



# Rochester Hills

## Minutes

### Local Development Finance Authority

1000 Rochester Hills Dr  
Rochester Hills, MI  
48309  
(248) 656-4600  
Home Page:  
[www.rochesterhills.org](http://www.rochesterhills.org)

*Peter Arbour, Greg Doyle, Eunice Jeffries, Michael Kaszubski, Matthew McDaniel, Gloria Pagliarella, Rophin Paul, Ryan Price, James Schwarz, Steven Siedlarz, Stephan Slavik, Tony Vernaci*

---

Thursday, April 24, 2025

8:00 AM

1000 Rochester Hills Drive

---

## CALL TO ORDER

*Chairperson Michael Kaszubski called the Local Development Finance Authority regular meeting to order at 8:03 a.m.*

## ROLL CALL

**Present** 7 - Peter Arbour, Michael Kaszubski, Gloria Pagliarella, Rophin Paul, Stephan Slavik, Tony Vernaci and Greg Doyle  
**Excused** 3 - Ryan Price, Matthew McDaniel and Steven Siedlarz  
**Absent** 2 - Eunice Jeffries and James Schwarz

### Others Present:

- Pamela Valentik, Economic Development Manager
- Joe Snyder, Chief Financial Officer/LDFA Treasurer
- Bill Fritz, DPS/Engineering Director
- Michelle Carley, Economic Development Specialist/LDFA Recording Secretary

*Eunice Jeffries arrived 8:21 a.m.*

*Matthew McDaniel, Ryan Price, and Steven Siedlarz provided prior notice that they were unable to attend and were excused.*

## PUBLIC COMMENT

*None.*

## APPROVAL OF MINUTES

[2025-0170](#) Approval of Meeting Minutes - July 11, 2024

**Attachments:** [2024-07-11 LDFA Minutes.pdf](#)

**A motion was made by Arbour, seconded by Pagliarella, that this matter be Approved. The motion carried by the following vote:**

**Aye** 7 - Arbour, Kaszubski, Pagliarella, Paul, Slavik, Vernaci and Doyle

**Excused** 3 - Price, McDaniel and Siedlarz

**Absent** 2 - Jeffries and Schwarz

**Resolved**, that the Local Development Finance Authority hereby approves the meeting minutes of July 11, 2024 as presented.

## APPROVAL OF MEETING SCHEDULE

2025-0171 Approval of 2025 LDFA Meeting Schedule

**Attachments:** [2025 LDFA Meeting Schedule Memo.pdf](#)

*Mr. Kaszubski brought the 2025 Meeting Schedule to the LDFA Board. He confirmed that the start time for the meetings would continue to be 8:00 a.m. He also noted that the February 13 meeting was cancelled due to lack of business to discuss. The next meeting would be July 10 and asked if that date, which is right after the Independence Day holiday on July 4, was available to everyone.*

*Ms. Pagliarella shared she would not be in town for that meeting.*

*Mr. Kaszubski asked the Board if the following Thursday, July 17, would be available for everyone. There were no objections. He asked Michelle Carley to ensure the meeting schedule to be approved will be updated to reflect the change to July 17.*

**A motion was made by Pagliarella, seconded by Paul, that this matter be Approved. The motion carried by the following vote:**

**Aye** 7 - Arbour, Kaszubski, Pagliarella, Paul, Slavik, Vernaci and Doyle

**Excused** 3 - Price, McDaniel and Siedlarz

**Absent** 2 - Jeffries and Schwarz

**Resolved**, that the Rochester Hills Local Development Authority hereby establishes its 2025 meeting schedule at the April 24, 2025 regular meeting as follows:

### **ROCHESTER HILLS LOCAL DEVELOPMENT FINANCE AUTHORITY 2025 MEETING DATES\*\***

February 13, 2025 (cancelled)  
April 24, 2025  
July 17, 2025  
October 9, 2025

## COMMUNICATIONS

*None.*

## ELECTION OF OFFICERS

2025-0172

Request for Election of Officer - Chairperson for a one-year term to expire at the first meeting in April 2026

**Attachments:** [2025 LDFA Election of Officers.pdf](#)

*Ms. Pagliarella nominated Mr. Kaszubski to continue as Chairperson.*

**A motion was made by Pagliarella, seconded by Paul, that this matter be Approved. The motion carried by the following vote:**

**Aye** 8 - Arbour, Kaszubski, Pagliarella, Paul, Slavik, Vernaci, Doyle and Jeffries

**Excused** 3 - Price, McDaniel and Siedlarz

**Absent** 1 - Schwarz

**Resolved**, that the Rochester Hills Local Development Finance Authority hereby appoints Michael Kaszubski to serve as its Chairperson for a one-year term to expire in April 2026.

2025-0173

Request for Election of Officer - Vice Chairperson for a one-year term to expire at the first meeting in April 2026

**Attachments:** [2025 LDFA Election of Officers.pdf](#)

*Mr. Kaszubski nominated Mr. Slavik to continue as Vice Chairperson.*

**A motion was made by Kaszubski, seconded by Paul, that this matter be Approved. The motion carried by the following vote:**

**Aye** 8 - Arbour, Kaszubski, Pagliarella, Paul, Slavik, Vernaci, Doyle and Jeffries

**Excused** 3 - Price, McDaniel and Siedlarz

**Absent** 1 - Schwarz

**Resolved**, that the Rochester Hills Local Development Finance Authority hereby appoints Stephan Slavik to serve as its Vice Chairperson for a one-year term to expire in April 2026.

2025-0174

Request for Election of Officer - Secretary for a one-year term to expire at the first meeting in April 2026

**Attachments:** [2025 LDFA Election of Officers.pdf](#)

*Ms. Pagliarella nominated Ms. Carley to continue as Secretary.*

**A motion was made by Pagliarella, seconded by Paul, that this matter be Approved. The motion carried by the following vote:**

**Aye** 8 - Arbour, Kaszubski, Pagliarella, Paul, Slavik, Vernaci, Doyle and Jeffries

**Excused** 3 - Price, McDaniel and Siedlarz

**Absent** 1 - Schwarz

**Resolved**, that the Rochester Hills Local Development Finance Authority hereby appoints Michelle Carley to serve as its Secretary for a one-year term to expire in April 2026.

2025-0175

Request for Election of Officer - Treasurer for a one-year term to expire at the

first meeting in April 2026

**Attachments:** [2025 LDFA Election of Officers.pdf](#)

*Ms. Pagliarella nominated Mr. Snyder to continue as Treasurer.*

**A motion was made by Pagliarella, seconded by Doyle, that this matter be Approved. The motion carried by the following vote:**

**Aye** 8 - Arbour, Kaszubski, Pagliarella, Paul, Slavik, Vernaci, Doyle and Jeffries

**Excused** 3 - Price, McDaniel and Siedlarz

**Absent** 1 - Schwarz

**Resolved**, that the Rochester Hills Local Development Finance Authority hereby appoints Joe Snyder to serve as its Treasurer for a one-year term to expire in April 2026.

## NEW BUSINESS

### [2025-0191](#) LDFA Master Plan Study Update

*Ms. Valentik said that last year there was discussion regarding the current LDFA development plan that is to sunset on December 31, 2025. The City appreciates the partnership with the taxing jurisdictions of Oakland County, Oakland Community College, Rochester Community Schools, and Avondale School District and wants to explore the opportunities to extend the TIF that supports the Economic Development efforts involving job creation and growth. It is a valuable vehicle to help implement the Economic Development Strategy which could not be done without the partnership with the LDFA Board. There is an RFP open for bid, but because no bids were received on the first opening, there is a need to extend the timeline. The City looks forward to obtaining a consultant that will explore the options. Once the consultant is identified, a sub-committee will be formed comprised of the taxing jurisdictions to work collaboratively with the consultant to extend the LDFA so it still meets the goals of Oakland County and the school partners. With Greg Doyle as representative for one of the taxing jurisdictions, the City looks to him for his input on the subcommittee. More information will be shared at the next meeting.*

**Discussed**

### [2025-0192](#) Update for Economic Development Strategy RHISE Cup Program

**Attachments:** [RHISE Cup 2025 poster.pdf](#)  
[SUPPLEMENT\\_RHISE Cup LDFA Board Mtg Slides\\_4.24.25.pdf](#)

*Ms. Valentik continued to share an update on the RHISE Cup program. The subcommittee discussions focused mainly on tools to help the workforce in the Rochester Hills companies. In addition, both Ms. Carley and Ms. Valentik continually track new job creation in the City's business community. In 2024, HR efforts were placed mostly on retention and developing good relationships with the existing workforce. This focus coincided with last year's inaugural RHISE Cup that the LDFA Board approved \$25,000 to fund. This program was*

*modeled after the City of Southfield's Community Cup program that creates a friendly competition between teams of companies' employees. Each team competes in a series of events with the idea of team building opportunities, community engagement, and bragging rights for a large trophy.*

*Ms. Valentik explained that RHISE Cup is structured with four challenges: physical, mental, social, and creative. The kickoff event was held during the lunch hour at the Rochester Hills Museum, which many participants had never visited and were in awe of the property. Competitions included a mini golf dart tournament and minute-to-win-it games. Each company wore a different color t-shirt to distinguish themselves and created a great visual. Lunch options included a food truck that was on premises to purchase themselves or to bring their own. For the Physical Challenge, a Cornhole Tournament was held, hosted at City Hall, and representatives from Rochester Recreational Youth Authority (RARA) officiated the tournament. For the Mental Challenge, a Trivia Night at Grand Tavern was held. This seemed to be everyone's favorite event. For the Social Challenge, the City partnered with Neighborhood House to hold a food drive where each team selected a theme for the donated goods (i.e. stay warm theme collected cans of soup). Ultimately, teams had to creatively display the donations based on their theme. The company's entire workforce was able to participate in this challenge.*

*Ms. Valentik continued to share that the final challenge was the Creative Challenge that celebrated Rochester Hills' 40th birthday. This was another challenge in which all employees at the companies could participate. Some of the items created were put on display at City Hall for visitors and staff to enjoy. In all, 12 companies participated in the RHISE Cup: SolvIT (who took 1st place), Prefix (who took 2nd place), AdduXi (who took 3rd place), Fraza, Molex, Franskiche, Kostal, FRS, TA Systems (now AIR), FANUC, Marquardt, and even the City had a team. Ms. Valentik shared the RHISE Cup recap video and the impact the program made on the LDFA district. Plans are in the works for the 2025 campaign. Currently, there are 15 companies committed. A few changes have been in the type of challenges. The Physical Challenge will consist of a bowling tournament at Classic Lanes. For the Mental Challenge, Trivia will stay the same, but will be held at Whiskey Rae's restaurant. For the Social Challenge, the partnership will continue with Neighborhood House who highly requested to be involved again. For the Creative Challenge, creative sculptures are being designed in the image of the Rochester Hills bebb oak tree. They will be decorated by the companies and then displayed along the Clinton River Trail. All the details are being finalized. The Bonus event will be Neighborhood House's 5K run/walk this fall. RHISE Cup made an overwhelming impact. Over 4,000 pounds of food was donated, which calculates to 3,000 meals that will feed a family of four, three times a day for over nine months. Neighborhood House was extremely grateful and appreciative.*

*Ms. Pagliarella shared what SolvIT's perspective was on their participation in RHISE Cup. Being a very competitive company, this was a great program to get their remote employees back into the office to participate and engage with each other again. Also, they never knew about Neighborhood House, so that was a new non-profit they could also partner with for other opportunities such as*

*sponsoring Neighborhood House's Top Golf fundraiser. SolvIT plans to bring some of their clients to that event. With the engagement of the program, they have also gained some new clients. Having won first place, SolvIT ensured the RHISE Cup trophy traveled with staff to a variety of places, including the MBC Cybersecurity event with former Governor Rick Snyder. SolvIT is also planning a "give the cup back" event at their office. Look for details to come.*

*Ms. Valentik thanked the LDFA Board for supporting this program. From a city's perspective, it is difficult at times to deliver programs that a company may look be involved with, whether at a county or state level. The City had to get creative and consider what can be done to connect with the business community and building relationships.*

*Mr. Arbour shared he attended the Trivia Night and learned that employees enjoyed meeting others from different companies in the City and appreciated the crossover.*

*Ms. Pagliarella mentioned Dutton Farm as another example of whom they would have never heard of if not for the City's programs. They now have another volunteer opportunity for the employees to engage.*

*Mr. Kaszubski shared that he was very pleased with this program and is happy the City always looks for creative ways to make positive impacts. He is glad that LDFA supported the program. When he attended the kickoff, he saw people were very competitive, in a fun way, and engaging with each other. RHISE Cup definitely produced some great results, even exceeded expectations, and he thanked staff for all of their hard work.*

*Ms. Valentik said that RHISE Cup produced great marketing exposure, as many of the companies promoted the Cup through their social media channels. It brought great global attention. Molex, for example, received positive comments from their locations in other countries. Molex shared that Rochester Hills is a city that not only supports its business community, but also supports its workforce.*

*Mr. Paul stated that his company, Wipro/PARI, will be participating this year.*

**Discussed**

**Eunice Jeffries entered at 8:21 a.m.**

**Present** 8 - Peter Arbour, Michael Kaszubski, Gloria Pagliarella, Rophin Paul, Stephan Slavik, Tony Vernaci, Greg Doyle and Eunice Jeffries

**Excused** 3 - Ryan Price, Matthew McDaniel and Steven Siedlarz

**Absent** 1 - James Schwarz

**2025-0193**

Budget Amendment-LDFA Master Plan Study and RHISE Cup Program

**Attachments:** [Budget Amendment-LDFA Master Plan Study and Rhise Cup Program.pdf](#)  
[848 = LDFA Fund \(2025-27\).pdf](#)  
[LDFA Fund Balance\\_5 Year Outlook - CURRENT.xlsx.pdf](#)

*Ms. Valentik shared that there are updating the LDFA Master Plan Study. With PED currently looking for a consultant, they do not want to hinder the timing. The current budget is \$25,000, but for a timing standpoint and a procurement process standpoint in the event the bid comes in higher than \$25,000, there is a request to the Board to increase that amount. In addition, the goal for RHISE Cup 2025 was to have 18 companies involved. Currently, there are 15 companies committed and the program has not even opened to registration. There is also a creative sculpture piece where the budget would need to increase to cover costs, as the goal is to keep the cost of this program to companies at a minimum. It is a great way to use those tax dollars to benefit them. Ms. Valentik asked Joe Snyder to elaborate on the ability to comfortably expand the budget.*

*Mr. Snyder said that the LDFA financially is in terrific shape. Leach Rd. is complete. The pathway crossing at Adams is done. Before that, Waterview Blvd. was the big LDFA project that was done a few years prior. In 2018, Hamlin Rd. was completed. When looking at the CIP, currently there are no significant projects happening in the LDFA. The tax capture is much larger than the operational cost. The LDFA runs an operational profit. In the upcoming year, it is anticipated to have a \$300,000 LDFA fund balance. The two proposed budget increases are \$50,000 in total. There will be \$50,000 more in interest because the rate is over 4% now. Mr. Snyder anticipates it to continue.*

*Mr. Kaszubski asked for a motion to move forward with the budget amendment.*

**A motion was made by Jeffries, seconded by Pagliarella, that this matter be Approved. The motion carried by the following vote:**

**Aye** 8 - Arbour, Kaszubski, Pagliarella, Paul, Slavik, Vernaci, Doyle and Jeffries

**Excused** 3 - Price, McDaniel and Siedlarz

**Absent** 1 - Schwarz

**Resolved**, that the Rochester Hills Local Development Finance Authority hereby approves the amended 2025 budget to include the LDFA Master Plan Study project to the amount of \$50,000 and 2025 RHISE Cup Program to the amount of \$50,000.

#### 2025-0199

#### DPS Capital Improvement Project Update

**Attachments:** [SUPPLEMENT LDFA DPS Projects\\_04.24.25.pdf](#)

*Bill Fritz shared that every year, approximately a dozen or more projects are delivered throughout the City at approximately \$20-30M. These projects include installing new infrastructure and maintaining existing roads, pathways, and water, sanitary sewer, and storm systems. It does get challenging to find funding for these projects. The City appreciates the support given by the LDFA. In 2024, three projects were completed in the LDFA district. First, DPS completed the Leach Rd. upgrade project. Now that it is paved, the project was submitted to the State for redesignation as a major road and will be able to recoup Act 51 money for it once it gets approved by the State. Second, the Marketplace Circle asphalt annual rehabilitation program went very well. Third, the HAWK signal was installed late last year on Adams Rd. across from Marketplace. This*

*year, the traffic signal improvement project is being completed on Auburn Rd. and Technology Dr.*

*Ms. Pagliarella asked if the Auburn Rd./Technology Dr. roadways will be closed during the improvement.*

*Mr. Fritz responded that it should not interfere with traffic. The work will be outside of the roadway.*

*Mr. Paul asked if all three projects were in budget.*

*Mr. Snyder shared that the projects came under budget and the Adams Rd. pedestrian crossing came in right at \$480,000. Funds from the LDFA budget for the projects were only transferred for the cost of the project, not the budgeted amount. It was anticipated to have only \$1.5M once these projects are closed. The LDFA has a \$2.3M fund balance.*

*Mr. Slavik asked about the crest of Adams Rd from Hamlin Rd. to Walton Blvd. to improve the road for snow and inquired how big of a project that would be.*

*Mr. Fritz shared currently there are discussions regarding that road area. There is a large project headed up by Road Commission of Oakland County (RCOC), which the City is a partner with the university to review the whole corridor from Hamlin Rd. to Walton Blvd. Several town hall meetings have been held. It will be several years out, but one of the considerations is to knock the vertical alignment out. He does not think it meets American Association of State Highway and Transportation Officials (AASHTO) standards, as it is an older road.*

*Ms. Pagliarella asked about Leach Rd. and any feedback from residents for the improved roads.*

*Ms. Valentik said there are currently four or five residential properties and at some point, they can be absorbed in the future, being a very commercial area. She has received great response from the businesses on Leach Rd. that they are very satisfied and, in some cases, it has improved their HVAC systems.*

*Ms. Pagliarella said it is a very welcoming improvement for drivers and businesses in that area.*

*Ms. Valentik shared it is now a great area for economic development to attract new businesses. It is poised for 20,000-30,000 sq ft. facilities.*

*The Board thanked Mr. Fritz, Mr. Snyder, and Ms. Valentik for their updates.*

**Discussed**

## **ANY OTHER BUSINESS**

## **NEXT MEETING DATE**

Thursday, July 17, 2025.

## ADJOURNMENT

*There being no further business to discuss, it was moved by Gloria Pagliarella and seconded by Peter Arbour to adjourn the meeting.*

*Chairperson Kaszubski adjourned the meeting at 9:02 a.m.*

*Minutes prepared by Michelle Carley.*

*Minutes were approved as presented at the July 17, 2025 Regular Local Development Finance Authority Meeting.*

---

*Michael Kaszubski, Chairperson*