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Rochester Hills

Minutes - Draft

Local Development Finance Authority

Jeremy Brown, Michael Damone, Michael Ellis, Daniel Hunter, Darlene Janulis, Michael Kaszubski, Rophin Paul, Stephan Slavik, Doug Smith and Dana Taylor

Thursday, June 28, 2018 | **7:30 AM** | **1000 Rochester Hills Drive**

CALL TO ORDER

Chairperson Stephan Slavik called the Special Meeting to order at 7:30 a.m. in Conference Room 221.

ROLL CALL

Present 9 - Michael Damone, Michael Ellis, Darlene Janulis, Jeremy Brown, Daniel Hunter, Michael Kaszubski, Rophin Paul, Stephan Slavik and Doug Smith

Absent 1 - Dana Taylor

Quorum present.

Also present: Paul Davis, Deputy Director DPS/Engineering
Sara Roediger, Director of Planning & Econ. Dev.
Joe Snyder, CFO, Director of Finance
Laurie Taylor, Director of Assessing
Pamela Valentik, Manager of Economic Dev.
Maureen Gentry, Secretary

APPROVAL OF MINUTES

2018-0126 July 20, 2017 Special Meeting

Hearing no comments or corrections, Chairperson Slavik announced that the Minutes were approved as presented.

2018-0266 April 12, 2018 Regular Meeting

Hearing no comments or corrections, Chairperson Slavik announced that the Minutes were approved as presented.

COMMUNICATIONS

The group talked briefly about the new road improvements happening or about to happen as well as grants the City had received. Hamlin was underway, and Livernois was slated for 2019. Ms. Valentik mentioned a *project outside of the LDFA but one that the City was excited about - the proposed improvements to Auburn in the Olde Towne district (Culbertson to Dequindre). She commented that it was something talked about for many years that was finally under way.*

Ms. Valentik announced that there were two new members to the Board: Douglas Smith from Oakland Community College and Rophin Paul, President of Pari Robotics on Technology Dr. She asked each to introduce themselves.

Mr. Smith advised that he had previously been the Real Estate Director in the City of Troy, was the COO for Walsh College, was a Deputy County Executive under L. Brooks Patterson and worked for Governor Snyder as Senior Vice President at the MEDC. Two years ago, he joined OCC. He was tasked with restructuring their business and industry training. He also served on the State-wide board for First Robotics, which was the platform to help STEM education in the State. He thanked the members for helping fund Hamlin Rd. He remarked that for an economic developer, traffic and road construction was a good thing. He said that he was glad to be a part of the LDFA, and he looked forward to it.

Mr. Paul advised that he ran a robotics company, which was the largest robotics company in India. Every year, they had grown about 15%. He had been in Rochester Hills for 15 years. He noted that he lived in the Rookery Woods Subdivision off of Hamlin, so he was in the middle of the Hamlin construction. He said that he had loved Rochester Hills since he came, and he made sure that Pari was in Rochester Hills. He looked forward to contributing to the City he loved. He related that he had been successful in getting at least 70% of his employees to move to the City, and he maintained that he was working on the remaining. He also looked forward to working with the members.

NEW BUSINESS

2018-0267 LDFA 2018 2nd Quarter Budget Amendment

Mr. Snyder recapped that at the April 12th meeting, the Board discussed two projects in the LDFA district. The first was the Technology Drive pathway. Initially, it was a $400k contribution from the LDFA, but the project costs increased due to a variety of reasons, so an additional $100k was requested for a total of $500k. It looked like the project was going to come in at about $550k, but the Pathway Fund would make up the difference. They also discussed Hamlin Rd. and increasing the *contribution from the LDFA from a 50/50 split up to a $1 million cap to a 75/25 (LDFA/City) split up to a cap of $2 million. That would allow the City to redirect funds for other projects, such as the Auburn corridor or Livernois. The non-quorum Board that was at the April 12th meeting talked favorably about it, but a formal action was needed to approve it. He asked if anyone had questions. Ms. Valentik added that the City would be taking over that stretch of Hamlin. Hearing no further discussion, Ms. Janulis moved the following motion:*

***MOTION** by Janulis, seconded by Ellis,*

***Resolved**, that the following Local Development Finance Authority budget amendment for the City of Rochester Hills is approved and ready for submittal to the City Council for final adoption for Fiscal year 2018.*

Approved

Aye 9 - Damone, Ellis, Janulis, Brown, Hunter, Kaszubski, Paul, Slavik and Smith

Absent 1 - Taylor

Chairperson Slavik stated for the record that the motion had passed unanimously.

2018-0268 LDFA 2019-2021 Proposed Budget

Mr. Snyder summarized items in the proposed budget, starting with the revenue. He advised that for 2018, they were taking $2.1 million out of fund balance, but in 2019, 20 and 21, nothing would be taken from LDFA fund balance. Regarding taxes, there was a sizeable increase from $131k to $164k, increasing 24%. He stated that it was due to the impact of JENOPTIK and Molex being incorporated into the district. Personal property tax (PPT) dropped from $100k to $64k and would continue to go down due to the phase out of PPT by the State. He advised that there would be a reimbursement for that loss, however. He said that the City (he) had worked very hard with the State with regards to reimbursement. When the PPT reimbursement formula was created, it said that the lowest millage rate on all of the City's mills levied in 2012 would be used. He claimed that it was inequitable for the City, because in 2013, the City did a shift in its millage rate where the General Fund levy decreased, and the Police Millage increased. The State looked at the lowest rate levied since 2012 and capped it. The General Fund was capped at the lower, and the Police was capped and not allowed to increase. When the formula went in, it was retroactive to 2012. The City made an argument to the State that it was unfair. After two years, House Bill 5086 had been *approved by the Michigan Senate and House, and it was sitting on the Governor's desk for signature to become effective. That would mean approximately $90k additional for the LDFA, because the lowest rate year was 2014. The General Fund was still down, but they would get the full Police capture. He added that a lot of that capture would go to the LDFA, as it was PPT related.*

Mr. Ellis clarified that it was not retroactive; it would just be received moving forward. Mr. Snyder agreed, but he considered that even moving forward, it was still an additional $90k for the LDFA.

Mr. Snyder stated that there was a slight decrease to municipal contributions, also due to the PPT phase out. Interest and dividends were slightly down due to the reduction in the fund balance for the current year. Fund balance would build up again, and they would see an increase.

Regarding expenditures, Mr. Snyder pointed out that the amount contributed to fund balance was a net profit. He remarked that it was the bottom line on the top due to governmental accounting. The $488k, $490k and $491k was what the City was anticipating being contributed to LDFA fund balance each year. Professional Services stayed mostly status quo. Contractual Services ($403k) was due to the remaining infrastructure contribution for the JENOPTIK site, which would be carried over until they moved on to Phase Two work. Other expenses stayed pretty consistent. The capital project for 2019 and beyond was the reinstitution of the LDFA Major Road Rehabilitation program to rehab the roads in the LDFA district. For many years, $200k was contributed, and the DPS crews would organize work throughout the district. It had not been done for the last two years, and the money had been redirected to the Technology pathway project. That project was done, so the money would go back to the rehab program within the district. He noted the chart he had provided which showed revenues, expenditures and the LDFA fund balance. There was a spike in 2018 for Hamlin and Technology. The line went down to show more revenues than expenditures causing the fund balance to increase. He indicated that was very good, especially in light of the discussion item on the agenda regarding LDFA expenditure plans. He asked if there were any questions.

Mr. Paul asked if the projection from 2019 to 2025 was $25k, and he asked on what basis that was. Mr. Snyder responded that it was LDFA revenues coming in higher than the expenditures going out the door. Mr. Paul asked if was based on projected businesses coming into the City. Mr. Snyder said that it was really the status quo, which was general *taxable value increases of about 2%. He pointed out that if another Molex were to come, it would help the bottom line.*

Ms. Valentik mentioned that a new project she had recently visited was ARaymond's North American headquarters. They just built a new 23k s.f. facility on vacant land in the capture area on Devondale near Austin. Once that building hit the tax roles, there would be an increase in real property on top of the numbers.

Mr. Damone asked if the LDFA charter ended in 2025, which Ms. Valentik confirmed. Mr. Damone asked if it could be extended, and Ms. Valentik agreed that it could. She hoped the Board found value in the LDFA. It would be a conversation with the State, the taxing jurisdictions and the Board. She felt that there were some great projects that the LDFA had done in its 20 years of existence. She gave examples of the Adams interchange, extending Austin to Devondale, JENOPTIK and Hamlin Rd. The M-59 Corridor Study came about to propose other projects the LDFA could do.

Ms. Janulis thanked Mr. Snyder for the notes that simplified and broke down items in the budget. Mr. Damone felt that the chart also helped give a perspective. Mr. Snyder agreed that it would help with what they wanted to accomplish, how much they had to do that with and when. Mr. Paul noted that the graph showed expenditures fairly flat. He asked if that was because there were no planned projects. Mr. Snyder agreed, and said that once they put some projects in, it would increase the expenditure side. He reiterated that there was a large spike in expenditures in 2018, which dropped the fund balance down.

Mr. Paul asked if there was a dip every three years. Mr. Snyder indicated that construction really happened when it happened. It might be on a 15-20 year cycle. Ms. Valentik felt that a lot of it was market driven. When a project came to life and some investment was necessary to make it happen, it was nice to have the LDFA to help do that. She stated that JENOPTIK was a prime example. For a number of years, there was $750k in the budget for the City-owned property on Hamlin. The City budgeted that money to be able to market the property and make it shovel ready. When they finally found a user, they were able to negotiate a smaller dollar commitment of $400k.

Mr. Hunter asked if the House Bill Mr. Snyder mentioned to reimburse PPT was just for authorities. Mr. Snyder replied that it was not. Mr. Hunter said that it would also carry over to reimburse the City. Mr. Snyder *agreed, and said that it would be about $90k for the LDFA and approximately $100k for the City.*

Mr. Paul noted that delinquent PPT's were always about $3,500 or $5,000 or less. He asked if that was always the case. Mr. Snyder agreed that it was usually a small amount. He indicated that there were people within the district that did not pay. Mr. Paul felt that it was a great number, but he wondered if there was lost revenue. Mr. Snyder said that the bill would reimburse any lost revenue from PPT going unpaid. It would be turned over to Oakland County, and Oakland County would reimburse the City, but there was a fee associated with it to encourage paying taxes on time. He agreed that it was a positive that it was such a small percentage. Ms. Janulis indicated that it had been higher, such as in 2005 or 2008. She remembered that the City had over 350 homes delinquent in taxes and a lot of businesses that left. Hearing no further discussion, Mr. Ellis moved the following:

***MOTION** by Ellis, seconded by Janulis,*

***Whereas**, in accordance with the provisions of Public Act 2 of 1968, Public Act 621 of 1978, the Uniform Budgeting and Accounting Act for Local Government, the Special Appropriations Act pursuant to PA 493 of 2000, and Section III of the Charter for the City of Rochester Hills, the Mayor, as the Chief Executive Officer, prepared the proposed budget for the ensuing year and submitted it to the LDFA Board for its June 28, 2018 meeting; and*

***Resolved**, that the following Local Development Finance Authority budget for the City of Rochester Hills is approved and ready for submittal to the City Council for final adoption for Fiscal year 2019.*

Approved

Aye	9 -	Damone, Ellis, Janulis, Brown, Hunter, Kaszubski, Paul, Slavik and Smith
Absent	1 -	Taylor

Chairperson Slavik announced that the motion had passed as presented.

DISCUSSION

2018-0270 Long-term LDFA Expenditures Plan

Ms. Roediger stated that as was talked about during the budget discussion, the LDFA had no future projects planned. Looking towards *the end of the life cycle of the LDFA in 2025, and she indicated that they would like the Board renewed, there was money but no plans to spend it. She mentioned the M-59 Corridor Study done in 2012, which looked at properties along the corridor for potential projects. At the end of the Study, there was a summary of projects and estimated costs. She was quite sure that those costs were fairly low now. The projects included road, utility and streetscape improvements, and staff wanted to have a discussion to see if there were projects the members would like to look into further.*

Mr. Ellis said that it would help if they knew which projects were more critical than others so they could prioritize. Ms. Roediger said that Staff would have to look at recent road conditions and at the sanitary and sewer to see if there were any needs. They wanted to see how the Technology pathway project went and how well received it was before deciding on streetscape improvements. She noted that the projects did not just have to be physical; if there were programs, such as the gateway enhancement, to look at for business attraction and promotion, they would like to get a sense. If they did, they could perhaps have something for next year's budget.

Ms. Valentik said that when the Study was done, they wanted to look at the whole M-59 corridor, not just specifically in the LDFA district. The packet included the district map. There might be some things in the Study that would benefit the whole City, but she related that the LDFA had to spend in the district.

Mr. Paul asked what SmartZone meant on the map. Mr. Smith advised that SmartZones were created in the mid-1990's to try to encourage more technology centers around the State. There were about 35. There was one created with Troy and Southfield, because Southfield wanted to use the expenditures for an interchange, and Troy did not have an LDFA. They were required to create a technology park and an incubator within the park. The one in Troy and Southfield ended up being Automation Alley. Investments had to be similar to what LDFA investments were. There had been a wide range of successes with SmartZones around the State to develop research and technology-oriented parks.

Ms. Valentik added that in 2004, the City created a SmartZone in partnership with Oakland University. A separate plan was adopted by the LDFA. The SmartZone would take the schools' monies, which were put into a fund to finance the SmartZone.

Mr. Ellis recalled that the City had not been contributing to the SmartZone for an extended period, and it did not expect to in the future. Ms. Valentik agreed, because the City did not have any positive tax increment revenue coming in per that plan. That SmartZone was a separate plan, and it had its own base value. It was a lot higher than the LDFA's base value. Ms. Taylor added that the base was from 2004, which was near the height of the property values. Then came the recession when property values took a huge hit. The State implemented the PPT elimination for industrial and manufacturing, and the base had eroded. She stated that the capture was negative. Ms. Valentik advised that the SmartZone sunset in 2020. Their projections did not anticipate the values coming in above the base. Ms. Taylor advised that real property was positive, but personal property had eroded.

Mr. Smith asked if the LDFA captured the education tax. He knew that SmartZones captured education taxes. Ms. Valentik agreed that it did. She said that the City's was different than other SmartZones. There were two plans created, and when the SmartZone was created, they were advised by the Department of Treasury that they had to separate the SmartZone from the LDFA. The same properties were captured, but OCC's capture went to the LDFA, Oakland County's went to the LDFA, and Avondale Schools went to the SmartZone.

Regarding potential projects, Ms. Janulis said that connecting roads was a priority for her. It seemed that it would have the greatest impact on businesses. For example, constructing the roadway to connect Star Batt to Hamlin seemed more important than doing a streetscape along Star Batt. That would be secondary. She could not say which connection was more important. Leach Rd. was dirt, so she did not know if connecting that to Technology would have the same value as some of the others. She had wanted to go down Horizon Ct. to review the possibility for a potential Rochester Industrial Dr. connection, but did not have time before the meeting. If it was mixed-use, it might not have the same value. She would like to see the roads in the industrial parks connected that were industrial and not mixed-use that had the highest value to the City for accessibility and to help with the road conditions.

Chairperson Slavik felt that they should choose the ones that would allow more developable land and the infrastructure to support it - sewers, water - to create the biggest return and deliver the most for the buck. They could prioritize the list along those lines.

Ms. Roediger noted that staff had talked about paving Leach Rd. There *were still some residential houses on Leach, but it had been pretty much overtaken by outdoor contractors. There were some parcels that could be assembled, and it could potentially have redevelopment possibility. It was hard to see the vision because it was a dirt road. She asked if there was interest in investing in Leach.*

Mr. Paul thought that since Technology ran parallel, 90% of the traffic, other than folks living there, used Technology to cut through to Adams. He did not see too much value in improving Leach.

Chairperson Slavik pointed out the street between Bond and Harvey St. where he thought a road could go through that undeveloped area. Ms. Roediger said that area was actually a mobile home park that had recent new management, and they were investing heavily. When the Study was done, it was thought that the park might go under, but since that time, the new management was very committed. Chairperson Slavik suggested that it should be taken off the list.

Mr. Davis advised that there had been a lot of changes since the Study was done. He thought that warranted an update by staff with some recommendations. He pointed out S-4, Diverting flow from the Clinton River to the Gibson-Avon Tributary. At the time, there were two different districts. The Clinton-Oakland was near capacity for sanitary sewage flow. When they were looking at the Suburban Softball site to redevelop, there was a discussion about participating in the cost to divert their flow into the Gibson-Avon district. In the meantime, the City had entered into a different situation with Oakland County. The City of Pontiac's wastewater treatment plant was utilized to a greater extent, and there was a flow diversion occurring from communities upstream from Pontiac. That freed up a lot of capacity in the Clinton-Oakland interceptor. They no longer had a concern, so the $5 million project that was a big deal for the City was not a big deal at all now. If Suburban Softball redeveloped, the City would not even recommend diverting any flow. Even though the Study was only six years old, there were some projects that had changed quite a bit. He recalled that when Mr. Anzek (former Planning Director) was with the City, he was fairly convinced that the mobile home park would go away. There used to be a bottle neck with regard to sewer there, but any new projects would probably not happen if the park was in better status. He felt that staff should update and prioritize the projects for the next meeting.

Mr. Paul suggested that they might calibrate the costs for six years. Ms. Valentik indicated that it helped to hear from the members about which *projects they would like to see done, but she felt that it would take a lot to research the costs for all of the projects.*

Mr. Ellis said that to give recommendations, he needed to know what issues the City might be facing and whether something was coming near the end of its life expectancy or something needed to be done quickly.

Ms. Valentik said that sometimes the projects ended up being market-driven. They might be working with a company and identify a need, such as an infrastructure investment. The City had been working with a company over the past year. They went to City Council to amend the consent judgment on the property to allow a manufacturer to purchase 16 acres off of Old Adams and Industrial Dr. That was within the district. The company was still in the process of closing on the property, but the plan was to construct a three-phase project, similar to JENOPTIK, with up to 300k s.f. for a headquarters, engineering and manufacturing facility. It was vacant land that was not generating much revenue. One of the challenges was that Industrial Dr. was a private road that was not in the best of conditions. That might be something they could look at doing to make that land developable.

Mr. Damone asked if there was any reserves the LDFA should consider for things such as the company Ms. Valentik just described. Ultimately, their investment had to have the highest return. Historically, they kept a reserve for projects either on the books or that might come later.

Mr. Snyder thought that was what they were doing by prioritizing projects and making sure they had reserves ready when a project came on line. Ms. Janulis felt that the LDFA had always been very conservative. For example, she joked (seriously) that they had the money if someone had to make a quick trip to Germany. The current year was exceptional, with the shuffling of funds to get the roads done, but it had not been like that every year.

Ms. Valentik said that the Study was done just before she came on board. If they added all the projects' costs, the LDFA would never be able to fund everything, but it at least identified some opportunities. The State began talking about eliminating PPT, and the message was quite gray, in her opinion, about whether there would be reimbursement. Personal property made up a huge portion of the LDFA funds. They had a more secure feeling that they would get reimbursed. They had the funds, and they needed to start planning for what they would like to do.

Mr. Hunter said that they felt less secure at the County level about the reimbursement. He commented that counties were at the bottom of the pecking order. They did not expect to see what they had been told. Regarding the LDFA projects, he felt that it would be helpful if staff could rank the projects. A lot of them did not seem to be maintenance; they were to increase capacity as opposed to things in a Capital Improvement Plan where something was worn out and had to be replaced. Most of the projects were new, and some of them might be in the CIP going forward. He liked Mr. Damone's idea of having something set aside for projects. It was a sizeable district, and it was nice to have funds to be able to work with a major economic development project.

Mr. Kaszubski suggested that it would be helpful to have a ranking from staff for the long-term strategy of things the Board might not be aware there was a bigger bang for the buck. From a cost standpoint, they could shuffle things around. It was hard for him to wrap his brain around a lot of the projects, because he was not sure how they matched with what the City was looking for. He agreed that they should have a contingency carved off.

Mr. Brown said that he liked the idea of connecting roads. R-10 (connect Hamlin to Avon Industrial Dr.) made sense to him. He had tried to drive down it once and had to turn around. Since they were talking about a wish list, he asked if the Board would have to approach the City if they wanted to connect a road. He imagined that traffic flow might increase or decrease, and there could be the need for a traffic light. He asked if that would be part of the estimated cost or something separate. He questioned if it could be as easy as saying that the LDFA would like to focus on connecting roads.

Mr. Davis thought that it would be. Some would involve connecting a City road to a County road where it had to be coordinated with them. They did not have the details yet to determine whether a traffic signal would be warranted. Normally, it would be built first and then studied to show that one was warranted before a signal would go in. He said that he was hearing that the members wanted to focus on connecting roadways, and he indicated that was good to hear, because it was not something he would have expected.

Mr. Damone knew that technology improvements were important to companies that wanted to locate in the City. He did not have a sense of what that needed to be, and perhaps it was an area that was not a high priority when the Study was done, but it could be now for those types of *improvements.*

Mr. Davis recalled talking about Hamlin Rd. and whether they wanted to bring in high capacity fiber lines for some of the businesses there. Mr. Damone sensed that it might be a priority going forward to attract and keep businesses. Mr. Davis said that one of the things the City was starting to see that would happen whether the City took the initiative or not was small cell technology. The City was starting to get permits from communications companies to place those things in the City and County right-of-ways. Eventually, more technology would be needed in order to have smart roads and because of exponentially increasing data demands. There would be a network of antennas capable of handling a lot of data. The City might need to research more. Installing a fiber line might be good for a decade, and then it might be totally obsolete. Mr. Damone said that he was not suggesting what it should be; he just knew that sometimes it had an influence.

Mr. Paul thought that was a great point. For anyone coming into the City or for attracting businesses, smart growth was important. In Macomb, they had infrastructure implementation already happening. He thought that they needed to look at some part of it at least and what the plan should be. It could be a huge investment. Mr. Davis said that smart roads were going to be based on the 5G network eventually in place, and he thought the private sector would really push it. Companies that worked for Verizon and AT&T were contacting the City about installing infrastructure. Mr. Paul knew it would be used for traffic lights to help with backup. He mentioned adding security on the Clinton River Trail, which might not be a lot of money, and perhaps they could look at doing some part of it. He felt that it would be a good feature for the corridor.

Ms. Valentik agreed that from an economic development strategy, there was a huge push to keep Michigan at the forefront of tomorrow's automotive sector and to look at the needs of that industry. People were not really using the words autonomous or connected; they said automated, because there were different facets as to what a car would be able to do and how it would get people from point A to point B. It also involved fleet vehicles, public transportation and maintenance. There was a whole plethora of ways that mobility and transportation were changing across the country. She mentioned that the City was in the process of updating its Master Plan, and that was something they were looking at.

Mr. Ellis asked if the City got a lot of feedback from various businesses *as to what they thought they were going to need five or ten years down the line. Ms. Valentik said that the one thing at the forefront for the last couple of years had been talent and workforce. The companies that had located in town were from Germany, France, and other international firms. The City got a lot of direct foreign investment, and those companies needed to be able to communicate with their global offices. They talked about appearance, and she stressed that there was no road in town that she heard more feedback about than Hamlin. The international companies on Hamlin stated that it was not the image they wanted when they hosted customers from all over the world. They liked to see investment in infrastructure, and they liked that the City had great schools and that investment was being made there. They liked that the City was a fiscally responsible and safe community.*

Mr. Paul asked about renewable energy, such as solar. He was trying to second the point that the technology aspect must be studied as well. It was a reality that technology was changing every year.

Mr. Smith noted that he had recently become active in autonomous vehicles. Everyone was talking about small cell towers. He recently went to a conference where there was a lot of discussion about combining vehicle to vehicle sensors with GPS, and that the infrastructure sensors that everyone was investing in would not be needed. He agreed that they needed to be on top of that and look at the technology, because it was changing so quickly. Some massive investments might not last five years but rather, five months. Regarding the workforce, his job was to work in training for businesses, and as strong as the economy was, there was not a company out there, other than retail, that could not use new employees, but the pipeline was not there. It was not just the skill set. High school enrollments had been declining about 2% per year for 12 years, and projections were that they would decline out through 2035. Usually when the economy hit full employment, such as 4% or below, there were a lot of people who were disengaged from coming back in the workforce. What they were seeing was very different than anything they had seen in the recessions going back 20 years. The average time of unemployment then was 15-20 weeks. He stated that today, the average time of unemployment was 40-45 weeks. All the academic research said that if people had been out of the workforce for 40 weeks, they were not coming back. They needed to reach out more to veterans and people from correctional facilities. Immigration had been stopped dead. To grow the talent pool would be very difficult, and he observed that every state was faced with it. The State's economy could be two or three times as strong if they got the workforce.

Ms. Valentik advised that the State, with its new Marshall Plan, had a proactive campaign to try to attract talent to Michigan. She mentioned that she sat on the Automation Alley Talent and Workforce Committee. They were putting on an event for HR directors to try to help them attract talent to the area. A couple of the directors had shared that when they interviewed candidates from outside of Michigan, they saw the condition of the roads, and they became uninterested in coming to the area. She stated that infrastructure was starting to affect the State, not just for business attraction but for attracting workforce.

Mr. Damone said that he was just suggesting that perhaps technology should be on the list in some manner. Ms. Valentik agreed that they could look into that. She said they gave staff a lot of direction. Ms. Janulis considered that the City could be the leader through the LDFA in offering something new. Chairperson Slavik agreed that it could be a great marketing tool. Ms. Valentik remarked that the Mayor liked it when they were innovative.

Chairperson Slavik summed up that Mr. Davis would update the plan. Mr. Davis agreed that the Study could be updated, and they could come back with some suggestions. Chairperson Slavik maintained that it would give them a start to help prioritize.

Mr. Snyder advised that the end of January each year was traditionally when the City put out a call for capital improvement projects to be incorporated into the Capital Improvement Plan. He thought that they should talk about it before the end of the year, and it was brought up that there was an October meeting scheduled. Ms. Janulis agreed that she would like to go over things again while they were still fresh in everyone's minds and not wait until next year.

ANY OTHER BUSINESS

Ms. Roediger asked if there was any interest in starting the meetings at 8:00 a.m. It was fairly unanimous that the members wished to keep it at 7:30 a.m.

NEXT MEETING DATE

Chairperson Slavik reminded the LDFA Board that the next Regular

Meeting was scheduled for October 11, 2018.

ADJOURNMENT

Hearing no further business to come before the LDFA Board, Chairperson Slavik adjourned the Special Meeting at 8:40 a.m. (subsequently re-scheduled on November 8, 2018).

Respectfully Submitted,

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Stephan Slavik, Chairperson
Rochester Hills
Local Development Finance Authority

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Maureen Gentry, Secretary