



*The City of Auburn Hills*  
City Council Meeting  
Minutes

September 26, 2016

**CALL TO ORDER:** Mayor McDaniel at 7:03 p.m.  
**LOCATION:** City Council Chamber, 1827 N. Squirrel Road, Auburn Hills, MI 48326  
Present: Mayor McDaniel, Council Members Burmeister, Hammond, Knight, Verbeke  
Absent: Mayor Pro Tem Mitchell, Council Member Kittle  
Also Present: City Manager Tanghe, Assistant City Manager Grice, Police Chief Olko, Treasurer/Finance Director Schulz, Deputy City Clerk Novak, Assessor Griffin, DPW Deputy Director Herczeg, Community Development Director Cohen, Manager of Roads & Fleet Brisson, Assistant City Planner Keenan, Management Assistant Harris, City Engineer Stevens, City Attorney Beckerleg  
20 Guests

**4. APPROVAL OF MINUTES**

4a. Regular City Council – September 12, 2016

**Moved by Verbeke; Seconded by Hammond.**

**RESOLVED: To approve the September 12, 2016 City Council meeting minutes as corrected.**

**VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Verbeke**

**No: None**

**Resolution No. 16.09.164**

**Motion Carried (5–0)**

4b. City Council Workshop – September 12, 2016

**Moved by Knight; Seconded by Burmeister.**

**RESOLVED: To approve the September 12, 2016 City Council workshop minutes.**

**VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Verbeke**

**No: None**

**Resolution No. 16.09.165**

**Motion Carried (5–0)**

**6. PUBLIC COMMENT**

**William Sullivan**, 2636 James Road, asked if the LED lighting will be extended to residential neighborhoods. Was curious if there are any plans to update gas lines or Consumer Energy infrastructure. Noted the varying degrees of blight at four houses on his street and asked if anything can be done to require those residents to clean up their yards. Thankfully, the neighborhood has only had problems with skunks, not rats, like other communities.

**7. CONSENT AGENDA**

7a. Board and Commission Minutes

7a.1. Planning Commission – August 10, 2016

7a.2. Beautification Advisory Commission – August 17, 2016

7a.3. Tax Increment Finance Authority – September 12, 2016

7b. Motion – Approve Bulk Road Salt Purchase for 2016/2017 Season

**RESOLVED: To approve the purchase of bulk salt from Detroit Salt, Inc., 12841 Sanders, Detroit, Michigan 48217 for the 2016/2017 season at \$ 58.61 per ton for a not to exceed cost of \$ 152,386.00. Funding is available from Major Streets account 202-452-784.000 and Local Streets account 203-453-784.000.**

7c. Motion – Approve Winter Maintenance Agreement between Auburn Hills and RCOC

**RESOLVED: To approve the City Manager, as Street Administrator, to accept on behalf of the City of Auburn Hills, the 2016-2017 RCOC Winter Maintenance Agreement for snow plowing and salting operations on South Boulevard from Adams to Opdyke Roads and Adams Road from South Boulevard to Rochester Hills City Limit for a seasonal compensation amount of \$ 17,156.56 payable to the City of Auburn Hills.**

7d. Motion – Receive and File / Northeast Corner Neighborhood Master Plan Amendment

**RESOLVED: To receive and place on file the amendment to the Northeast Corner Neighborhood Master Plan, which was adopted by the Planning Commission on September 14, 2016.**

7e. Motion – Approve Administration Wall and Sidewalk Repair

**RESOLVED: To authorize Fiore Enterprises, Inc. to enter upon the municipal campus to conduct the work of making repairs to the sidewalk and retaining wall around the rear employee entrance of the Administration building as approved by the TIFA Board of Directors.**

7f. Motion – Approve Right-of-way Modification on West University Drive

**RESOLVED: To approve the modification of the right-of-way on University Drive between Opdyke Road and the City's border with Pontiac for the purpose of street pole painting and installing complimentary banners between Baker College and the City of Auburn Hills.**

**Moved by Burmeister; Seconded by Hammond.**

**RESOLVED: To approve Consent Agenda Items 7a., 7b., 7c., 7d., 7e., and 7f.**

**VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Verbeke**

**No: None**

**Resolution No. 16.09.166**

**Motion Carried (5 – 0)**

**8. OLD BUSINESS**

8a. Motion – Amend 2016 Budget

Ms. Schulz explained this amended 2016 Budget now reflects projects and purchases that may have differed from the original budget. Preparation for the 2017 budget requires actual year-to-date activity in current plans. The 2016 Budget amendments reflects current staffing and priorities as well as postponed projects or changes to anticipated revenue.

The most significant changes to the 2016 budget are in the general fund; with revenues expected to exceed the budget and expenditures falling below budget, the overall change was a net revenue of \$2.1 million. The general fund changes were partly in response to a declining fund balance on the five-year outlook at the end of last year. This prompted staff to take action, which included moving the Public Safety Dispatch Operations to Oakland County and select road work projects were postponed. Positions in the Finance/Treasurer's and Assessing Departments, went unfilled. The reduced expenditures were complimented by increased revenues due to continued development projects within the City.

Each department of the general fund were adjusted to reflect the anticipated expenditures through the end of the fiscal year. Other funds contributed to the overall budget amendment. Most of those changes resulted from moving planned 2016 projects out to future years; predominately in the Water & Sewer Fund.

The proposed changes to the 2016 budget are supported by the State's Uniform Budgeting Act. The amended budget aligns fund balances more closely to expectations on which to base review of the 2017 budget. This includes the approved activities and expenditures of 2016 and provides for an accurate plan for the remainder of the year.

Ms. Schulz confirmed for Mr. Knight there are no significant changes since last reviewed by City Council.

**Moved by Knight; Seconded by Hammond.**

**RESOLVED: To approve the 2016 Amended Budget.**

**VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Verbeke**

**No: None**

**Resolution No. 16.09.167**

**Motion Carried (5 – 0)**

8b. Motion – Approve Horticultural Services Contract 2016-2019

Mr. Herczeg explained this contract was extended last year for one additional year to align with projects that were yet to be completed. This proposal is for a three year contract, extending through 2019. Curbco is the low bidder and also the current contractor for the Horticultural Services.

Mr. Knight asked what is done with the plants that are removed, such as mums and tulip bulbs. He questioned if the plants are reused or can they be available for City residents to pick up.

Mr. Herczeg explained some of the plants are reused. In the past, DPW has offered bulbs and plants to the residents, but it is a difficult task, because there is no certainty of when the plants are removed. Much of the work is weather dependent. When possible, the plants are recycled.

Ms. Verbeke believed in the past, tulip bulbs were removed, but now the bulbs remain in the planters.

Mr. Herczeg stated when possible the bulbs are reused. In the past, DPW has advertised bulbs are available for pickup at the DPW office. Occasionally when the gardening work is being done, residents will stop and ask if they can have the plants being removed; that works very well.

Responding to Ms. Hammond, Mr. Herczeg explained Curbco, Inc., is the lowest bidder; one bid received did not include snow plowing.

Mr. Burmeister asked if there is a reason perennials are planted and not annuals.

Mr. Herczeg stated it is a seasonal aesthetic, plant association with seasons. In some of the planters, annuals and perennials are planted together.

**Moved by Burmeister; Seconded by Verbeke.**

**RESOLVED: To award the 2016-2019 Horticultural Services Contract to Curbco, Inc. for \$208,123.00 to be funded from TIFA for the amount of \$176,943.00 per year and the Grounds Fund for the amount of \$31,180.00 per year.**

**VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Verbeke**

**No: None**

**Resolution No. 16.09.168**

**Motion Carried (5–0)**

**9. NEW BUSINESS**

**9a. Public Hearing/Motion – Approve IFEC Application for Real Property – Borg Warner**

Mr. Griffin explained this request is for an eight year, new property abatement. The property is located at 3850 Hamlin Road, and is located within the Auburn Ridge Office L.L.C. Industrial Development District. All the criteria has been met by the applicant, as required by PA 198 as well as the City's guidelines and policy.

**David Sturza**, Manager of Government Affairs for BorgWarner, explained BorgWarner is a global, tier one automotive supplier; a global leader in propulsion systems for internal combustion, hybrid and electric vehicle power. BorgWarner built a research and development center in Auburn Hills a number of years ago, as well as moving their world headquarters to 3850 Hamlin Road, in 2005. The lease for the world headquarters has been extended for another 15 years. This location will have an additional 10,000 square feet for office space. This is a build-out of the existing building that was being used for storage. The build-out will be able to accommodate 25 new jobs. The company also continues to add employees to the research and development center on Automation Avenue. By the end of next year, the company is expecting to have 750 employees in Auburn Hills.

Mayor McDaniel opened the public hearing at 7:23 p.m. Hearing no comment, the public hearing was closed at 7:23 p.m.

**Moved by Knight; Seconded by Verbeke.**

**RESOLVED: To approve the request for an 8-year IFEC pertaining to new real property for BorgWarner Inc. with a real property investment of \$1,269,000 by adopting the attached resolution (Attachment A).**

**VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Verbeke**

**No: None**

**Resolution No. 16.09.169**

**Motion Carried (5–0)**

**9b. Public Hearing/Motion – Approve IFEC Application for Real & Personal Property - Valiant**

Mr. Griffin explained this is a new facility abatement request for property at 2469 Executive Hills Boulevard, in an established Industrial Development District. All the criteria has been met by the applicant, as required by PA 198 as well as the City's guidelines and policy. The property investment is \$1,195,222 and personal property investment of \$625,300.

Mr. Knight asked why there is a request for the personal property, since personal property taxes are being phased out.

Mr. Griffin explained this application was submitted prior to him becoming the Auburn Hills Assessor, and the company wished to proceed with the personal property abatement, though the company will be exempt under the new MPP law.

**Peter Feldman**, Valiant International Director of U.S. Operations, explained this request is to start a new training center. This is the first, permanent U.S. facility; they are a Canadian company, the largest employer in Windsor. With the new construction will come 168 new jobs.

Mayor McDaniel opened the public at 7:29 p.m. and closed the public hearing at 7:29 p.m., hearing no comment.

**Moved by Verbeke; Seconded by Hammond.**

**RESOLVED: To approve the request for an 8-year IFEC pertaining to new real and personal property for Valiant International, Inc. with a total investment of \$1,820,522 by adopting the attached resolution (Attachment B).**

**VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Verbeke**

**No: None**

**Resolution No. 16.09.170**

**Motion Carried (5–0)**

**9c. Motion – Approve Special Land Use Permit and Revised Site Plan / The H.U.B.**

Mr. Cohen explained this is a request from Envision to redevelop the long vacant 26,545 sq. ft. Big Buck Brewery building, located at 2550 Takata Drive, into a "football-bowling" entertainment venue called The H.U.B. (Home of Urban Bowling). A special land use permit is required for the new entertainment use as well as the deck being proposed for the east side of the building. The revised site plan is to allow the renovation and alteration of the building façade and to renovate the building interior. This investment is expected to exceed \$3 million.

Mr. Knight wants to make sure the new owners of this property understands there is a retention pond underneath the parking lot and the retention pond must be maintained.

Mr. Cohen confirmed the owner and architect are aware of the specialized detention pond. A number of improvements have already been made to the site.

**Roman Bonislowski**, Ron and Roman Architects, explained because of the building size, it is necessary to be creative when thinking of a use. A special land use is necessary because of the recreational use within this zoning district. All of the original building and site plans have been reviewed, and he is very aware of the special detention pond on the site, as well as the open detention pond on the back of the property. The other component of the special land use is the deck that will be constructed facing I-75.

The food and beverage portion of this project are taken very seriously, with two commercial kitchens and a stone pizza oven. The food served, will not be typical bowling alley food; there will also be banquet rooms available. The building will have a new contemporary feel to it.

Responding to Ms. Verbeke, Mr. Bonislowski stated the food will be prepared on site; he and his firm have designed some of the best restaurants in the area. The restaurant and hospitality component to this project are very important. The food will be beyond expectations and all produced in-house. The guests will be there for the recreation, or just for dining, and many for both, as well as the banquet facility for events or meetings.

Ms. Hammond asked if there is a target date for the opening.

Mr. Bonislowski stated they are working very hard to open this November. The application process for a liquor license is under way.

**Moved by Knight; Seconded by Hammond.**

**RESOLVED: To accept the Planning Commission’s recommendation and approve the Special Land Use Permit and Revised Site Plan for The H.U.B. subject to the conditions of the administrative review team.**

**VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Verbeke**

**No: None**

**Resolution No. 16.09.171**

**Motion Carried (5–0)**

9d. Motion – Approve Establishment of Condominium / Staybridge Suites and Holiday Inn Express

Mr. Keenan explained this is a request to establish a two-unit condominium on property of the future Staybridge Suites and Holiday Inn Express hotels. The property is located on the west side of Opdyke Road between Featherstone and Centre Drive. The two hotel site plans were previously approved by City Council on March 28, 2016.

The condominium units are the hotel buildings and all other property is designated as general common area. This is a change of ownership with a parcel division; this was the easiest way to address all the shared agreements between the two hotels. If ownership ever changes, all shared easements and agreements are memorialized in the condominium Master Deed with all rights and responsibilities clearly outlined.

**Basil Bacall** stated as always, he appreciates the professionalism and cooperation from City staff. He explained this request for property ownership is to satisfy the financial aspect as well the obligation of maintaining all the common areas is covered, should ownership change.

**Moved by Hammond; Seconded by Burmeister.**

**RESOLVED: To accept the Planning Commission’s recommendation and approve the establishment of a two-unit condominium on the property of the previously approved hotel development for Staybridge Suites and Holiday Inn Express subject to the administrative review team’s conditions.**

**VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Verbeke**

**No: None**

**Resolution No. 16.09.172**

**Motion Carried (5–0)**

9e. Motion – Approve Site Plan / Magnum Industrial

Mr. Keenan explained this request is to construct a 137,560 square foot industrial building located on the east side of Continental Road, between Harmon Road and Atlantic Boulevard. The parcel is 9.28 acres and zoned I-1, Light Industrial. Approximately 25,447 square foot of the building will be used as office space, 78,479 square foot is designated as shop area and the remaining 33,634 square feet of the building will be warehouse.

A local business is interested in relocating their business to this site, but they wish to remain anonymous. Total project investment is estimated at \$9 million, with construction beginning in the spring of 2017 and completed within six to eight months.

**Joel Nosanchuck**, owner, explained talks are continuing with the interested party who is looking to occupy this building. He noted, he has built other buildings in the City.

**Moved by Burmeister; Seconded by Hammond.**

**RESOLVED: To accept the Planning Commission’s recommendation and approve the Site Plan for Magnum Industrial Building Company, Inc. to construct an industrial building subject to the conditions of the administrative review team.**

**VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Verbeke**

**No: None**

**Resolution No. 16.09.173**

**Motion Carried (5–0)**

9f. Motion – Approve Rezoning from B-2, General Business District to T&R / Dembs Development

9g. Motion – Approval of Site Plan / Dembs Development

Mr. Keenan asked to present the two items together. Continuing, he explained this request is to approve the rezoning of 1.76 acres, located on the east side of Opdyke Road between Pontiac Road and Commercial Drive, from B-2, General Business to T&R, Technology and Research. This parcel is the old Fire Station #2 location.

The one parcel surrounding the subject parcel's north, west and east side is zoned T&R, Technology and Research. Parcels on the west side of Opdyke Road are zoned I-1, Light Industrial and B-2, General Business. The subject parcel's south side abuts two parcels zoned B-2 and one parcel zoned T&R.

The T&R, Technology and Research district designation for this site reflects the City's long range plan in the City's Master Land Use Plan, characterizing the use classification as non-residential. It is noted that the 2007 Opdyke Corridor Master Land Use Plan identifies the property as *Business Park*. Staff believes the rezoning of the parcel to T&R district will help fill the demand for additional high-tech land which was identified in the 2015 Industrial Property Analysis Report and is more appropriate for this location.

The second part of the request is to construct a 108,200 square foot, technology and research facility on a 6.92 acre parcel, located on the south half of the former Showcase Cinema property, between Pontiac Road and Commercial Drive. The parcel is currently zoned B-2, General Business district. Approximately 43,200 square feet of the building will be used for office space and 65,000 square feet as high bay area.

One key issue is the traffic; discussion took place during the review process about the traffic on Opdyke Road and the safety of those entering and exiting the site. As part of the proposed development, additional signage and pavement marking will be placed at the main exit drive to Opdyke Road, to clearly identify right and left turn only lanes. The City and Dembs will work with future businesses to advise employees and visitors that access to I-75 will be easier and faster to head north on Opdyke Road to Lapeer Road and from there access I-75.

Construction for this project is expected to begin this fall with completion anticipated in August 2017. The overall investment is estimated at \$10.5 million.

**Christopher Inch**, Construction Manager introduced himself, stating he had no additional comments.

Mayor McDaniel asked if the drainage concerns on the GKN property had been resolved.

Mr. Keenan believed the issue had been resolved.

Mr. Knight noted the attractive entrance of the building faces I-75 and the back of the building faces a major road, Opdyke Road.

**Moved by Knight; Seconded by Verbeke.**

**RESOLVED: To accept the Planning Commission's recommendation and approve the rezoning of parcel 14-14-176-009 from B-2, General Business to T&R, Technology and Research district.**

**VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Verbeke**

**No: None**

**Resolution No. 16.09.174**

**Motion Carried (5–0)**

Ms. Verbeke asked where the dumpsters are located, if the front of the building faces I-75.

Mr. Keenan explained the dumpster will be screened by a wall and evergreens and is set well back from Opdyke Road.

**Moved by Hammond; Seconded by Verbeke.**

**RESOLVED: To accept the Planning Commission's recommendation and approve the Site Plan for Dembs Development, Inc. subject to the conditions of the administrative review team.**

**VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Verbeke**

**No: None**

**Resolution No. 16.09.175**

**Motion Carried (5–0)**

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

Ms. Hammond:

- The brick pavers downtown near the clock are in rough condition.
- Has had complaints about trash being picked up starting at 6:00 a.m. The trash hauler needs to be reminded pick up can't begin until 7:00 a.m.
- Is very pleased with new businesses on Opdyke Road, improving appearance of the area.

Mr. Knight:

- He hasn't seen one truck on Grey Road this week. He asked if there had been any complaints this past week of truck traffic.
- Asked if a motion is needed to declare a moratorium on tax abatements, until the new policy is reviewed and adopted.

Mr. Tanghe explained a workshop for the new policy will be held October 10<sup>th</sup> with an anticipated adoption at the October 24<sup>th</sup> meeting. This evening all Council Members received a copy of the new policy with an introduction

memo giving an executive summary of the policy. In the meantime, if anyone contacts the City looking for an abatement, they are being instructed the City is revising the policy, so there will be no surprises. The only abatement requests that are currently being reviewed, have been in the works for a while, including the two approved this evening. There isn't a need for a moratorium.

Mr. Burmeister:

- Noted the sidewalk extending from Cherryland to Oakmont, along Auburn Road looks great.

Mayor McDaniel:

- Thanked Ms. Schulz, City Manager, department heads, and everyone involved for all the hard work that went into the 2017 budget. If there are any Council questions, he asked they seek answers before adoption of the budget.

Mr. Knight stated he is very serious about the need of an additional ambulance for the City. He stated if there are three responding fire stations, then there needs to be three ambulances. He would like the budget to include funds for another ambulance.

Mayor McDaniel stated there can be more discussion and Fire Chief Manning can take a look from his professional stand point for the need of another ambulance. The staffing issues must take place first and then discuss the possibility of an additional ambulance.

**11. CITY ATTORNEY'S REPORT** – none

**12. CITY MANAGER'S REPORT**

- This evening, \$25 million of new investment was approved.

**13. ADJOURNMENT**

Hearing no objections, the meeting adjourned at 8:06 p.m.

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Kevin R. McDaniel, Mayor

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Terri Kowal, City Clerk

Attachment A

**CITY OF AUBURN HILLS  
RESOLUTION 16.09.169  
APPROVING AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE  
FOR BORGWARNER INC**

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills MI 48326 on the **26<sup>th</sup> day of September, 2016**.

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

WHEREAS, pursuant to P.A. 198, 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on the **24<sup>th</sup> day of January, 2001**, the City of Auburn Hills, established an Industrial Development District, commonly referred to as the **Auburn Ridge Office L.L.C. Industrial Development District; and**

WHEREAS, **BorgWarner Inc.** has filed an application for an Industrial Facility Exemption Certificate with the Clerk of the City of Auburn Hills with respect to proposed new **real property** within the **Auburn Ridge Office L.L.C. Industrial Development District; and**

WHEREAS, before acting on said application, the City Council of Auburn Hills held a hearing on the **26<sup>th</sup> day of September, 2016** at a regularly scheduled meeting, at which time the applicant, the assessor, and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction of the facility has not begun earlier than six (6) months before **19<sup>th</sup> day of August, 2016**, the date of the acceptance of the application for the Industrial Facility Exemption Certificate; and

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

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

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

**1.** The City Council of Auburn Hills finds and determines that the granting of this Industrial Facilities Exemption Certificate, together with the aggregate amount of the certificates previously granted and currently in force, under PA 198 of 1974, and PA 225 of 1978, **shall not** have the effect of substantially impeding the operation of the City of Auburn Hills, or of impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the City of Auburn Hills.

**2.** The application from **BorgWarner Inc.** for an Industrial Facilities Exemption Certificate with respect to a **Renovation** on the following described parcel of real property situated within the **Auburn Ridge Office L.L.C. Industrial Development District; to wit;**

The real property parcel the facility is located on is identified as tax parcel **02-14-25-226-013**, having an address **3850 Hamlin Road**, City of Auburn Hills, MI 48326, including:

T3N, R10E, SEC 25 PART OF NE 1/4 BEG AT PT DIST S 02-32-57 E 1410.77 FT FROM NE SEC COR, TH S 02-32-57 E 594.55 FT, TH S 83-23-12 W 195.89 FT, TH ALG CURVE TO LEFT, RAD 23115.32 FT, CHORD BEARS S 82-31-21 W 697.35 FT DIST OF 697.38 FT, TO TRAVERSE PT 'A', TH ALG CURVE TO LEFT, RAD 23115.32 FT, CHORD BEARS S 81-36-07 W 45.26 FT, DIST OF 45.26 FT TO TRAVERSE PT 'B', TH N 20-00-00 E 790.34 FT, TO TRAVERSE PT 'C', TH N 84-56-11 E 43.96 FT TO TRAVERSE PT 'D' LOC N 20-00-00 E 787.43 FT FROM TRAVERSE PT 'A', TH N 84-56-11 E 113.77 FT, TH ALG CURVE TO RIGHT, RAD 811.81 FT, CHORD BEARS S 88-48-48 E 176.76 FT, DIST OF 177.11 FT, TH S 82-33-48 E 277.91 FT, TH ALG CURVE TO LEFT RAD 2328.83 FT, CHORD BEARS S 82-52-06 E 24.81 FT, DIST OF 24.81 FT TO BEG 12.05 A 6-5-90 FR 010

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

**3.** The Industrial Facilities Exemption Certificate when issued shall be and remain in force and effect for a period of **eight (8) years**, and the starting date for the certificate is **December 31, 2016** and the ending date is **December 30, 2024**.

**4.** The total project investment approved is **\$1,269,000**.

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

**AYES: Mayor McDaniel, Council Members Burmeister, Hammond, Knight, Verbeke**  
**NAYS: None**  
**ABSENT: Mayor Pro Tem Mitchell, Council Member Kittle**  
**ABSTENTIONS: None**

**RESOLUTION 16.09.169 ADOPTED (5-0)**

STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the **26<sup>th</sup> day of September, 2016.**

IN WITNESS WHEREOF, I have hereunto affixed my official signature on **this 28th day of September, 2016.**

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Terri Kowal, City Clerk



Attachment B

**CITY OF AUBURN HILLS  
RESOLUTION 16.09.170  
APPROVING AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE  
FOR VALIANT INTERNATIONAL INC**

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills MI 48326 on the **26<sup>th</sup> day of September, 2016**.

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

WHEREAS, pursuant to P.A. 198, 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on the **1<sup>st</sup> day of December, 1986**, the City of Auburn Hills, established an Industrial Development District, commonly referred to as the **Samelson Development Company Industrial Development District**; and

WHEREAS, **Valiant International Inc.** has filed an application for an Industrial Facility Exemption Certificate with the Clerk of the City of Auburn Hills with respect to proposed new **real and personal property** within the **Samelson Development Company Industrial Development District**; and

WHEREAS, before acting on said application, the City Council of Auburn Hills held a hearing on the **26<sup>th</sup> day of September, 2016** at a regularly scheduled meeting, at which time the applicant, the assessor, and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction of the facility and installation of new personal property has not begun earlier than six (6) months before **22<sup>nd</sup> day of August, 2016**, the date of the acceptance of the application for the Industrial Facility Exemption Certificate; and

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

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

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

1. The City Council of Auburn Hills finds and determines that the granting of this Industrial Facilities Exemption Certificate, together with the aggregate amount of the certificates previously granted and currently in force, under PA 198 of 1974, and PA 225 of 1978, **shall not** have the effect of substantially impeding the operation of the City of Auburn Hills, or of impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the City of Auburn Hills.

2. The application from **Valiant International Inc.** for an Industrial Facilities Exemption Certificate with respect to the **Renovation and New Personal Property** on the following described parcel of real property situated within the **Samelson Development Company Industrial Development District**; to wit;

The real property parcel the facility is located on is identified as tax parcel **02-14-26-126-012**, having an address **2469 Executive Hills Blvd.**, City of Auburn Hills, MI 48326, including:

T3N, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & N 88-20-02 E 827.98 FT & S 01-39-58 E 522.90 FT FROM NW SEC COR, TH N 88-20-02 E 653.07 FT, TH ALG CURVE TO RIGHT, RAD 746 FT, CHORD BEARS S 22-14-51 W 1068.87 FT, DIST OF 1191.55 FT, TH N 02-59-43 E 202.44 FT, TH N 57-06-51 W 286.84 FT, TH N 01-39-58 W 612.66 FT TO BEG 12.11 A6-9-95 FR 006

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

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force and effect for a period of **eight (8) years**, and the starting date for the certificate is **December 31, 2016** and the ending date is **December 30, 2024**.

4. The total project investment approved is **\$1,820,522**.

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

**AYES: Mayor McDaniel, Council Members Burmeister, Hammond, Knight, Verbeke**  
**NAYS: None**  
**ABSENT: Mayor Pro Tem Mitchell, Council Member Kittle**  
**ABSTENTIONS: None**

**RESOLUTION 16.09.170 ADOPTED (5-0)**

STATE OF MICHIGAN)  
  )SS  
COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the **26<sup>th</sup> day of September, 2016.**

IN WITNESS WHEREOF, I have hereunto affixed my official signature on **this 28th day of September, 2016.**

\_\_\_\_\_  
Terri Kowal, City Clerk