



Rochester Hills

Minutes

Local Development Finance Authority

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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, November 20, 2025

8:00 AM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Michael Kaszubski called the Local Development Finance Authority special meeting to order at 8:04 a.m.

ROLL CALL

- Present** 8 - Peter Arbour, Michael Kaszubski, Gloria Pagliarella, Stephan Slavik, Tony Vernaci, Greg Doyle, Matthew McDaniel and Steven Siedlarz
- Excused** 2 - Ryan Price and James Schwarz
- Absent** 2 - Rophin Paul and Eunice Jeffries

Others Present:

- Sara Roediger, Planning and Economic Development Director
- Pamela Valentik, Economic Development Manager
- Joe Snyder, Chief Financial Officer/ LDFFA Treasurer
- Michelle Carley, Economic Development Specialist/LDFFA Recording Secretary

Ryan Price and James Schwarz provided prior notice that they were unable to attend and were excused.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

[2025-0482](#) Approval of Meeting Minutes - October 9, 2025

Attachments: [2025-10-09 LDFFA Minutes.pdf](#)

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

- Aye** 8 - Arbour, Kaszubski, Pagliarella, Slavik, Vernaci, Doyle, McDaniel and Siedlarz
- Excused** 2 - Price and Schwarz

Absent 2 - Paul and Jeffries

Resolved, that the Local Development Finance Authority hereby approves the meeting minutes of October 9, 2025 as presented.

COMMUNICATIONS

Pamela Valentik shared that since the last LDFA Board meeting, a RHISE Cup Champion was crowned. She appreciated having some of the LDFA Board members present at the ceremony. The leader board changed all throughout the competition, but the trophy was officially presented to OneMonroe, which is located in the LDFA district on Technology Dr. They have approximately 55 employees and their first year participating in the RHISE Cup. Molex took second place and AdduXi placed third. Many of the companies plan to return in 2026.

Ms. Valentik also invited the LDFA Board to the RHISE Holiday Celebration on December 16. The Champion Awards will be presented to two companies that have had a stellar year. In addition, the Executive Leadership Award will be presented to a member of the MBC that demonstrated leadership, not just within the MBC or their company, but within the community as well. A fellow LDFA Board member will be presented with the award, Ryan Price. She reiterated the invitation to help celebrate and recognize Mr. Price for all he does within the community.

Michael Kaszubski shared that he attended a few RHISE Cup events and was impressed with the friendly competitiveness and engagement between the companies. He noted that the City team did a great job with organizing RHISE Cup this year.

Michelle Carley noted that Gloria Pagliarella arrived at 8:09am.

NEW BUSINESS

[2025-0483](#) Approval of Tax Capture Agreement with Oakland County

Attachments: [2025 RHLDFFA OC Tax Agreement Agenda Summary.pdf](#)
[Rochester Hills LDFA-OC Tax Sharing Agreement Final.pdf](#)
[RHLDFFA Dev TIF Plans2025.pdf](#)

Ms. Valentik discussed the current standing of the LDFA Extension and tax capture agreement with Oakland County. She gave thanks to all those on the team to make it happen, including Lori Taylor, City Assessing Director, Joe Snyder, City Chief Financial Officer, and the LDFA legal counsel, Eric McGlothlin, with Dickinson Wright. To refresh the timeline for the LDFA Board, in August the Board approved the restated development and TIF plans. In September, there was a public hearing, and 60 days following, the taxing jurisdictions had the option to opt out. During that time, no taxing jurisdiction opted out. The City was excited about the Oakland County participation.

Ms. Valentik continued to share that Oakland County has a policy that involved a little more to the process, but it has all been completed. On November 10, the updated plans and Oakland County agreement were taken to City Council for approval, which they did approve. Mr. McLoughlin told the City team that there is nothing to forward to the state. It is only required that we get approval from the County Board and Rochester Hills City Council. It is understood that all that is needed from the City has been completed before the December 31, 2025 deadline to officially extend the LDFA another twenty years. The next phase of the LDFA will be discussed at next LDFA Board meeting. Ms. Valentik asked Mr. Snyder to explain the highlights of the Oakland County agreement.

Joe Snyder stated the agreement looks very similar to what was presented to the LDFA Board. The numbers came in better than expected. For review purposes, he shared that Oakland County has had only three LDFAs, with Rochester Hills being one of them. With the new Oakland County policy, there are changes and, as explained at the last LDFA meeting, the tax capture is not at the 100% level as it has been in the past. It is at the 75% level, unless the community contributes more than three times what Oakland County contributes. With the exception presentation given, Oakland County agreed to the 75%. In addition, the tax value percent increased to a 1.5% per year inflationary tax value. In 1984 when Proposal A went into effect, the average had been closer to 2.4-2.5%. The City team were able to make that case, so Oakland County agreed to increase the tax value from 1.5% to 2.5%. Mr. Snyder said it means approximately another \$600,000 over the course of the next 20 years. His viewpoint is that the City could not have done better. The Oakland County Park millage and the Oakland County Transit millage are not able to be captured. The other point that affects the LDFA is that any project the LDFA undertakes that is over \$10,000, which is basically all of them, would have to include the bid specs that will adhere to the prevailing wage. This ensures all laborers, equipment operators, and everyone working on the reconstruction jobs are making a certain wage. The challenge is that every project will now involve the LDFA having an additional cost to the project because of the higher level of documentation standards. This is an additional cost for the administration to collect all the data so it can support and justify that everyone working on the project is being funded through Oakland County money and adhering to the higher standard of pay.

Mr. Snyder concluded that the LDFA had a big win on the outcome of the extension-not only by keeping the LDFA intact, which keeps the original 1994 taxable value dollars as the based, but also by obtaining 50%-75% from Oakland County and them agreeing to increase the tax value increase, a better plan than what the LDFA Board approved a few months ago.

Ms. Valentik extended her appreciation the LDFA Board for their work and support in the critical step to extend the LDFA. It was unanimously support by the LDFA and City Council, confirming that all of the taxing jurisdictions would return. She said the next step is to consider the types of projects the LDFA Board would want to address. There will be a sub-committee meeting in early 2026 to brainstorm the projects and make a plan for first steps in short-term and

long-term projects. Ms. Valentik asked that if the LDFA Board had any thoughts before the sub-committee meets to send to Sara Roediger or her so that there are some action ideas to start off the meeting. Ms. Valentik shared that today's vote for approval is for the LDFA Chair, Mr. Kaszubski, to sign the agreement with Oakland County and the City of Rochester Hills. The agreement requires all three parties to sign it.

Gloria Pagliarella asked if the improvement of Industrial Dr. would be initiated due to the new agreement or if would still be on hold.

Ms. Valentik answered that the property owner is still on hold due to the current climate of their business of the and their pending North American leadership. With the extension, the City will revisit the conversation with the business to find out their timeline in order to incorporate it into the plans.

Mr. Kaszubski stated his appreciation for all of the hard work that went into getting the extension approved. He then asked for a motion for the vote.

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

Aye 8 - Arbour, Kaszubski, Pagliarella, Slavik, Vernaci, Doyle, McDaniel and Siedlarz

Excused 2 - Price and Schwarz

Absent 2 - Paul and Jeffries

WHEREAS, the City of Rochester Hills (the "City") and the LDFA have approved the 2025 Restated Development Plan and Tax Increment Financing Plan (the "2025 Restated Plan") pursuant to Act No. 57, Public Acts of Michigan, 2018, as amended (the "Act"), for the purpose of extending the LDFA through December 31, 2045 and providing for the improvements described in the 2025 Restated Plan within the Authority District defined and described in the 2025 Restated Plan; and

WHEREAS, authorized representatives of the City and the LDFA presented the 2025 Restated Plan to the County of Oakland's Tax Increment Financing Review Policy Ad Hoc Committee on September 16, 2025 (the "County Committee Meeting"); and

WHEREAS, following the County Committee Meeting, the County of Oakland (the "County") proposed a form tax sharing agreement to be entered into among the County, the City, and the LDFA relating to the capture of County operating taxes and matters related to the LDFA under the 2025 Restated Plan; and

WHEREAS, the County, the City, and the LDFA have negotiated terms of the tax sharing agreement, and the County and the City have approved the terms of the tax sharing agreement (the "Tax Sharing Agreement"); and

WHEREAS, the Tax Sharing Agreement has been presented to the LDFA; and

WHEREAS, the LDFA desires to approve the Tax Sharing Agreement in substantially the form presented to the LDFA at this meeting.

Now, Therefore, Let It Be Resolved that:

1. The LDFA hereby approves and authorizes the execution of the Tax Sharing Agreement among the County, the City, and the LDFA providing for the capture of Oakland County operating taxes, and providing for other matters relating to the LDFA under the 2025 Restated Plan, all under and pursuant to the Act.
2. The Chairperson of the LDFA is authorized and directed to execute and deliver the Tax Sharing Agreement for and on behalf of the LDFA in such number of counterparts as may be desirable to each other party to the Tax Sharing Agreement.
3. All resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

ANY OTHER BUSINESS

Sara Roediger brought before the Board an update on plans for the Adams Rd. pathways. She shared on a map showing the location of the proposed pathways along Adams Rd. across from Marketplace. Rochester Hills will be partnering with Auburn Hills, who is applying for the grant. The application is due December 1. There is a very quick turnaround on this program. Ms. Roediger drafted a letter of support to have the LDFA Board Chair to sign in hopes to receive some of the transit millage that was untouchable from a LDFA standpoint, but capturing it from a grant standpoint like the City did last year.

The LDFA Board agreed to have Mr. Kaszubski sign the letter of support.

NEXT MEETING DATE

February 12, 2026.

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 8:29a.m.

Minutes prepared by Michelle Carley.

Minutes were approved as presented at the April 9, 2026 Regular Local Development Finance Authority Meeting.

Michael Kaszubski, Chairperson

