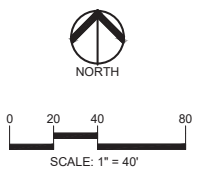
7. NO LAND DIVISION OR COMBINATION REQUIRED FOR THIS PROJECT.

8. PUD DEVIATION REQUESTED FOR HEIGHT OF BOAT DEALERSHIP TOWER.

9. THE DEVELOPER HAS AGREED TO PREP THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE (EV) CHARGING STATION AND RUN CONDUIT FROM POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATIONS. THE SPACES ARE DESIGNATED WITH EV ON THE PLAN AN WILL BE POSTED IF AND WHEN CHARGING STATION ARE INSTALLED.

PEA GROUP

t: 844.813.2949  
www.peagroup.com



CAUTION!!  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT  
**ORION CONSTRUCTION**  
32 MARKET AVENUE SW STE 200  
GRAND RAPIDS, MI 49503

PROJECT TITLE  
**TOMMY'S BOATS- AUBURN HILLS**  
600 GREAT LAKES CROSSING DRIVE  
AUBURN HILLS, MICHIGAN

REVISIONS  
P.U.D. SUBMITTAL 5/30/2023

ORIGINAL ISSUE DATE:  
MAY 18, 2023

DRAWING TITLE  
**DIMENSIONAL SITE PLAN**

PEA JOB NO. 2022-1571  
P.M. JPB  
DN. BMV  
DES. LGD

DRAWING NUMBER:

NOT FOR CONSTRUCTION  
SIDWELL # 14-04-153-005

C-3.0



LEGAL DESCRIPTION  
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1125312-PHX1,  
COMMITMENT DATE FEBRUARY 02, 2022.)  
LAND IN THE CITY OF AUBURN HILLS, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:  
UNIT NO. 5, GLC BUSINESS CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE AMENDED  
AND RESTATED MASTER DEED RECORDED IN LIBER 51402, PAGE 699, AS AMENDED, AND  
DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1981, TOGETHER  
WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS  
SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978,  
AS AMENDED.

BENCHMARKS  
(GPS DERIVED - NAVD88)  
BM #301  
ARROW ON A HYDRANT LOCATED ON THE SOUTH SIDE OF GREAT LAKES CROSSING  
DRIVE, APPROX. 104' SOUTHWEST FROM THE EAST ENTRANCE TO TOPGOLF (500  
GREAT LAKE CROSSING DR).  
ELEV. - 971.90  
BM #302  
MAG/WASHER ON A LIGHT POLE BASE LOCATED ON THE EAST SIDE OF THE PARKING  
LOT, APPROX. 230' NORTHWEST FROM THE EAST ENTRANCE TO TOPGOLF (500 GREAT  
LAKE CROSSING DR).  
ELEV. - 975.11

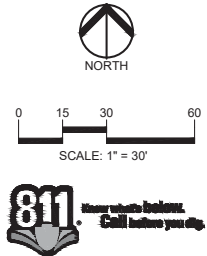
REFERENCE BENCHMARKS  
(PEA JOB NO. 2015-218)  
REF. BM #203  
ARROW ON A HYDRANT LOCATED APPROX. 30'± SOUTH OF THE CENTERLINE OF  
GREAT LAKES CROSSING DRIVE AND APPROX. 245'± EAST FROM THE WEST PARKING  
LOT ENTRANCE ON THE SOUTH SIDE OF GREAT LAKES CROSSING DRIVE.  
ELEV. - 962.72  
REF. BM #204  
ARROW ON A HYDRANT LOCATED APPROX. 30'± SOUTH OF THE CENTERLINE OF  
GREAT LAKES CROSSING DRIVE AND APPROX. 25'± EAST FROM THE EAST PARKING  
LOT ENTRANCE ON THE SOUTH SIDE OF GREAT LAKES CROSSING DRIVE.  
ELEV. - 959.36  
BM# 300  
CHISELED "X" ON NORTHEAST BOLT OF RAILROAD CROSSING SIGN BASE, APPROX. 15'  
SOUTHEAST OF THE TRACKS, APPROX. 4' NORTH OF THE NORTH BACK OF CURB OF  
GREAT LAKES CROSSING ROAD.  
ELEV. - 962.41

EARTHWORK BALANCING NOTE:  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR  
EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE  
THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE  
APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN  
DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR  
REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL  
MATERIAL AT NO ADDITIONAL COST TO THE OWNER.  
SIDEWALK RAMP LEGEND:  
SIDEWALK RAMP 'TYPE F'  
SIDEWALK RAMP 'TYPE P'  
REFER TO LATEST MDOOT R-28  
STANDARD RAMP AND DETECTABLE  
WARNING DETAILS

RETAINING WALL NOTE:  
TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W) GRADES ARE  
THE FINISH GRADE AT THE TOP AND BOTTOM OF THE  
RETAINING WALL, NOT ACTUAL TOP AND BOTTOM OF THE  
WALL STRUCTURE.  
SYMBOLS: GRADING  
PROPOSED SPOT ELEVATION:  
TYPICALLY TOP OF PAVEMENT IN PAVED  
AREAS, GUTTER GRADE IN CURB LINES.  
PROPOSED CONTOUR LINE  
ABBREVIATIONS:  
T/C = TOP OF CURB  
G = GUTTER GRADE  
T/P = TOP OF PAVEMENT  
T/S = TOP OF SIDEWALK  
T/W = TOP OF WALL  
B/W = BOTTOM OF WALL  
F.G. = FINISH GRADE  
RIM = RIM ELEVATION

GRADING LEGEND:  
EXISTING SPOT ELEVATION  
PROPOSED SPOT ELEVATION:  
TYPICALLY TOP OF PAVEMENT  
IN PAVED AREAS, GUTTER GRADE  
IN CURB LINES.  
EXISTING CONTOUR  
PROPOSED CONTOUR  
PROPOSED REVERSE GUTTER PAN  
PROPOSED RIDGE LINE  
PROPOSED SWALE/DITCH  
ABBREVIATIONS  
T/C = TOP OF CURB  
T/P = TOP OF PAVEMENT  
T/S = TOP OF SIDEWALK  
T/W = TOP OF WALL  
G = GUTTER GRADE  
F.G. = FINISH GRADE  
RIM = RIM ELEVATION  
B/W = BOTTOM OF WALL

- CITY OF AUBURN HILLS STANDARD NOTES:
- CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS' STANDARDS.
  - NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.
  - A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW.
  - ALL CITY STREET MUST BE MAINTAINED DURING CONSTRUCTION. STREET SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.
  - WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM, SUNUP TO SUNDOWN, WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.
  - ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.
  - UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.
  - THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MMSI DIG-1400-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.
  - THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.
  - ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.
  - ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.
  - FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT." "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.
  - WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.
  - 3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & McCLIMENT, INC. AT (734) 466-4539 TO SCHEDULE INSPECTION. CHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY R.O.W., ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.
  - PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.



CAUTION!!  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT  
**ORION CONSTRUCTION**  
32 MARKET AVENUE SW STE 200  
GRAND RAPIDS, MI 49503

PROJECT TITLE  
**TOMMY'S BOATS-  
AUBURN HILLS**  
600 GREAT LAKES CROSSING DRIVE  
AUBURN HILLS, MICHIGAN

REVISIONS  
P.U.D. SUBMITTAL 5/30/2023

ORIGINAL ISSUE DATE:  
MAY 18, 2023  
DRAWING TITLE  
**GRADING PLAN**

PEA JOB NO. 2022-1571  
P.M. JPB  
DN. BMV  
DES. LGD  
DRAWING NUMBER:

C-4.0

S:\PROJECTS\2022\1571-TOMMY'S BOATS- AUBURN HILLS\PEA\JOB NO. 2022-1571.dwg PLOT DATES: 5/26/2023 10:39 AM BY: Brian Thompson

NOT FOR CONSTRUCTION  
SIDWELL # 14-04-153-005



LEGAL DESCRIPTION  
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1125312-PHX1,  
COMMITMENT DATE FEBRUARY 02, 2022.)

LAND IN THE CITY OF AUBURN HILLS, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

UNIT NO. 5, GLC BUSINESS CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE AMENDED  
AND RESTATED MASTER DEED RECORDED IN LIBER 51402, PAGE 699, AS AMENDED, AND  
DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1981, TOGETHER  
WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS  
SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978,  
AS AMENDED.

BENCHMARKS  
(GPS DERIVED - NAVD83)

BM #301  
ARROW ON A HYDRANT LOCATED ON THE SOUTH SIDE OF GREAT LAKES CROSSING  
DRIVE, APPROX. 104' SOUTHWEST FROM THE EAST ENTRANCE TO TOPGOLF (500  
GREAT LAKES CROSSING DR).  
ELEV. - 971.90

BM #302  
MAG/WASHER ON A LIGHT POLE BASE LOCATED ON THE EAST SIDE OF THE PARKING  
LOT, APPROX. 230' NORTHWEST FROM THE EAST ENTRANCE TO TOPGOLF (500 GREAT  
LAKE CROSSING DR).  
ELEV. - 975.11

REFERENCE BENCHMARKS  
(PEA JOB NO. 2015-218)

REF. BM #203  
ARROW ON A HYDRANT LOCATED APPROX. 30'± SOUTH OF THE CENTERLINE OF  
GREAT LAKES CROSSING DRIVE AND APPROX. 245'± EAST FROM THE WEST PARKING  
LOT ENTRANCE ON THE SOUTH SIDE OF GREAT LAKES CROSSING DRIVE.  
ELEV. - 962.72

REF. BM #204  
ARROW ON A HYDRANT LOCATED APPROX. 30'± SOUTH OF THE CENTERLINE OF  
GREAT LAKES CROSSING DRIVE AND APPROX. 25'± EAST FROM THE EAST PARKING  
LOT ENTRANCE ON THE SOUTH SIDE OF GREAT LAKES CROSSING DRIVE.  
ELEV. - 959.36

BM# 300  
CHISELED "X" ON NORTHEAST BOLT OF RAILROAD CROSSING SIGN BASE, APPROX. 15'  
SOUTHEAST OF THE TRACKS, APPROX. 4' NORTH OF THE NORTH BACK OF CURB OF  
GREAT LAKES CROSSING ROAD.  
ELEV. - 962.41

POTENTIAL AREA FOR INFILTRATION  
PRACTICES TO SATISFY C.P.V.C.  
REQUIREMENTS IF SOILS ARE FOUND  
SUITABLE FOR INFILTRATION

PROPOSED 48" STORM SEWER

CONSTRUCT CATCH  
BASIN OVER EXISTING  
48" STORM SEWER

PROPOSED INLET OF STORMWATER FROM  
I-75 TO ASSIST IN ACCOMMODATING THE  
FLOW THROUGH THE SITE.

PROPOSED  
TOWER  
854 SQ.FT.  
F.F. 975.30

PROPOSED 24"  
STORM SEWER

PROPOSED CATCH BASIN  
TO RE-ROUTE DRAINAGE  
FROM I-75 R.O.W.

FIRE HYDRANT, TYP.

PROPOSED 8" PUBLIC  
WATER MAIN IN 12'  
WIDE EASEMENT.

PROPOSED GATE  
VALVE IN WELL

PROPOSED STORM  
SEWER, TYP.

FIRE HYDRANT, TYP.

PROPOSED  
BUILDING  
21,483 SQ.FT.  
F.F. 977.00

CONNECT TO EXISTING  
MANHOLE WITH PROPOSED  
STORM, TOPGOLF DETENTION  
BASIN SIZED TO HANDLE  
RUNOFF FROM PROPOSED SITE

PROPOSED STORM  
SEWER, TYP.

PROPOSED MANHOLE

CONNECT TO EX. 8"  
WATER MAIN STUB

CONNECT TO EXISTING TERMINAL  
FLUSHING CONNECTION WITH  
PROPOSED SANITARY FORCE MAIN.

#### STORMWATER DRAINAGE NOTES:

1. THE PROPOSED SITE'S STORMWATER RUNOFF IS TRIBUTARY TO THE EXISTING DETENTION POND THAT TOPGOLF CONSTRUCTED. THE DESIGN PLANS FOR TOPGOLF SHOW THAT THE DETENTION POND WAS DESIGNED TO HANDLE 4.62 ACRES OF DRAINAGE AT A 'C' VALUE OF 0.80. THIS PRODUCES AN EQUIVALENT IMPERVIOUS AREA OF 3.70.
2. THE PROPOSED DESIGN FOR THIS SITE PRODUCES 4.04 ACRES OF TRIBUTARY DRAINAGE TO THE EXISTING DETENTION POND WITH A 'C' VALUE OF 0.76. THIS PRODUCES AN EQUIVALENT IMPERVIOUS AREA OF 3.07. THE PROPOSED DRAINAGE FROM THIS SITE THAT IS TRIBUTARY TO THE EXISTING DETENTION POND IS LESS THAN WHAT WAS ORIGINALLY INCLUDED IN THE DETENTION POND SO NO ADDITIONAL DETENTION IS REQUIRED FOR THIS DEVELOPMENT.
3. ADEQUATE INFILTRATION AND/OR STORAGE/REUSE BMP'S TO BE PROVIDED TO THE MAXIMUM EXTENT POSSIBLE TO PROVIDE THE CALCULATED CPVC VOLUME FOR THE SITE. INFILTRATION TESTING PER OCWRC STORMWATER STANDARDS TO BE COMPLETED ON SITE TO CONFIRM INFILTRATION CHARACTERISTICS.

#### CITY OF AUBURN HILLS STANDARD NOTES:

1. CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS' STANDARDS.
2. NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.
3. A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW.
4. ALL CITY STREET MUST BE MAINTAINED DURING CONSTRUCTION. STREET SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEANUP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.
5. WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM; SUNDAY TO SUNDOWN; WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.
6. ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.
7. UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.
8. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS DIG 1-800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.
9. THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.
10. ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.
11. ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.
12. FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OFF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.
13. WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.
14. 3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & MCCLIMENT, INC. AT (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY R.O.W., ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.
15. PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

#### UTILITY LEGEND:

- OH-ELEC-W-O- EX. OH, ELEC. POLE & GUY WIRE  
-UG-CATV- EX. U.G. CABLE TV & PEDESTAL  
-UG-COMM- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE  
-UG-ELEC- EX. U.S. ELEC. MANHOLE, METER & HANDHOLE  
- - - - - EX. GAS LINE  
EX. GAS VALVE & GAS LINE MARKER  
EX. TRANSFORMER & IRRIGATION VALVE  
EX. WATER MAIN  
EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE  
EX. WATER VALVE BOX & SHUTOFF  
EX. SANITARY SEWER  
EX. SANITARY CLEANOUT & MANHOLE  
EX. COMBINED SEWER MANHOLE  
EX. STORM SEWER  
EX. CLEANOUT & MANHOLE  
EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN  
EX. YARD DRAIN & ROOF DRAIN  
EX. UNIDENTIFIED STRUCTURE  
PROPOSED WATER MAIN  
PROPOSED HYDRANT AND GATE VALVE  
PROPOSED TAPPING SLEEVE, VALVE & WELL  
PROPOSED POST INDICATOR VALVE  
PROPOSED SANITARY SEWER  
PROPOSED SANITARY CLEANOUT & MANHOLE  
PROPOSED STORM SEWER  
PROPOSED STORM SEWER CLEANOUT & MANHOLE  
PROPOSED CATCH BASIN, INLET & YARD DRAIN

#### UTILITY NOTES:

1. 12' WIDE PUBLIC EASEMENT SHALL BE PROVIDED FOR THE PUBLIC SECTION OF WATER MAIN ON AND OFF SITE.
2. ALL PROPOSED GRADE ELEVATIONS INDICATED ARE TOP OF PAVEMENT OR GUTTER UNLESS NOTED OTHERWISE. ADD 0.50' TO ALL PROPOSED ELEVATIONS TO OBTAIN TOP OF CURB GRADES.
3. PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN EASEMENT.
4. 5.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATER MAINS.
5. 2.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL STORM SEWER.
6. 4.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL SANITARY SEWER.
7. 18" (MINIMUM) OF VERTICAL CLEARANCE IS REQUIRED BETWEEN UTILITIES.

#### FIRE DEPARTMENT NOTES:

1. THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS SHALL BE PAINTED ACCORDING TO THE FOLLOWING:  
WHITE ON 4" MAINS  
RED ON 6" MAINS  
ORANGE ON 8" MAINS  
GREEN ON 12" MAINS  
BLUE ON 16" MAINS OR LARGER
2. NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY HYDRANT OR FIRE DEPARTMENT CONNECTION PUBLIC OR PRIVATE.
3. THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM TWENTY (20) FOOT WIDE PAVED DRIVEWAY OR STREET.
4. GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICES, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.
5. ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT EXCEEDING ONE HUNDRED (100) FEET.
6. DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.
7. A WHITE HIGH VISIBILITY STRIPE SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

PEA  
GROUP

t: 844.813.2949  
www.peagroup.com



0 15 30 60  
SCALE: 1" = 30'



CAUTION!!  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT

ORION  
CONSTRUCTION  
32 MARKET AVENUE SW STE 200  
GRAND RAPIDS, MI 49503

PROJECT TITLE

TOMMY'S BOATS-  
AUBURN HILLS  
600 GREAT LAKES CROSSING DRIVE  
AUBURN HILLS, MICHIGAN

#### REVISIONS

P.U.D. SUBMITTAL 5/30/2023

ORIGINAL ISSUE DATE:  
MAY 18, 2023

DRAWING TITLE

ENGINEERING  
SITE PLAN

PEA JOB NO. 2022-1571

P.M. JPB

DN. BMV

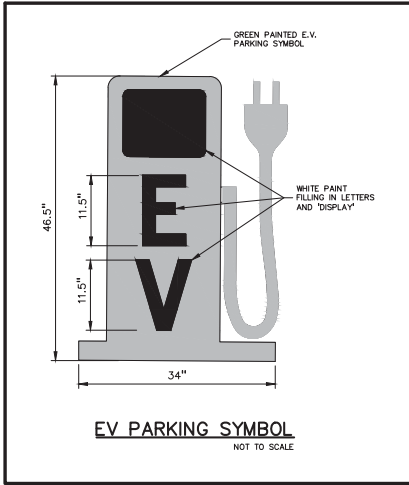
DES. LGD

DRAWING NUMBER:

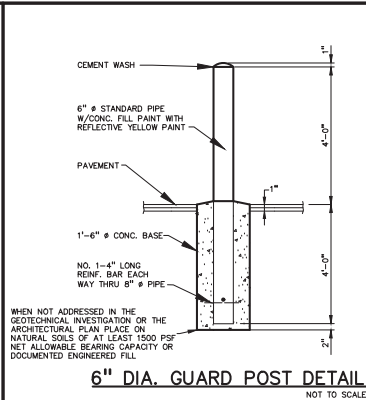
NOT FOR CONSTRUCTION  
SIDWELL # 14-04-153-005

C-5.0

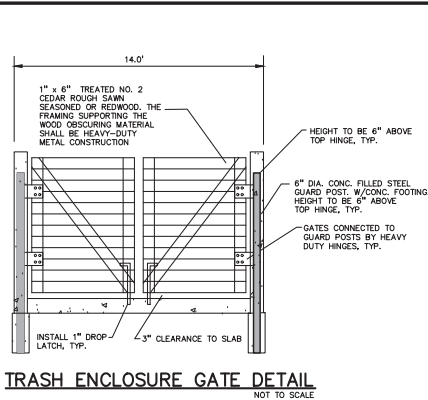




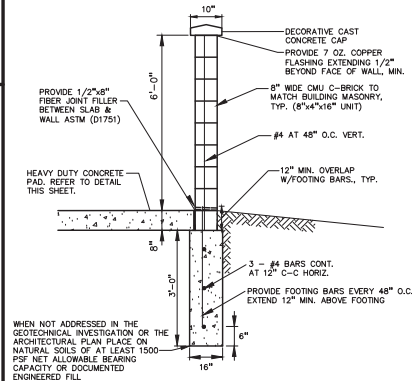
EV PARKING SYMBOL  
NOT TO SCALE



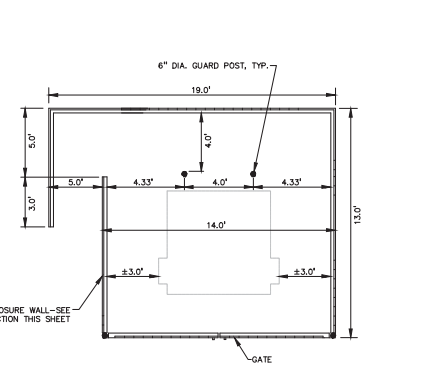
6" DIA. GUARD POST DETAIL  
NOT TO SCALE



TRASH ENCLOSURE GATE DETAIL  
NOT TO SCALE

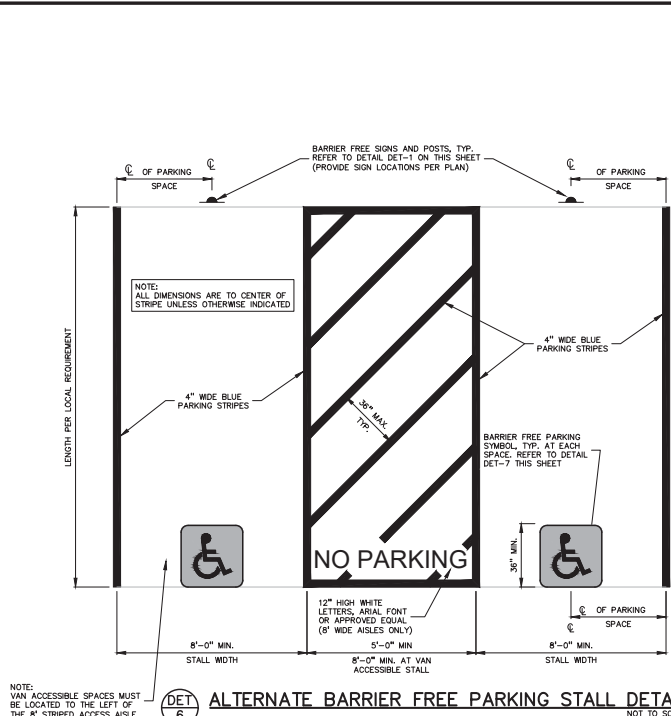


DUMPSTER ENCLOSURE WALL CROSS SECTION  
NOT TO SCALE

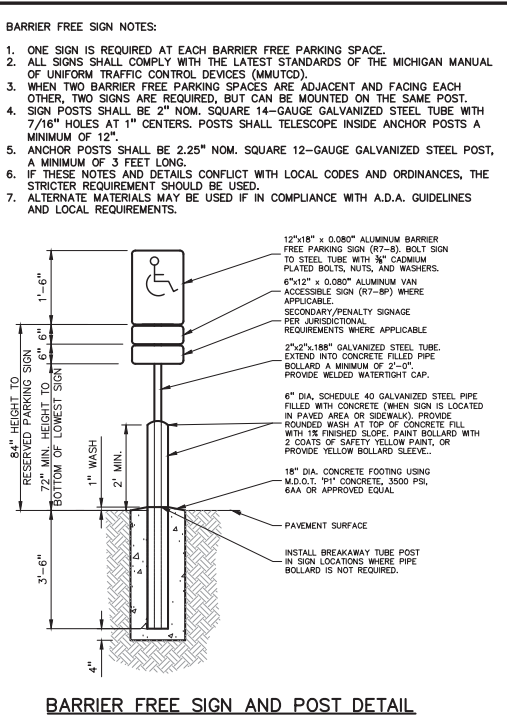


PLAN VIEW  
NOT TO SCALE

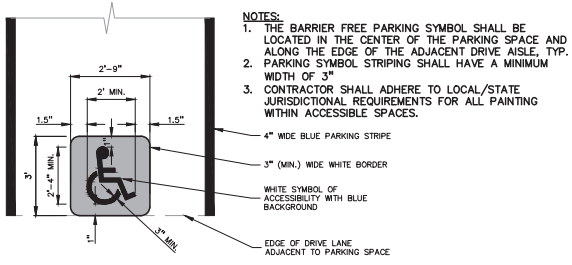
TRASH ENCLOSURE DETAILS  
NOT TO SCALE



ALTERNATE BARRIER FREE PARKING STALL DETAIL  
NOT TO SCALE



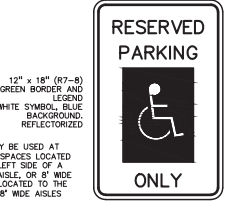
BARRIER FREE SIGN AND POST DETAIL  
NOT TO SCALE



BARRIER FREE PARKING SYMBOL DETAIL  
(INTERNATIONAL SYMBOL OF ACCESSIBILITY)  
NOT TO SCALE



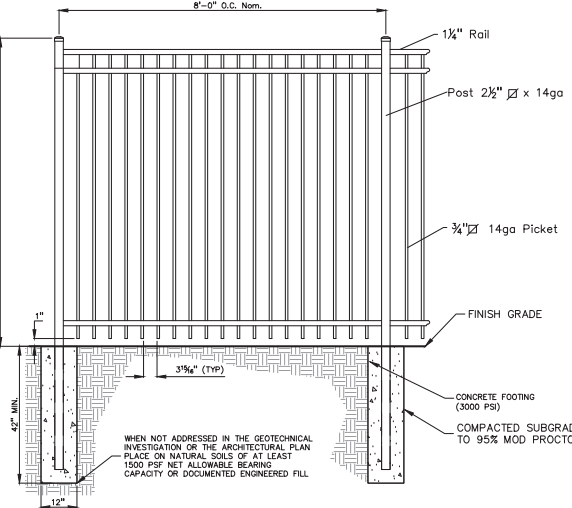
RESERVED PARKING ONLY  
NOT TO SCALE



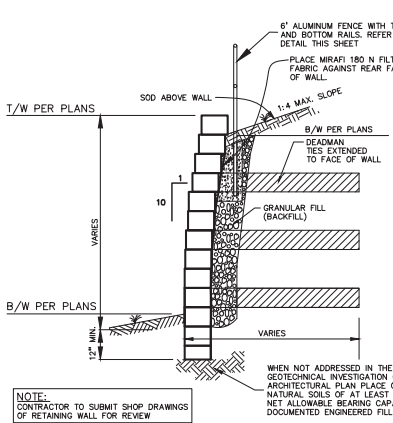
VAN ACCESSIBLE  
NOT TO SCALE



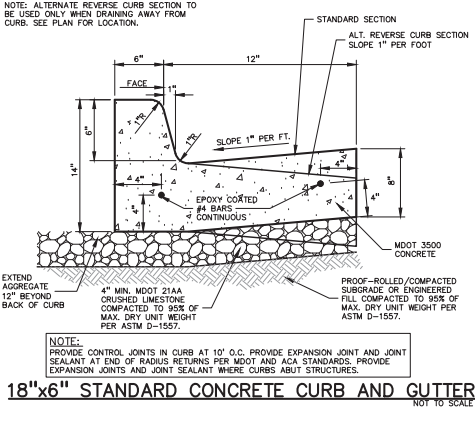
NO PARKING FIRE LANE  
NOT TO SCALE



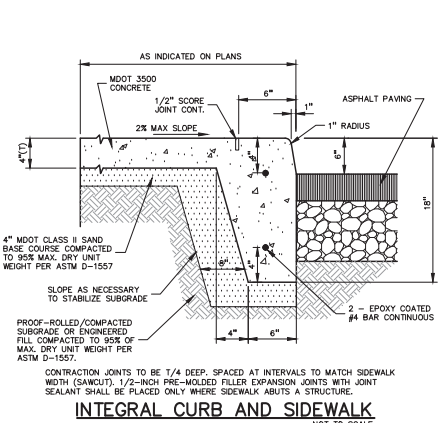
ALUMINUM FENCE DETAIL  
NOT TO SCALE



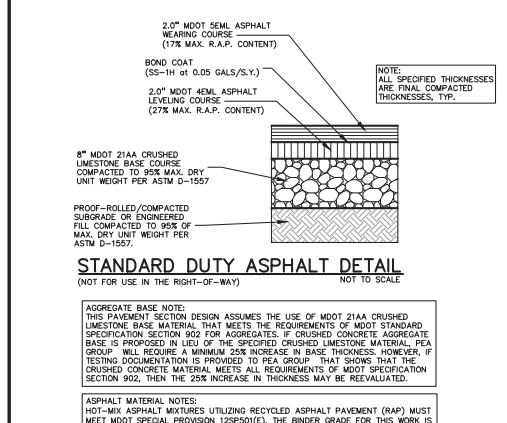
TYPICAL RETAINING WALL  
NOT TO SCALE



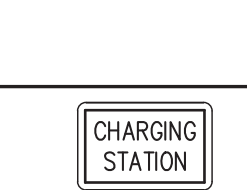
18" x 6" STANDARD CONCRETE CURB AND GUTTER  
NOT TO SCALE



INTEGRAL CURB AND SIDEWALK  
NOT TO SCALE



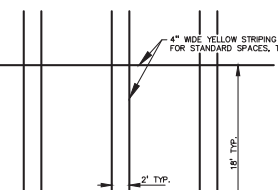
STANDARD DUTY ASPHALT DETAIL  
(NOT FOR USE IN THE RIGHT-OF-WAY)  
NOT TO SCALE



ELECTRIC VEHICLE AUXILIARY SIGN DETAIL  
NOT TO SCALE



ELECTRIC VEHICLE PARKING SIGN DETAIL  
NOT TO SCALE



DOUBLE STRIPING DETAIL  
NOT TO SCALE

NOT FOR CONSTRUCTION  
SIDWELL # 14-04-153-005

**PEA GROUP**  
t: 844.813.2949  
www.peagroup.com

**ORION CONSTRUCTION**  
32 MARKET AVENUE SW STE 200  
GRAND RAPIDS, MI 49503

**PROJECT TITLE**  
**TOMMY'S BOATS-AUBURN HILLS**  
600 GREAT LAKES CROSSING DRIVE  
AUBURN HILLS, MICHIGAN

**REVISIONS**

NO.	DESCRIPTION	DATE
1	P.U.D. SUBMITTAL	5/30/2023

**ORIGINAL ISSUE DATE:**  
MAY 18, 2023

**DRAWING TITLE**  
**NOTES AND DETAILS**

**PEA JOB NO.** 2022-1571  
**P.M.** JPB  
**DN.** BMV  
**DES.** LGD

**DRAWING NUMBER:**  
**C-9.0**



Submitted by Michigan Lighting Systems West

Job Name:

Tommy's Boats - Tommy's Boats

Contractor:

Highpoint Electric (Belmont)

Distributor:

Graybar Electric/GR (Grand Rapids)

Catalog Number:

LL-SLW-050WD-40K-T3-UNV-G2-BRN

Type:

WP1

Notes:

MS 522-108613

LinmoreLED

ULTRA PERFORMANCE LIGHTING

PROJECT NAME

DATE


CAT NUMBER

NOTES

SPEC SHEET

Site Lighter Wall Pack (SLW)

OUTDOOR LED WALL PACK



UL

FC

NS

DLC

Ready

KEY FEATURES

• 4,500 to 12,000 lumens

• Up to 180 LPW

• Expected L70 >150,000 hours

• Quick & simple installation

• Wet-location (IP65) rated

• FCC CFR 47 Part 15

• Quick Ship available\*

Architectural Design

Unlike most other wall packs on the market, the SLW design matches the SLV area fixture, giving customers a uniform look throughout.

Superior Thermal Dissipation

Extruded aluminum body is exceptional at moving thermal energy. Plus, the aesthetics are modern and attractive.

Controls and Sensors

Linmore LED Driver with 0-10V dimming. Plus motion and dimming sensors, photocell and wireless controls available.

10 YEAR WARRANTY

Submitted On: Feb 11, 2022

1/6

Index Page

Submitted by Michigan Lighting Systems West

Job Name:

Tommy's Boats - Tommy's Boats

Contractor:

Highpoint Electric (Belmont)

Distributor:

Graybar Electric/GR (Grand Rapids)

Catalog Number:

LL-SLW-050WD-40K-T3-UNV-G2-BRN

Type:

WP1

Notes:

MS 522-108613

TECHNICAL SPECS

MODEL	LUMEN OUTPUT	EFFICACY	WATTS	PART NUMBER
SM	4,503	180	25	LL-SLW-025WD-50K-T3-UNV-G2
SM	8,762	175	50	LL-SLW-050WD-50K-T3-UNV-G2
SM	12,340	165	75	LL-SLW-075WD-50K-T3-UNV-G2

Typical lumen output (CCT 3000K @ 100% dim) under 100% ambient temperature at 3000K.

Lumen Multipliers

Allows to calculate the actual lumen output for your application. Apply each multiplier to the lumens of the shaded table.

Example: How to calculate the actual lumen output of the 4,500 lumens at 3000K.

1) Find the lumens from the shaded column (4,500) of the corresponding multiplier.

2) Multiply the lumens by the multiplier.

CCT	Multiplier
3000	1.000
4000	1.000
3500	0.980
2200	0.780

Typical lumen output (CCT 3000K @ 100% dim) under 100% ambient temperature at 3000K.

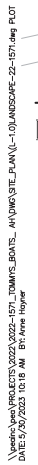
BUG RATING

B1-U0-G1

ORDERING

MODEL	WATTAGE	CCT	LENS	VOLTAGE	GENERATION	HOUSING COLOR	OPTIONS
LL-SLW	25W	2200K	T3	UNV	G2	BRN	PC Photocell, button, motion, or dimmer, 12V
LL-SLW	50W	3500K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	75W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	100W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	150W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	200W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	250W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	300W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	350W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	400W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	450W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	500W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	550W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	600W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	650W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	700W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	750W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	800W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	850W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	900W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	950W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1000W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1050W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1100W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1150W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1200W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1250W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1300W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1350W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1400W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1450W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1500W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1550W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1600W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1650W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1700W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1750W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1800W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1850W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1900W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	1950W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2000W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2050W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2100W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2150W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2200W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2250W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2300W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2350W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2400W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2450W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2500W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2550W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2600W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2650W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2700W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2750W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2800W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2850W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2900W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	2950W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3000W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3050W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3100W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3150W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3200W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3250W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3300W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3350W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3400W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3450W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3500W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3550W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3600W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3650W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3700W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3750W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3800W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3850W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3900W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	3950W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4000W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4050W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4100W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4150W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4200W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4250W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4300W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4350W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4400W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4450W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4500W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4550W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4600W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4650W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4700W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4750W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4800W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4850W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4900W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	4950W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5000W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5050W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5100W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5150W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5200W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5250W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5300W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5350W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5400W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5450W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5500W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5550W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5600W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5650W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5700W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5750W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5800W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5850W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5900W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	5950W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	6000W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	6050W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	6100W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	6150W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	6200W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	6250W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	6300W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	6350W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	6400W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW	6450W	4000K	T3	UNV	G2	BRN	SSP 25A Surge Suppressor, 120-277V
LL-SLW							












Trees to be removed indicated with a strikethrough. See sheet C-2.0 for topographic, wetland, and tree survey.

TREE REPLACEMENT TABLE			
Previous Mass Grading			
75 regulated trees to be replaced (quantity provided by city)			
Current Surveyed (see sheet C-2.0)			
Description	Surveyed Trees	Removed	Replacement Trees
Trees on adjacent property	15	0	0
Non-regulated trees	4	2	0
Landmark Trees (24")	0	0	0
Regulated Trees	0	0	0
Totals	19	2	

**KEY:**

-  = SITE AREA LANDSCAPE TREES
-  = FRONTAGE TREES
-  = PARKING INTERIOR TREES
-  = IRRIGATED SEED LAWN
-  = NON-IRRIGATED SEED/RESTORE LAWN, USE EROSION MAT ON SLOPES
-  = RIVER ROCK OVER WEED FABRIC. SEE DETAIL SHEET L-1.1
-  = EXISTING TREE/TAG TO REMAIN WITH TREE PROTECTION FENCING

**ALL PARKING AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM.**

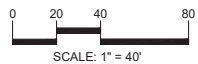
**IF EVERGREEN TREES ARE IN MULCHED BEDS, PROVIDE SEPARATE ZONE FOR LAWN, AVOID OVERHEAD SPRAY.**

EVERGREEN TREE PLANT LIST:							
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	SPECIES %	GENUS %
7	AC8	Concolor Fir	<i>Abies concolor</i>	8' HT.	B&B	8%	8%
10	PG8	White Spruce	<i>Picea glauca</i>	8' HT.	B&B	11%	11%
6	PN8	Austrian Pine	<i>Pinus nigra</i>	8' HT.	B&B	7%	18%
11	PS8	Eastern White Pine	<i>Pinus strobus</i>	8' HT.	B&B	12%	
34	TOTAL EVERGREEN TREES						
92	TOTAL TREES						

GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTRACTOR LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PORTION OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS D.C. 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNEXPECTED JOB CONDITIONS TO OWNER REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1, GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR TREES WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
17. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
18. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
19. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES, SHIFT TREES AS NECESSARY TYP.

**PEA**  
**GROUP**  
t: 844.813.2949  
[www.peagroup.com](http://www.peagroup.com)



**CAUTION!!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT

**ORION  
CONSTRUCTION**  
32 MARKET AVENUE SW STE 200  
GRAND RAPIDS, MI 49503

PROJECT TITLE

**TOMMY'S BOATS-**  
**AUBURN HILLS**  
600 GREAT LAKES CROSSING DRIVE  
AUBURN HILLS, MICHIGAN

REVISIONS	
P.U.D. SUBMITTAL	5/30/2023

ORIGINAL ISSUE DATE:  
MAY 18, 2023

DRAWING TITLE

DRAWING TITLE

DRAWING TITLE

## PRELIN

LANDS

PI

---

PEA JOB NO. \_\_\_\_\_

---

DN. \_\_\_\_\_

DES.

DRAWING NUMBER

1.

L





**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT  
**ORION  
CONSTRUCTION**  
32 MARKET AVENUE, SW STE 200  
GRAND RAPIDS, MI 49503

PROJECT TITLE  
**TOMMY'S BOATS-  
AUBURN HILLS**  
600 GREAT LAKES CROSSING DRIVE  
AUBURN HILLS, MICHIGAN

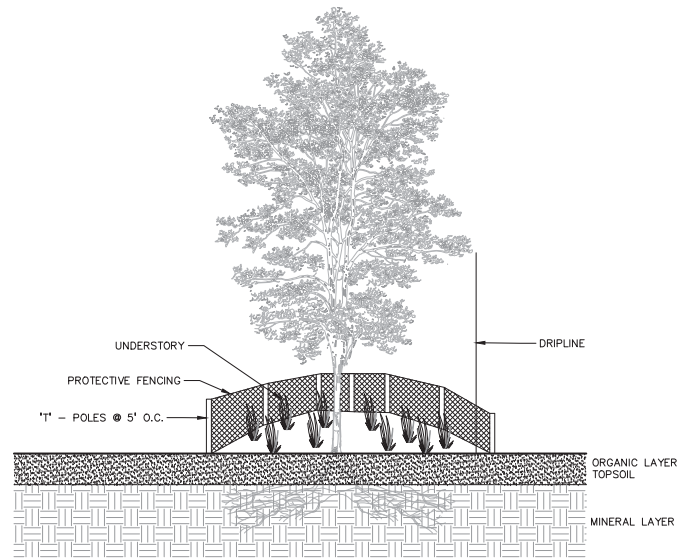
REVISIONS	
P.U.D. SUBMITTAL	5/30/2023

ORIGINAL ISSUE DATE:  
MAY 18, 2023

DRAWING TITLE  
**LANDSCAPE  
DETAILS**

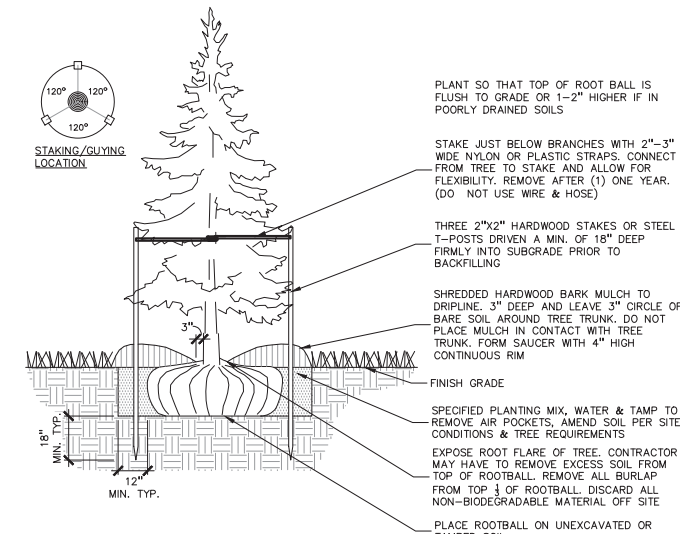
PEA JOB NO.	2022-1571
P.M.	JPB
DN.	BMV
DES.	LGD

DRAWING NUMBER:



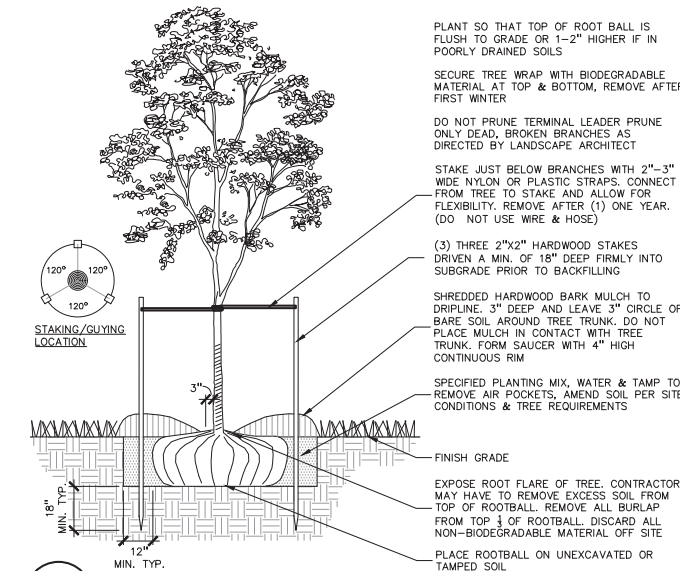
3 TREE PROTECTION DETAIL

SCALE: 1" = 3'-0"



2 EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 3'-0"



1 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 3'-0"

PER CITY OF AUBURN HILLS:

- IDENTIFY ON SITE ALL TREES OR AREAS OF TREES WHICH ARE BEING PROPOSED TO BE PRESERVED WITH FLUORESCENT ORANGE SPRAY PAINT (CHALK BASE) OR BY RED FLAGGING TAPE.
- ERECT BARRIERS OF FOUR (4) FOOT HIGH FENCING STAKED WITH METAL "T-POSTS" FIVE (5) FEET ON CENTER OF ALL SUCH TREES OR GROUPS OF TREES PROPOSED TO REMAIN.
- PROTECTIVE BARRIERS ARE TO BE ERECTED PRIOR TO ANY CLEARING OR GRUBBING ON THE SITE, AND BARRIERS ARE TO REMAIN IN TACT UNTIL APPROVED BY THE CITY TO BE REMOVED, OR WHEN A CERTIFICATE OF OCCUPANCY IS ISSUED.
- KEEP CLEAR ALL DEBRIS OR FILL, EQUIPMENT, AND MATERIAL FROM WITHIN THE REQUIRED PROTECTIVE BARRIER.
- DURING CONSTRUCTION, THE OWNER, DEVELOPER, OR AGENT SHALL NOT CAUSE OR PERMIT ANY ACTIVITY WITHIN THE FENCE LINE OF ANY PROTECTED TREE OR GROUP OF TREES INCLUDING, BUT NOT LIMITED TO, THE STORAGE OF EQUIPMENT, DUMPSTERS, BOULDERS, DIRT, AND EXCAVATED MATERIAL, BUILDING OR WASTE MATERIAL, OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE.
- NO DAMAGING ATTACHMENT, WIRES (OTHER THAN CABLE WIRES FOR TREES), SIGNS, OR PERMITS MAY BE FASTENED TO ANY TREE PROTECTED BY THIS ORDINANCE.

6 AUBURN HILLS TREE PROTECTION NOTE

NOT TO SCALE

PER CITY OF AUBURN HILLS:  
SECTION 138-12.109 MAINTENANCE:

- THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING AS FOLLOWS:
- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
  - PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVED DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
  - ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST, FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.
  - THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL, UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO OR REMOVAL OF PLAN MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 138-12.109 WILL PLACE THE PARCEL IN NON CONFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THIS ORDINANCE.
  - IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

5 AUBURN HILLS MAINTENANCE NOTES

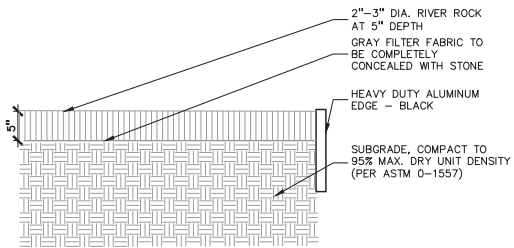
SCALE: 1" = 1'-0"

PER CITY OF AUBURN HILLS:

- ALL INSTALLED TREES ARE TO HAVE A STRAIGHT TRUNK.
- ALL INSTALLED TREES ARE TO BE NORTHERN GROWN.
- ALL INSTALLED TREES ARE TO BE STATE DEPARTMENT OF AGRICULTURE NURSERY GRADE NO. 1 OR BETTER.
- ALL REPLACEMENT TREES ARE CONSIDERED PROTECTED REGARDLESS OF SIZE.
- ALL TREES SHALL BE GUARANTEED FOR A MINIMUM OF TWO YEARS.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM.
- IF EVERGREEN TREES ARE IN MULCHED BEDS, PROVIDE SEPARATE ZONE FROM LAWN, AVOID OVERHEAD SPRAY.

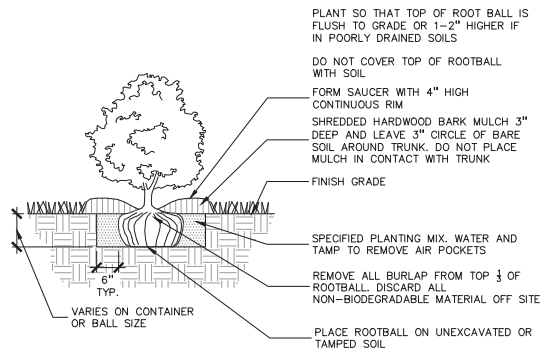
9 AUBURN HILLS LANDSCAPE NOTES

SCALE: 1" = 1'-0"



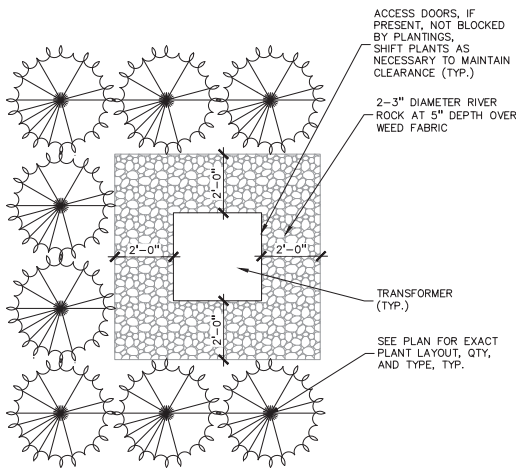
8 RIVER ROCK EDGE DETAIL

SCALE: 1 1/2" = 1'-0"



4 SHRUB PLANTING DETAIL

SCALE: 1" = 2'-0"



10 TRANSFORMER SCREENING DETAIL- ACCESS REFERENCE ONLY

SCALE: 1" = 3'-0"

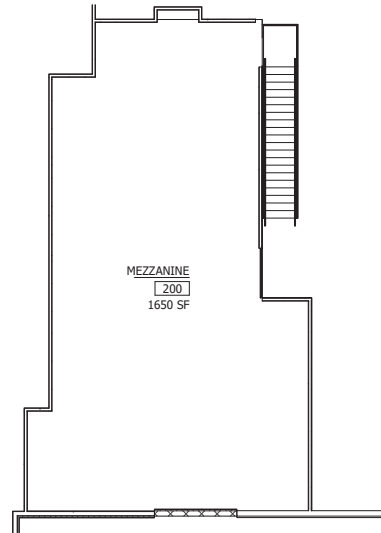
7 ALUMINUM EDGE DETAIL

SCALE: 1/2" = 1'-0"

\\pea\shared\projects\2022\2022-1571 TOMMY'S BOATS - AUBURN HILLS\LANDSCAPE-DETAILS-2022-1571.dwg  
PLOT DATE: 5/25/2023 10:20 AM By: Anna Hoyer

**NOT FOR CONSTRUCTION**  
SIDWELL # 14-04-153-005

**L-1.1**



MEZZANINE FLOOR PLAN  
SCALE: 3/32" = 1'-0"

## BUILDING CODE DATA

### BUILDING CODES:

MICHIGAN BUILDING CODE 2015 (MBC)  
MICHIGAN PLUMBING CODE 2018 (MPC)  
MICHIGAN MECHANICAL CODE 2015 (MMC)  
MICHIGAN ELECTRICAL CODE (MEC)  
(BASED ON THE 2017 NATIONAL ELECTRICAL CODE)  
2015 MICHIGAN ENERGY CODE (IECC)  
(BASED ON THE IECC 2015 & ASHRAE 90.1, 2013)  
MICHIGAN BARRIER FREE / 2010 ADA STANDARDS  
2018 NFPA 101

### CODE SUMMARY

NEW CONSTRUCTION - BOAT SALES AND SERVICE FACILITY: 21,483 SF  
NEW CONSTRUCTION - BOAT DISPLAY TOWER: 854 SF

### CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE:

MBC: GROUP (M) MERCANTILE; ACCESSORY GROUPS (B) BUSINESS AND (S-1) STORAGE

### CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS:

(MBC TABLE 504.3) BUILDING HEIGHT: 25'-6" (75' ALLOWABLE)  
(MBC TABLE 504.4) NUMBER OF STORIES: 1 (3 ALLOWABLE)  
(MBC TABLE 506.2) BUILDING AREA: 21,483 SF (50,000 ALLOWABLE)

### CHAPTER 6 TYPES OF CONSTRUCTION:

TYPE: IIB

#### TABLE 601 - BUILDING ELEMENTS (RATING IN HRS)

STRUCTURAL FRAME	0
EXT BEARING WALLS	0
INT BEARING WALLS	0
EXT NON-BEARING WALLS	0
INT NON-BEARING WALLS	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

### CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

#### SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

THIS STRUCTURE IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM

### CHAPTER 10 MEANS OF EGRESS:

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT  
OCCUPANT LOAD

#### LEVEL 1:

MERCANTILE (60 GROSS)	=7,853 SF	= 131 OCC
REPAIR GARAGE (200 GROSS)	=10,573 SF	= 53 OCC
BUSINESS (100 GROSS)	= 989 SF	= 10 OCC
STORAGE/MECH. (300 GR)	= 820 SF	= 3 OCC

#### MEZZANINE:

STORAGE (300 GROSS)	= 1,665 SF	= 6 OCC
---------------------	------------	---------

TOTAL OCCUPANTS = 203 OCC

### SECTION 1005.3.2 OTHER EGRESS COMPONENTS.

THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.15 INCH PER OCCUPANT.

EXIT DOOR WIDTH REQUIRED: 203(0.15) = 30.45"

NUMBER OF EXITS REQUIRED: 2

EXIT DOOR WIDTH PROVIDED: 195"

NUMBER OF EXITS PROVIDED: 5

MAXIMUM LENGTH OF TRAVEL ALLOWED FOR USE GROUP (M) WITH SPRINKLER

SYSTEM: 250'

COMMON PATH OF EGRESS TRAVEL FOR USE GROUP (M) WITH SPRINKLER

SYSTEM: 75'

DOOR HARDWARE (MBC 1010.1.9.1 & 2010 ADA STANDARDS)

DOOR HANDLES, PULLS, LATCHES, LOCKS & OTHER OPERATING DEVICES

ON DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT

GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND THE FORCE

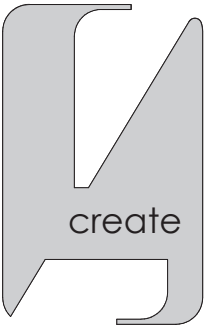
REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

## PLUMBING CALCULATIONS

### PLUMBING FIXTURE CALCULATIONS (MPC TABLE 403.1):

PLUMBING OCCUPANCY LOAD = 203 OCC

FIXTURE	WATER CLOSETS	LAVATORIES	D.F.	SS
RATIO REQ'D	1/500	1/750	1/1,000	1
FIXTURES REQ'D	2	2	1	1
FIXTURES PROVIDED	4	4	2	1



CREATE 3 ARCHITECTURE  
100 GRANDVILLE SW  
SUITE 200  
GRAND RAPIDS, MI 49503

www.create3architecture.com

NOT FOR  
CONSTRUCTION

COPYRIGHT  
CREATE 3, PLLC 2023

SEAL

CONSULTANT INFO

DESCRIPTION	DATE
Site Plan Review	5-17-23
Site Plan Resubmittal	5-24-23
Site Plan Resubmittal	6-13-23

Tommy's Boats -  
Auburn Hills

600 Great Lakes Crossing Drive  
Auburn Hills, MI 48326

PROJECT

23-0205

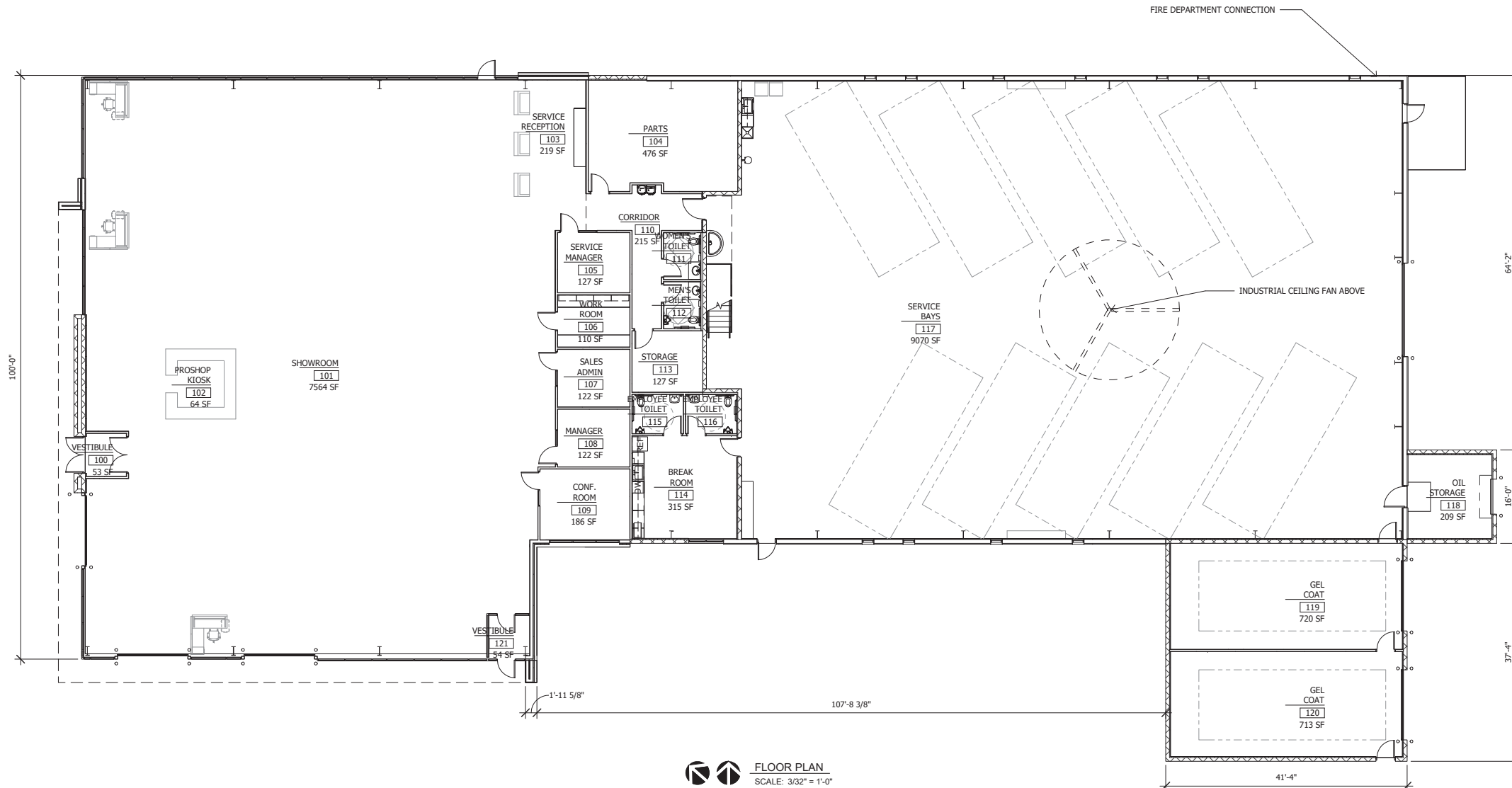
PROJ. #

Floor Plan

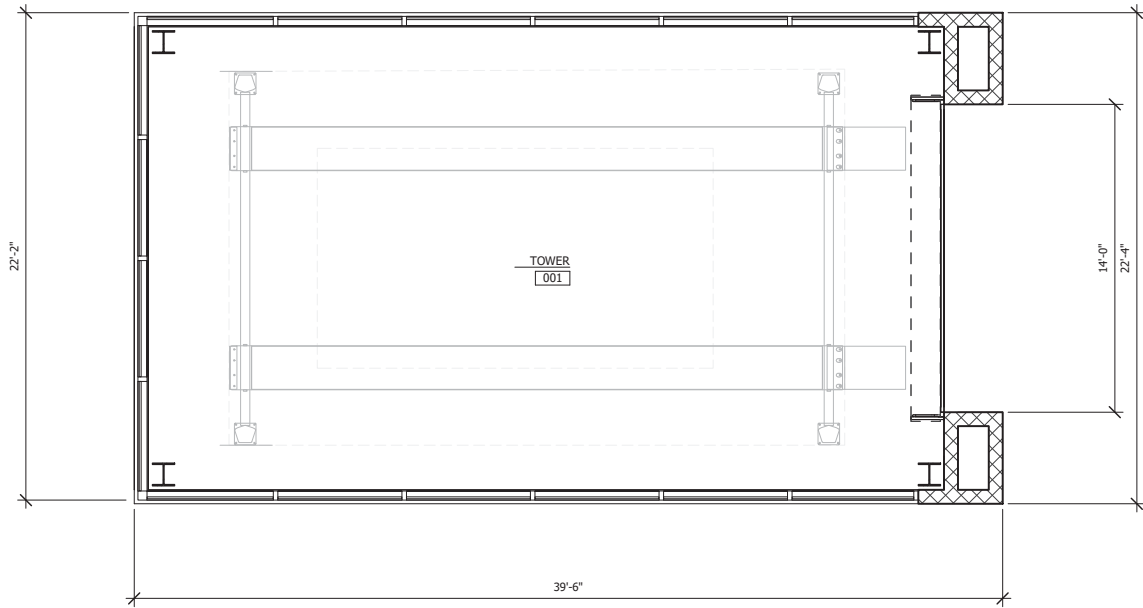
SHEET

A1

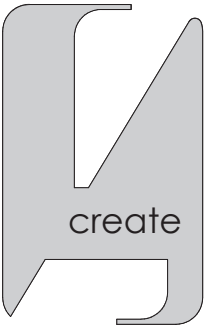
NUMBER



FLOOR PLAN  
SCALE: 3/32" = 1'-0"



TOWER FLOOR PLAN  
SCALE: 1/4" = 1'-0"



CREATE 3 ARCHITECTURE  
100 GRANDVILLE SW  
SUITE 200  
GRAND RAPIDS, MI 49503

www.create3architecture.com

SEAL

NOT FOR CONSTRUCTION

COPYRIGHT  
CREATE 3, PLLC 2023

CONSULTANT INFO

DESCRIPTION	DATE
Site Plan Review	5-17-23
Site Plan Resubmittal	5-24-23
Site Plan Resubmittal	6-13-23

PROJECT

Tommy's Boats - Auburn Hills

600 Great Lakes Crossing Drive  
Auburn Hills, MI 48326

PROJ. #

23-0205

SHEET

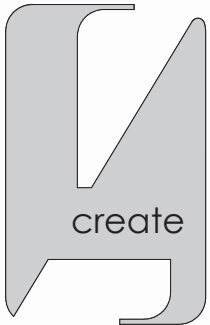
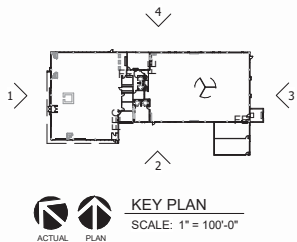
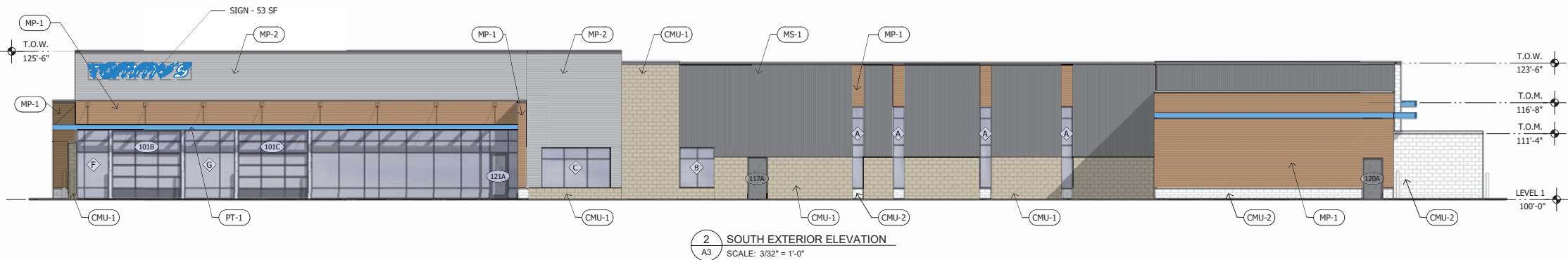
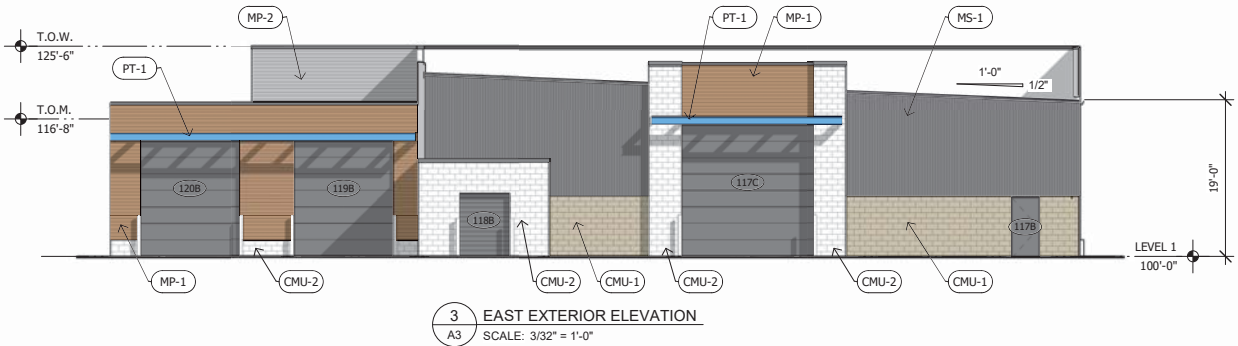
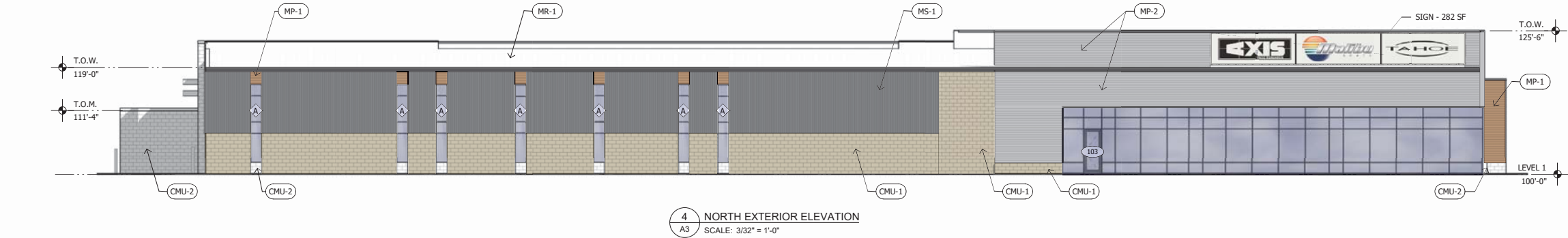
Tower Floor Plan

NUMBER

A2

SIGNAGE CALCULATIONS
AUBURN HILLS ZONING ORDINANCE SECTION 1811, SIGNS: SECTION 3D, ITEM e-2
SIGNAGE CALCULATIONS
ALLOWABLE SIGNAGE AREA: TOTAL SIGN AREA NOT EXCEEDING EIGHT (8) SQUARE FEET FOR EACH TEN (10) FEET OR FRACTION THEREOF OF LOT FRONTAGE, OR EIGHTY (80) SQUARE FEET PER NET ACRE FOR SITES LARGER THAN ONE (1) ACRE, WHICHEVER IS GREATER.
TOTAL SITE ACRAGE: 4.89 ACRES LOT FRONTAGE: 1,342 LF (GREAT LAKES CROSSING DRIVE AND I-75) (1,342 LF/10 FT) x 8 SF = 1,073 SF ALLOWABLE SIGNAGE AREA
OR
80 SF/ACRE X 4.89 ACRE = 391 SF ALLOWABLE AREA.
ITEM e-3: SIGNS IN NO CASE MAY EXCEED ONE HUNDRED AND FIFTY (150) SQUARE FEET PER SIGN
PROPOSED SIGNS = BUILDING: 39 SF + 53 SF + 282 SF = 374 TOWER: 16 SF + 16 SF + 53 SF = 85 SF TOTAL: 459 SF

EXTERIOR MATERIAL SCHEDULE					
MARK	MATERIAL	LOCATION	MANUFACTURER	PRODUCT / COLOR / FINISH	REMARKS
BM-1	BREAK METAL	ON HSS6x6 EA. SIDE OF OHV DOOR		COLOR TO MATCH STOREFRONT FRAME	
CMU-1	CONCRETE MASONRY UNIT - BEIGE	SEE ELEVATIONS	MICHIGAN CERTIFIED CONCRETE PRODUCTS INC.	SAHARA LS	
CMU-2	CONCRETE MASONRY UNIT - WHITE	SEE ELEVATIONS	MICHIGAN CERTIFIED CONCRETE PRODUCTS INC.	ULTRA WHITE LS	
MC-1	PREFINISHED METAL COPING w/ CONT. CLEAT	SEE ELEVATIONS		COLOR: PVDF/KYNAR - CHARCOAL GRAY	
MP-1	HORIZONTAL METAL PANEL - BROWN	SEE ELEVATIONS	VESTA	5" STEEL SIDING - 482 GILDED GRAIN	
MP-2	HORIZONTAL METAL PANEL - SILVER	SEE ELEVATIONS	VESTA	5" STEEL SIDING - 462 SILVER LINING	
MR-1	METAL ROOF	SEE ELEVATIONS	NUCOR	CFR STANDING SEAM ROOF SYSTEM COLOR: STANDARD GAVLLUM	BY PEMB CONTRACTOR
MS-1	METAL SIDING - CHARCOAL	SEE ELEVATIONS	NUCOR	REVERSE CLASSIC (VERTICAL) COLOR: PVDF - CHARCOAL	BY PEMB CONTRACTOR
PT-1	PAINT - BLUE	STEEL CANOPY, BOLLARDS		COLOR: HAWAIIAN BLUE	
PT-2	PAINT - CHARCOAL	H.M. DOOR & FRAME; CANOPY SUPPORT		COLOR: CHARCOAL	



CREATE 3 ARCHITECTURE  
100 GRANDVILLE SW  
SUITE 200  
GRAND RAPIDS, MI 49503

www.create3architecture.com

NOT FOR  
CONSTRUCTION

COPYRIGHT  
CREATE 3, PLLC 2023

DESCRIPTION	DATE
Site Plan Review	5-17-23
Site Plan Resubmittal	5-24-23
Site Plan Resubmittal	6-13-23

Tommy's Boats -  
Auburn Hills

600 Great Lakes Crossing Drive  
Auburn Hills, MI 48326

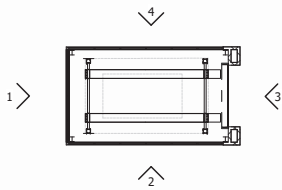
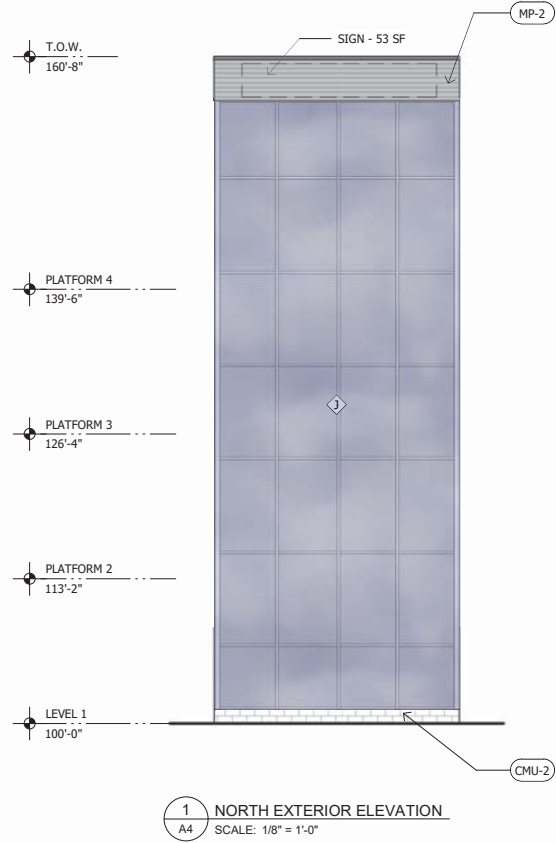
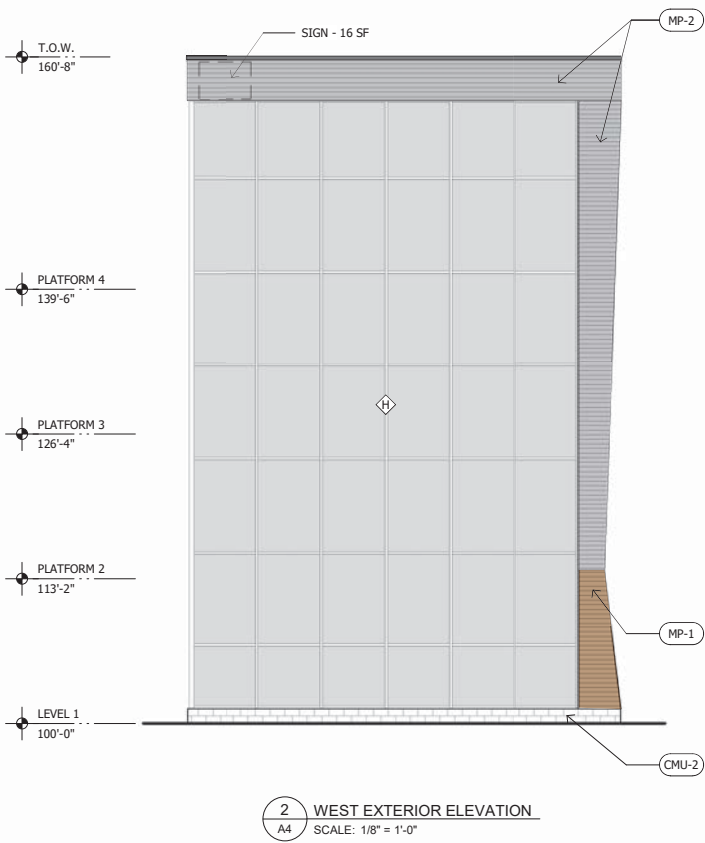
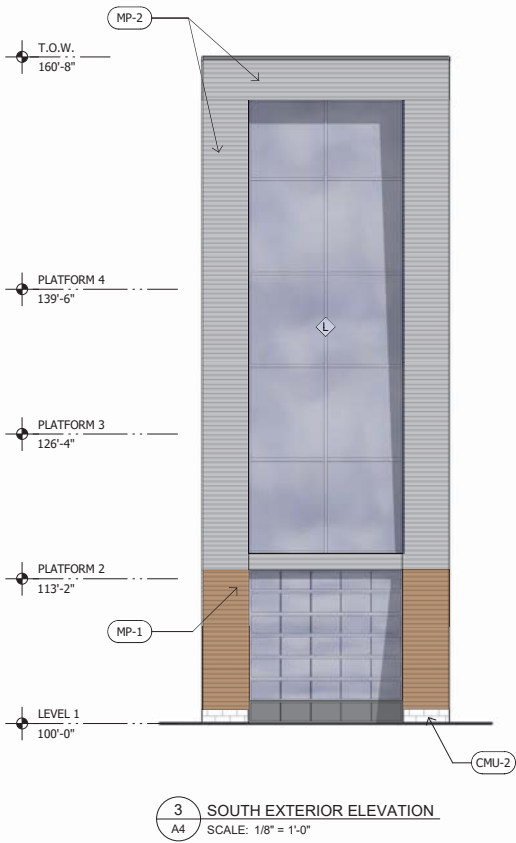
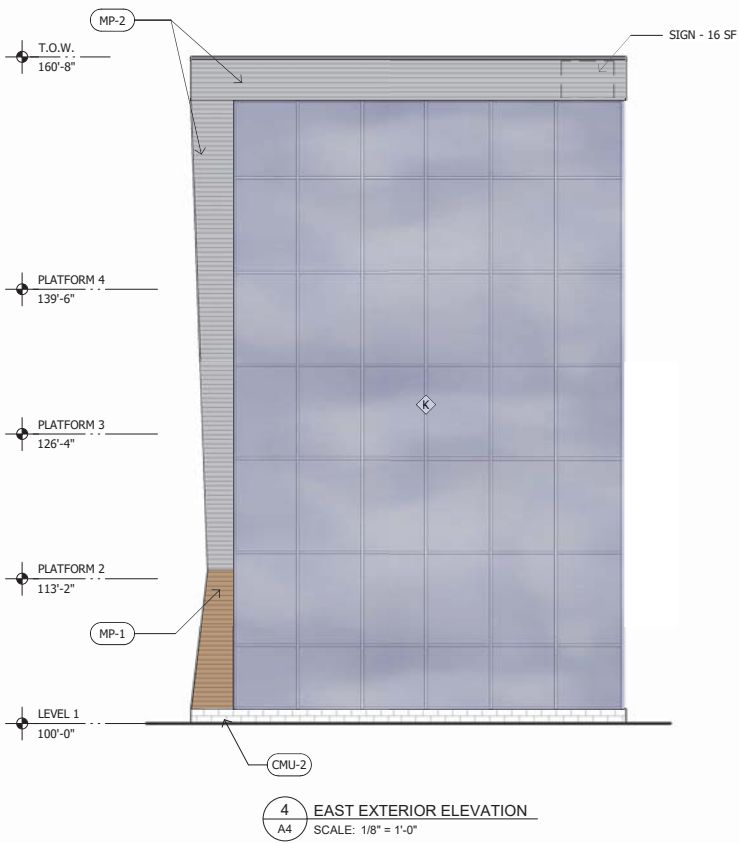
23-0205

Exterior Elevations

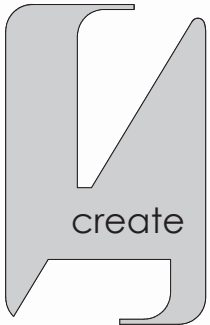
A3



EXTERIOR MATERIAL SCHEDULE					
MARK	MATERIAL	LOCATION	MANUFACTURER	PRODUCT / COLOR / FINISH	REMARKS
CMU-2	CONCRETE MASONRY UNIT - WHITE	SEE ELEVATION S	MICHIGAN CERTIFIED CONCRETE PRODUCTS INC.	ULTRA WHITE LS	
MP-1	HORIZONTAL METAL PANEL - BROWN	SEE ELEVATION S	VESTA	5" STEEL SIDING - 482 GILDED GRAIN	
MP-2	HORIZONTAL METAL PANEL - SILVER	SEE ELEVATION S	VESTA	5" STEEL SIDING - 462 SILVER LINING	



**KEY PLAN**  
SCALE: 1" = 20'-0"



CREATE 3 ARCHITECTURE  
100 GRANDVILLE SW  
SUITE 200  
GRAND RAPIDS, MI 49503

www.create3architecture.com

NOT FOR  
CONSTRUCTION

COPYRIGHT  
CREATE 3, PLLC 2023

CONSULTANT INFO	

DESCRIPTION	DATE
Site Plan Review	5-17-23
Site Plan Resubmittal	5-24-23
Site Plan Resubmittal	6-13-23

**Tommy's Boats -  
Auburn Hills**

600 Great Lakes Crossing Drive  
Auburn Hills, MI 48326

23-0205

Tower Exterior  
Elevations

**A4**







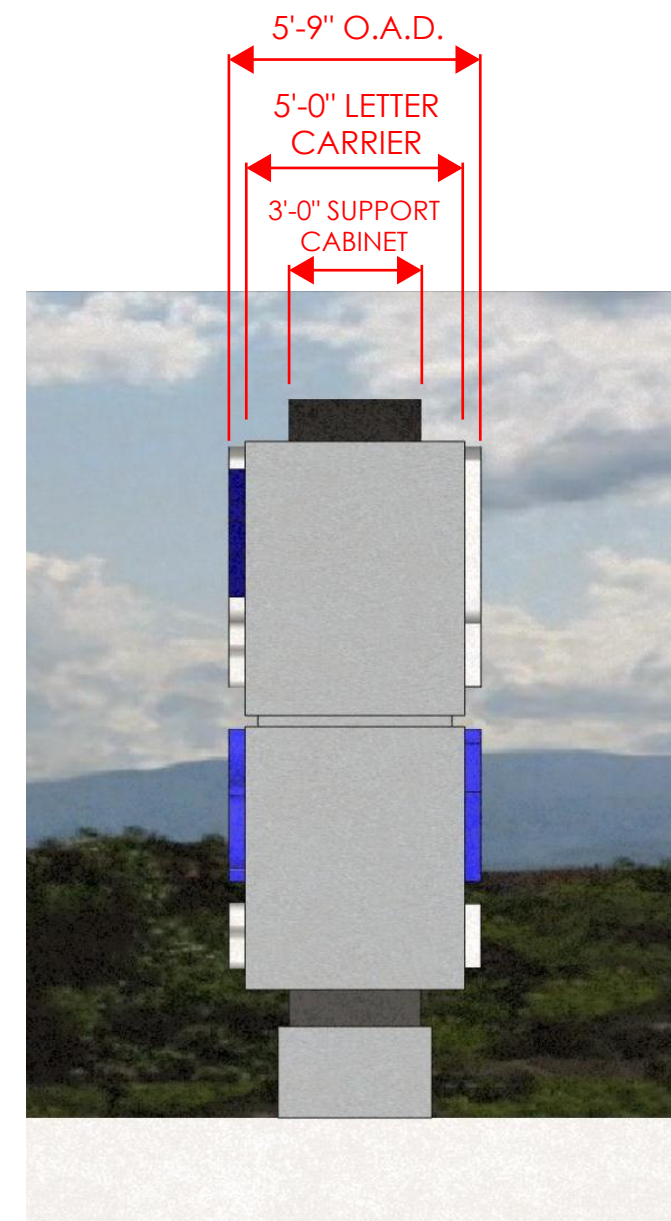
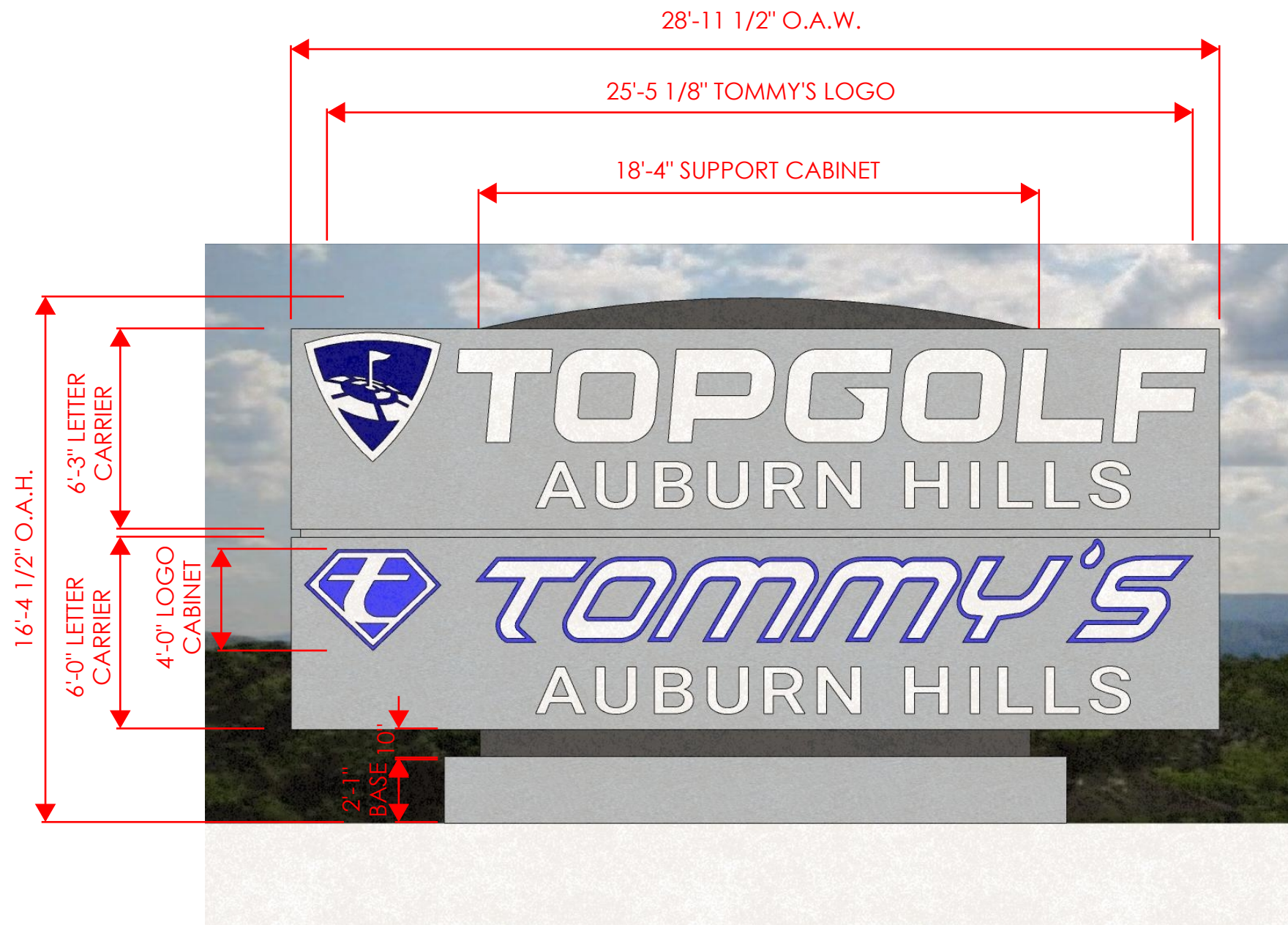
















# TOMMY'S BOATS

0 20 40 80  
1 inch = 40 ft.



Auburn Hills, MI | May 2023

PEA GROUP  
7927 Nemco Way, Ste 115  
Brighton, MI 48116  
t: 517.546-8583  
f: 517.546.8973  
www.peagroup.com





## CHECK LIST

### PROJECT NAME

TOMMY's BOATS
---------------

(Check all that apply)

SITE PLAN

SPECIAL LAND USE

✓ TREE REMOVAL PERMIT

REZONING

✓ PUD

The following items have not been included in your packet of information since they are either common non-controversial items or the recommendations have been noted in the project's cover letter.

Public Notice

Fire Department Approval Letter

Police Department Approval Letter

Woodland Consultant Approval Letter (N/A)

Citizen's Participation Letter and Report (N/A)

However, if you wish to see a copy of the above documents, they are on file in the Community Development Department.



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JUNE 19, 2023

AGENDA ITEM NO 9D

COMMUNITY DEVELOPMENT

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development; Shawn Keenan, AICP, City Planner  
**Submitted:** June 1, 2023  
**Subject:** Motion – Accepting the Fourth Quarter 2022 Monitoring Network Review Summary and the 2022 Annual Monitoring Network Review Summary of the Oakland Heights Development Landfill Reports.

## INTRODUCTION AND HISTORY

Attached are the Fourth-Quarter 2022 Monitoring Network Review Summary and the 2022 Annual Monitoring Network Review Summary prepared by Environmental Consulting Solutions (ECS) for the Oakland Heights Development Landfill. The monitoring network at the landfill appears to be adequate for detecting potential releases to the environment.

## STATUS OF PREVIOUS ACTION ITEMS

No previous items were reported.

## NEW ACTION ITEMS

1. The exceedances of the average daily flow rate noted in Cell F during the fourth quarter. Golder Associates concluded that the liquid in the secondary collection system does not appear to be related to a release from the landfill. Further investigation and monitoring of Cell F's flow rate is warranted.

## STAFF RECOMMENDATION

**Staff recommends acceptance.** Representative Andy Foerg from ECS and representatives from the Oakland Heights Development Landfill and Golder Associates Inc. are scheduled to be in attendance at the meeting should the City Council wish to discuss the summary reports.

## MOTION

**Move to accept the Fourth-Quarter 2022 Monitoring Network Review Summary and the 2022 Annual Monitoring Network Review Summary prepared by Environmental Consulting Solutions of the Oakland Heights Development Landfill Reports.**

I CONCUR:

---

THOMAS A. TANGHE, CITY MANAGER

February 20, 2023

Mr. Shawn Keenan  
City of Auburn Hills  
1827 North Squirrel Road  
Auburn Hills, Michigan 48326

RE: 4th Quarter 2022 Monitoring Network Review Summary  
Oakland Heights Development Landfill  
ECS Project: A101-0001

Dear Mr. Keenan:

Environmental Consulting Solutions, LLC (ECS) is pleased to present the 4th Quarter 2022 (2022 Q4) Monitoring Network Review Summary for the Oakland Heights Development Landfill (OHD) in Auburn Hills, Michigan. ECS reviewed the January 24, 2023 WSP USA Inc. Fourth Quarter 2022 Hydrogeologic Monitoring Report for Oakland Heights Development and provided monitoring oversight.

WSP USA Inc. (WSP) of Farmington Hills, Michigan is OHD's monitoring consultant and Environmental Sampling Services Inc. (ESS) of Holly, Michigan, is the sampling contractor that performed the 2022 Q4 sampling. The following table provides a summary of our conclusions/recommendations.

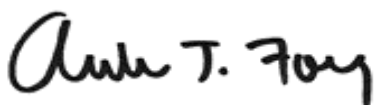
Service	Notes	Conclusion
Field Observations	The monitoring system was in a generally acceptable condition.	<b>Acceptable</b>
Groundwater Monitoring	18 confirmed statistical exceedances were reported, each of which had been addressed by previous alternate source demonstrations. WSP noted that, in each case, the reported concentrations for this event were similar to recent historical results. Therefore, they concluded that the evaluations presented in the previous demonstrations are considered valid for the exceedances reported during the fourth quarter 2022. No new verified statistical exceedances were reported.	<b>Acceptable</b>



Secondary Collection System Monitoring	None of the calculated daily average flow rates exceeded the specified AFRs.	<b>Acceptable</b>
Surface Water Monitoring	No surface water samples were collected as all of the locations were dry.	<b>Acceptable</b>
Leachate Monitoring	WSP stated that the Q4 2022 leachate samples results were typical for landfill leachate.	<b>Acceptable</b>

ECS is pleased to provide these services to the City of Auburn Hills. If you have any questions or desire further clarification, please contact us at (248) 763-3639.

Sincerely,  
**ENVIRONMENTAL CONSULTING SOLUTIONS, LLC**



Andrew J. Foerg, CPG  
President

cc: Glen Goesten Kors – Oakland Heights Development  
Mary L. Siegan, P.E. – WSP USA Inc.  
Robb Moore – Republic Services



environmental consulting solutions  
523 W. Sunnybrook Drive, Royal Oak, Michigan 48073

February 20, 2023

Mr. Shawn Keenan  
City of Auburn Hills  
1827 North Squirrel Road  
Auburn Hills, Michigan 48326

RE: Annual 2022 Monitoring Network Review Summary  
Oakland Heights Development Landfill  
ECS Project: A101-0001

Dear Mr. Keenan:

Environmental Consulting Solutions, LLC (ECS) is pleased to present this Annual 2022 Monitoring Network Review Summary for the Oakland Heights Development Landfill (OHD) in Auburn Hills, Michigan. This report summarizes notable issues identified during 2022 and provides ECS's professional opinion regarding the need for additional actions or whether the issues appear to have been resolved. ECS reviewed 2022 Golder/WSP Hydrogeologic Monitoring Reports and conducted field oversight of 2022 monitoring events.

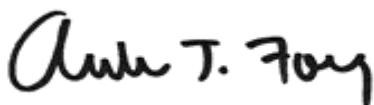
The following table provides a summary of the systems that were monitored, notable issues identified and ECS's conclusions/recommendations.

System	Notes	Conclusion
Field Observations	The condition of the monitoring system in 2022 was generally acceptable.	<b>Acceptable</b>
Groundwater Monitoring	New statistical exceedances occurred during several 2022 events. Demonstrations were prepared by Golder/WSP for each exceedance. ECS agreed that none of the exceedances appeared to be associated with leachate releases from the landfill.	<b>Acceptable</b>
Secondary Collection System Monitoring	AFR exceedances were noted in Cell F in the first and second quarters.  Construction work in the summer appears to have resolved the problem as no exceedances were noted in the third and fourth quarters.	<b>Acceptable</b>

Surface Water Monitoring	Golder/WSP noted that surface water concentrations were generally consistent with historical results.	<b>Acceptable</b>
Leachate Monitoring	According to Golder/WSP, leachate concentrations were considered typical for landfill leachate.	<b>Acceptable</b>

ECS is pleased to provide these services to the City of Auburn Hills. If you have any questions or desire further clarification, please contact us at (248) 763-3639.

Sincerely,  
**ENVIRONMENTAL CONSULTING SOLUTIONS, LLC**



Andrew J. Foerg, CPG  
President

cc: Glen Goestenkers – Oakland Heights Development  
Mary L. Siegan, P.E. – Golder Associates Inc.  
Robb Moore – Republic Services

THU JUN 15 2:29 PM '23



June 13, 2023

Ms. Laura Pierce, Clerk  
City of Auburn Hills  
1827 N. Squirrel  
Auburn Hills, MI 48326

RE: Price Change to Starz Channel

Dear Ms. Pierce:

We are committed to keeping you and our customers informed about changes to Xfinity TV services. Accordingly, please note the following change:

- Starz will be increasing its per month price from \$8.99 to \$9.99 effective with a customer's July 2023 billing statement.

Please feel free to contact me at 248-924-4917 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Eric M. Woody".

Eric Woody  
Manager of External Affairs  
Comcast, Heartland Region  
41112 Concept Drive  
Plymouth, MI 48170

# Climate summit heats up at OU

Daylong event open to the public and virtual



Denise Keele will be one of the opening speakers at the Michigan Climate Action Summit this Friday at Oakland University. She is the Director of the Michigan Climate Action Network. (Photo / Oakland University)

By **MATTHEW FAHR** | [mfahr@medianewsgroup.com](mailto:mfahr@medianewsgroup.com) | The Oakland Press

PUBLISHED: June 1, 2023 at 4:23 p.m. | UPDATED: June 1, 2023 at 6:30 p.m.

Oakland University will host the 4th annual Michigan Climate Action Summit this Friday. The event is put on by the Michigan Climate Action Network (MiCAN) and Director Denise Keele will give the opening remarks.

"The goal is to galvanize the over 70 percent of Michiganders that know climate change is happening and want to do something about it," said Keele. "This is a very positive, solutions-oriented event to show people what they can do to make an impact."

Although registration for the event ended last week, the public is still welcome starting at 9 a.m. on Friday and the summit can also be accessed virtually.

Keele, a former environmental policy and law professor at Western Michigan University, has been director at MiCAN for one year. MiCAN was created in 2015 and this will be the first time the summit has been held at OU.

The first event was held in Grand Rapids in 2019, canceled due to Covid in 2020 and held virtually in 2021.

There will be 56 speakers at the summit including policy makers, scientists, activists, educators, members of environmental organizations and students.

"We are going to be talking about education, culture and storytelling with a very diverse group of people at this summit," said Jeff Insko, an English professor at OU and key organizer of the event. "We will be looking at how to address the climate crisis in capacious ways and demonstrate our commitment to tackling this crisis."

Keele said the hardest part of getting people into the climate change movement is the negativity involved with the possible outcome in the future.

"We tend to talk about what we are going to lose like driving a car or flying in a plane and that is a terrible approach," said Keele. "We have to convince folks what they are going to win, what they are going to look forward to, why the future is going to be better and that is probably the hardest thing."

Oakland University has a group on campus looking to do their part to influence climate change for the better.

The Campus Alliance for Sustainability and the Environment has been committed to creating a campus-wide culture of sustainability. Their efforts have translated to reducing the university's carbon footprint, nurturing green and natural spaces, minimizing waste on campus and raising awareness about climate change.

"There will be a number of Oakland students volunteering and one that will be on a panel with other student activists from other universities as well," said Insko. "There is a lot of excitement among our students who are hungry for solutions to a problem that they know is going to affect the rest of their lives and showcase the work we are doing"

For more information on the summit visit the Michigan Climate Action Network's summit page.

## DIA Inside/Out program continues with OCC



OCC will continue its partnership with the DIA by displaying 15 new pieces throughout their campuses through October. (photo / DIA)

By MATTHEW FAHR | mfahr@medianewsgroup.com | The Oakland Press

PUBLISHED: June 9, 2023 at 6:00 a.m. | UPDATED: June 9, 2023 at 1:12 p.m.

Oakland Community College will continue its Detroit Institute of Arts partnership with the museum's popular Inside|Out program. OCC is displaying 15 new high-quality reproductions replacing the reproductions formerly featured on its campuses this past year.

The 15 new reproductions will be featured May through October and include:

### Auburn Hills

- Blue Madonna, Bob Thompson
- Ford Rouge Plant (From Dix Rd. Bridge), Russ Marshall
- Berenice Reproaching Ptolemy, Jean-Joseph Taillasson
- Untitled, Edouard Duval-Carrie

### Highland Lakes (Waterford)

- Violinist and Young Woman, Edgar Degas
- Girl and Laurel, Winslow Homer
- Mushhushshu-dragon, Symbol of the God Marduk
- Unknown Artist, Babylonian, Mesopotamian

### Orchard Ridge (Farmington Hills)

- Untitled, Karin Kneffel
- Nocturne in Black and Gold, the Falling Rocket
- James Abbott McNeill Whistler
- The Recitation, Thomas Dewing
- Animals in a Landscape, Franz Marc

### Royal Oak

- John Montresor, John Singleton Copley
- Asafo Flag, Unknown Artist, Fante

-Flowers in a Glass Vase, Rachel Ruysch

Southfield

-Dancers in a Green Room, Edgar Degas

OCC partnered with the DIA in 2019 to annually showcase reproductions of the art museum's famous collection on its five campuses.

"We are pleased to continue the Inside|Out partnership with the DIA that we began four summers ago and are excited that we have all new reproductions from the museum's collection on our campuses," said Peter Provenzano, OCC chancellor. "Continuing to be part of the program through October gives our students, employees and the local community an additional opportunity to enjoy the important subject matter and history that each piece represents."

Information about where to find Inside|Out installations, including the ones featured on OCC's five campuses, can be found at [dia.org/insideout](http://dia.org/insideout).



## Ora Pescovitz champions civic engagement at Oakland University

Pescovitz teaches young people to be more accepting of people's differences.



Michiganian of the Year honoree Oakland University President Ora Pescovitz, who is leading her university's civic engagement and civility initiatives. THE DETROIT NEWS

**Kim Kozlowski**, The Detroit News

Published 12:02 AM EDT Jun. 2, 2023 **Updated 12:02 AM EDT Jun. 2, 2023**

Inside the office of Oakland University President Ora Pescovitz is a framed black-and-white photo of her father with former President Lyndon Baines Johnson, who is presenting her dad with one of the pens that was used to sign the Civil Rights Act of 1964.

The photo reflects the roots of Pescovitz's passion and commitment to social justice, which was influenced by her father, Rabbi Richard Hirsh. Her dad participated in the historic Selma-to-Montgomery march, took her to hear the Rev. Martin Luther King Jr. deliver his "I Have a Dream" speech and let King use his Washington, D.C., office to draft the Civil Rights Act and the Voting Rights Act of 1965. But her father's activism in the civil rights movement led to some painful moments in her childhood: Their home was vandalized with toilet paper, and swastikas were drawn on the driveway.

Pescovitz's childhood experiences have shaped her aspirations to tackle social justice issues in every job she has had, which has included work as a pediatric endocrinologist, investigator, professor, fundraiser, pharmaceutical company executive and University of Michigan hospital leader.

As president of Oakland University, she is championing the university's civic engagement and civility initiatives, and that is why she has been named a Michiganian of the Year by The Detroit News.

"How do we teach young people how to be more tolerant, be more accepting of people who are not like themselves? How do we teach them to follow those principles of Martin Luther King in nonviolent ways?" Pescovitz said. "It has been difficult, as our society has become more divisive, more political, more challenging."

Despite the challenges, Pescovitz said, "I do feel like we are making real progress."

Pescovitz says she does not view the Michiganian honor as personal.

"It's really a reflection of the tremendous work that Oakland University does," she said. "Our ambition is to be the most civil and civilly engaged campus, not just in Michigan but in the United States."

Under the auspices of the [Center for Civic Engagement](#), founded by political science professor Dave Dulio, Oakland University has hosted numerous programs to help students explore and discuss issues in a way that is civilized, especially with those who don't hold their same viewpoint.

"We really want our students to be engaged in the political process because we think our students become better citizens if they understand it's important for them to speak up and to vote," Pescovitz said.



Oakland University's President Ora Hirsch Pescovitz announces the "Strive for 45: Invest in Student Success" initiative at the Rochester Campus.  
MAX ORTIZ, THE DETROIT NEWS

Dulio calls the work the "convening of conversations of issues of public importance" that teach students to be civil, productive and respectful. The programming has included forums about hot-button political topics, such as abortion, and debates between state and national political leaders from the Democrat and Republican parties.

"It gets back to civility and to try to elevate the conversation around issues of the day," Dulio said, "and for Oakland University to be a place where these things happen and for folks in southeast Michigan and across the state to expect us to be a place where these things occur."

Dulio recalls talking with Pescovitz shortly after she became president of Oakland University in 2017, and before the center was founded, and she said "she wanted it to be a place where diverse voices talk about important, difficult issues."

"That is not the norm in higher ed today," Dulio said. "I could not be more thankful to have President Pescovitz at the helm of Oakland University, because she is an unwavering supporter of all of the work of the center."

*kkozlowski@detroitnews.com*

*Twitter: @kimberkoz*