



Rochester Hills

Minutes

Local Development Finance Authority

1000 Rochester Hills Dr
Rochester Hills, MI
48309
(248) 656-4600
Home Page:
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, August 14, 2025

8:00 AM

1000 Rochester Hills Drive

In compliance with the provisions of Act No. 267 of the Public Acts of 1976, the Open Meetings Act, as amended, notice was hereby given that the Rochester Hills Local Development Finance Authority would hold a Special Meeting on Thursday, August 14, 2025, at 8:00 a.m at Rochester Hills City Hall, 1000 Rochester Hills Drive, Rochester Hills, MI 48309 in the auditorium. The purpose of the Special Meeting was to vote on the updated LDFA Development Plan and Tax Increment Financing Plan.

CALL TO ORDER

ROLL CALL

Present 7 - Peter Arbour, Michael Kaszubski, Gloria Pagliarella, Stephan Slavik, Greg Doyle, Eunice Jeffries and James Schwarz
Excused 4 - Rophin Paul, Ryan Price, Matthew McDaniel and Steven Siedlarz
Absent 1 - Tony Vernaci

Others Present:

- Sara Roediger, Planning and Economic Development Director
- 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

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

PUBLIC COMMENT

None.

NEW BUSINESS

2025-0356 Approval of 2025 Revised LDFA Development and Tax Increment Financing Plans

Attachments: [2025 LDFA Plan Approval Agenda Summary.pdf](#)
[Proposed 2025 RHLDFAs Plans.pdf](#)
[Draft Minutes from 7.17.25 LDFA Meeting.pdf](#)
[LDFA July17 25 Presentation.pdf](#)

Pamela Valentik shared that this agenda item is a team effort involving Sara

Roediger, Joe Snyder and many other departments such as City Engineering, Assessing, and Treasury. This item was initially brought to the LDFA Board for discussion at the last Board Meeting. She thanked the board for making the extra time to meet and hopefully approve the first step to extend the LDFA. She shared a PowerPoint presentation that included the background of the beginning of the LDFA or a refresher for both those members who have been on the board for several years and to those members who have been members for just a few years. Projects discussed included Leach Rd. paving, the Rochester Hills Executive Park trail connection, and the Technology Dr. pathway. Also mentioned was the LDFA Economic Development initiatives to include the talent attraction/retention and the business attraction/retention programs. The RHISE Cup is one that was launched thanks to the LDFA, that produced a lot of outreaches from a business attraction and retention standpoint. Infrastructure investments were also made possible with the support of the LDFA that included both Jenoptik's purchase of property from the City, bringing 120 jobs to the area, and Kostal Kontakt's purchase of property for future manufacturing capabilities that will provide 200 jobs. She also gave the LDFA credit for supporting not only local development, but international efforts as well. This support includes sponsorship of the aerospace conference, AeroOne, in 2024, as well as other robotics and automation conferences that Ms. Valentik attends to attract international companies to Rochester Hills.

Ms. Valentik discussed the LDFA 2025 Restated Development Plan that will involve the current district boundaries, zoning, streets and intersections. The proposed projects were shared to include road construction/maintenance, infrastructure/utilities enhancements, multimodal transit, placemaking investments, strategic planning/stakeholder economic development initiatives, and LDFA program development/marketing/promotions initiatives for business attraction/retention and talent attraction/retention. The future plan is to continue first and foremost over the next 20 years so there are still attractive properties for businesses to come to the area. The Clinton River Trail that runs alongside Adams Rd. as well as the new SMART transit location, an important initiative to Oakland County, are two attributes in the area. She added future support for multimodal transit for the workforce that may be looking to come into the area and placemaking investments or other initiatives that the City would want to do within the LDFA taxing jurisdictions. The City welcomes and is willing to support ideas from the LDFA Board on initiatives they would like to see in place. Within the strategic planning, focus will be on updating the master infrastructure plan (which has not been updated since the inception of the LDFA, even with a corridor study in 2009). Long-term strategy is on the table and with the proposed TIF extension, these are all feasible plans.

Ms. Valentik said that in reviewing the estimated costs that will take place over the next 20 years, the City is asking the LDFA Board to approve the development plan knowing the costs are estimates, as these figures needed to be included in the plan to be brought before the LDFA Board. She referred over to Joe Snyder to discuss the TIF plan in further detail.

Mr. Snyder discussed the details of the proposed LDFA 2025 Restated TIF Plan. He said the biggest point is the continuation of the base year, which was

1995, and he explained that the tax increment financing in the 1995 values are set and locked. Anything above that is what gets captured and reinvested back into the district. If the decision was made to lapse and reestablish the LDFA in the next year, the tax increment financing would be a much higher level and would not be any tax increment financing of anything substantial to reinvest back into the district. The only area for capture is the high tech and industrial areas, not the commercial houses or retail property, such as Walmart.

Mr. Snyder reviewed the taxes that are captured via the TIF plan. The majority are from the City of Rochester Hills. The City is asking to continue the same plan that has been in place for the last 20 years and continue for another 20 years. There is no capture from Avondale or Rochester Community Schools. The City of Rochester Hills captures the majority with 64%. There is also some capture from the library. He explained that there is a new Oakland County TIF policy which states they will no longer fund 100% of the Oakland County TIF. It is now 50%. A clause exists that if the city contributes more than three times what Oakland County contributes, the City can ask for 75% of the amount. The plan is for the City of Rochester Hills to approach Oakland County looking for 75%. Mr. Snyder shared that the Huron Clinton Metroparks and Oakland Community College are also jurisdictions that contribute funds into the LDFA which gets reinvested in the community. He said Ms. Roediger, Ms. Valentik and himself are meeting with Oakland County's TIF Ad Hoc Committee, a separate board of the finance committee. He commented that this is good to know upfront and he will prepare accordingly.

Ms. Valentik reviewed the next steps moving forward if/once the LDFA Board approves the plan.

August 14	Present to the LDFA Board
July/November	Coordinate with taxing jurisdictions for approval
September 8	City Council public hearing
November 10	City Council approval of updated plans
December 1	Forward approved plans to the State
Early 2026	Complete long term, Master Development Plan for LDFA 2.0

Mr. Slavik asked Mr. Snyder if the listed parcels shown on the map are within the boundaries of the district.

Mr. Snyder confirmed that they were.

Ms. Valentik added that every year, the Assessing Department pulls a list and looks at the businesses. If there is a volleyball business that moved into an industrial building, then they are ineligible, as it is not the building itself in the district, but the operations that are important to consider in the LDFA district.

Mr. Slavik commented that he had always had the impression that sites where the softball fields were was LDFA.

Ms. Valentik responded that those properties were in fact not in the LDFA district and it had been discussed previously to explore the possibility of including them. The boundaries, were, however, never officially adjusted to

include them.

Ms. Roediger shared that changing boundaries was initially considered for the proposed extension plan; however, the December 31 sunset date would have made defining those changes in the plan impossible as it is a more complex process to do so. LDFA district boundaries is definitely a topic for discussion for the future. The main concern at this point is continuing for the 20 years. Then, in year one of the 20 years, a comprehensive review can begin. There are many properties that could be considered, keeping in mind that for every property that is included, LDFA has to consider how that impacts the taxing jurisdictions and their willingness to participate in the LDFA.

Ms. Valentik included that when a developer looks at a Brownfield redevelopment, they most likely are looking for a Brownfield redevelopment TIF. It makes the consideration more complex due to the LDFA TIF. It is more complicated than what was anticipated when the RFP was put together earlier this year when the City tried to identify a consultant to look at the bigger picture of properties in the district. Therefore, the choice is to focus on what is available for the existing district.

James Schwarz asked if there was any push back on the approval of the LDFA Plan.

Ms. Valentik responded that the hope is that there is not push back. The City wants to partner with the taxing jurisdictions, and has had prior discussions with those on the Board representing the taxing jurisdiction. The hope is that Oakland County will provide the 75% available support, but still would want that support at the 50% if available.

Mr. Snyder added that the City is all about partnering and playing by the rules. There are two new Oakland County millages: The Oakland County Parks Millage and the Oakland County Transit Millage. Both are exempt and would not be captured.

Gloria Pagliarella asked about the map and the residential boundaries within the LDFA and if they will stay in the boundaries.

Ms. Roediger responded that they will remain in the boundaries, as the current proposal is to keep the boundaries as they are. Once the new plan is in place, considerations in boundaries will be addressed in 2026.

Mr. Kaszubski asked what the City staff needs from the Board or anything additional for them to consider at this time.

Ms. Roediger responded that the LDFA Board's support is crucial. Having representation from the Board at the upcoming City Council Public Hearing would be beneficial.

Ms. Valentik asked the Mr. Kaszubski would consider attending the September 8 and November 10 City Council meetings to show support.

Mr. Kaszubski offered the Boards support.

Ms. Valentik mentioned that the regular LDFA Board meeting will still occur on October 9. More details will be brought to that meeting.

Mr. Kaszubski asked if there were any issues when the LDFA first organized.

Ms. Valentik shared that to her knowledge, it was accepted well. The idea is that all corporate parks would be included in the LDFA district and that is something to consider in the future.

Ms. Pagliarella asked about the property Kostal owns. If they choose to sell, she asked if the City would have a seat at the table to take control of the property.

Ms. Valentik said that while in minimizing discussion a specific company's business, there is a great relationship with Kostal and City staff and are in communications with them on a regular basis.

Ms. Roediger added that another layer of protection that the City has from a land use standpoint is that the property is actually unique because much all the land between Adams and an M 59 in that section is under a consent judgment where a judge ordered what can happen on that property. As part of Kostal Kontakt purchasing that property, an amendment was made to that consent judgment, which lays out that the property has to be used for the purposes that have been stated by Kostal Kontakt. The company cannot sell that property to a different business use such as Costco, as it is regulated as to what it is zoned.

With no other questions, Mr. Kaszubski read the motion as it is stated in the packet.

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

Aye 7 - Arbour, Kaszubski, Pagliarella, Slavik, Doyle, Jeffries and Schwarz

Excused 4 - Paul, Price, McDaniel and Siedlarz

Absent 1 - Vernaci

Resolved, that the Rochester Hills Local Development Finance Authority hereby determines that:

1. The 2025 Restated Plan, in substantially the form presented to this meeting, is hereby approved, together with such changes as are determined by the Chair, the Vice Chair, the Secretary, or an authorized designee of any of them, to be necessary or advisable in furtherance of this resolution or the extension and approval of the 2025 Restated Plan and not materially adverse to the LDFA.
2. The LDFA hereby requests that the Council hold a public hearing on the 2025 Restated Plan at its meeting to be held on September 8, 2025 and to provide notice of such public hearing pursuant the Act.
3. Following the public hearing, the LDFA hereby recommends and requests that the Council approve the 2025 Restated Plan and extend the 2025 Restated Plan through December 31, 2045 pursuant to the Act.
4. All resolutions and parts of resolutions insofar as they conflict with the provisions of

this resolution are rescinded.

ANY OTHER BUSINESS

None.

NEXT MEETING DATE

- Regular meeting, October 9, 2025, 8:00 a.m.

ADJOURNMENT

*There being no further business to discuss, it was moved by Peter Arbour and seconded by Gloria Pagliarella to adjourn the meeting.
Chairperson Kaszubski adjourned the meeting at 8:49 a.m.*

Minutes prepared by Michelle Carley.

Minutes were approved as presented at the October 9, 2025 Regular Local Development Finance Authority Meeting.

Michael Kaszubski, Chairperson

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 Clerk's Office at 248-841-2460 at least 48 hours prior to the meeting.