



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, April 9, 2026

8:00 AM

1000 Rochester Hills Drive

CALL TO ORDER

ROLL CALL

Present 11 - Michael Kaszubski, Gloria Pagliarella, Rophin Paul, Ryan Price, Stephan Slavik, Tony Vernaci, Greg Doyle, Matthew McDaniel, Eunice Jeffries, James Schwarz and Steven Siedlarz

Excused 1 - Peter Arbour

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

[2026-0172](#) Approval of Meeting Minutes - November 20, 2025

Attachments: [2025-11-20 LDFA Minutes.pdf](#)

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

Aye 11 - Kaszubski, Pagliarella, Paul, Price, Slavik, Vernaci, Doyle, McDaniel, Jeffries, Schwarz and Siedlarz

Excused 1 - Arbour

Resolved, that the Local Development Finance Authority hereby approves the meeting minutes of November 20, 2025 as presented.

COMMUNICATIONS

Pamela Valentik shared updates regarding the third annual Diversity of Thought Talent Forum, an initiative spun off from the Mayor's Business Council (MBC) to connect Human Resource professionals within the MBC. The forum will be held at Dutton Farm on Friday, April 17th. Building on the success of last year's gathering of 50 attendees, the upcoming event has already secured 40 RSVPs. This year's program features a lineup of speakers addressing key workforce topics. Kelley Cusmano, the 2024-2025 Teacher of the Year from Rochester Community Schools will share how students are navigating new career pathways, while Cameron Albring from Oakland Community College will offer

insights into how students are finding new career paths. The City's HR Director Brooke Insana and HR Coordinator Celeste Mansour will jointly present on the practical applications of AI within HR operations. Additionally, Oakland County's Anthony Gallina will discuss leveraging alumni networks for talent recruitment, and Deputy Mark Hickson from the Oakland County Sheriff's Office will conduct a high-level training on active assailant preparedness for the workplace. Another update included that registration has open for RHISE Cup 2026.

Ms. Valentik stated that there is some potential attraction on the vacant six acres next to the current AIR-Rochester Hills property on Hamlin, located in the LDFA district. When discussing opportunities for growth and development in the LDFA district, the City looks at those as either significant redevelopment or where there is vacant property for new development.

ELECTION OF OFFICERS

2026-0173

Request for Election of Officer - Chairperson for a one-year term to expire at the first meeting in April 2027

Attachments: [2026 LDFA Election of Officers.pdf](#)

Gloria 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 11 - Kaszubski, Pagliarella, Paul, Price, Slavik, Vernaci, Doyle, McDaniel, Jeffries, Schwarz and Siedlarz

Excused 1 - Arbour

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 2027.

2026-0174

Request for Election of Officer - Vice Chairperson for a one-year term to expire at the first meeting in April 2027

Attachments: [2026 LDFA Election of Officers.pdf](#)

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

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

Aye 11 - Kaszubski, Pagliarella, Paul, Price, Slavik, Vernaci, Doyle, McDaniel, Jeffries, Schwarz and Siedlarz

Excused 1 - Arbour

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 2027.

2026-0175

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

first meeting in April 2027

Attachments: [2026 LDFA Election of Officers.pdf](#)

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

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

Aye 11 - Kaszubski, Pagliarella, Paul, Price, Slavik, Vernaci, Doyle, McDaniel, Jeffries, Schwarz and Siedlarz

Excused 1 - Arbour

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 2027.

2026-0176

Request for Election of Officer - Treasurer for a one-year term to expire at the first meeting in April 2027

Attachments: [2026 LDFA Election of Officers.pdf](#)

Matthew McDaniel nominated Mr. Snyder to continue as Treasurer.

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

Aye 11 - Kaszubski, Pagliarella, Paul, Price, Slavik, Vernaci, Doyle, McDaniel, Jeffries, Schwarz and Siedlarz

Excused 1 - Arbour

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 2027.

NEW BUSINESS

2026-0177

2026-2027 Discretionary Economic Development Budget

Addressing the Board, Mr. Kaszubski said shared key points from his discussion with Ms. Valentik, focusing on new initiatives and the LDFA's citywide impact. He proposed that the Board support economic development projects that yield mutual benefits that could ultimately positively impact the LDFA district and the City as a whole. By backing projects, the LDFA can foster a more holistic strategy than in past decades. To achieve this, Mr. Kaszubski encouraged the Board to think "out of the box"-citing the RHISE Cup as an example-to cultivate creative approaches for attracting business to Rochester Hills.

Mr. Kaszubski proposed establishing a discretionary fund, suggesting \$75,000, to support economic development initiatives, bolstering the business growth strategies successfully led by the Planning and Development staff. He requested immediate Board feedback and approval during the current meeting to avoid delaying staff efforts until the next LDFA meeting.

Rophin Paul commented that it was a great idea and asked if there is a type of

business Mr. Kaszubski had in mind.

Mr. Kaszubski provided an example of a company outside the LDFA district that provides tiered support to businesses within it. He noted that while the City budgets for business attraction and marketing, an LDFA discretionary fund would give the City greater flexibility and agility to facilitate networking and collaboration. Drawing from experience, Mr. Kaszubski emphasized that local companies often seek vendors outside Rochester Hills, southeast Michigan, or the state simply because they are unaware of local providers offering the products and services they need.

Stephan Slavik asked if expanding the LDFA district was an option, for instance getting involved with a City resurfacing project of a road that was even outside of Rochester Hills, in order to be more directly involved in and perhaps connect with other businesses.

Ms. Roediger responded that during the LDFA Update, that idea did arise. However, it could truly jeopardize the City base. By expanding the footprint of the LDFA district, the City's capping would become uncapped and come up to current levels. The City would lose a large portion of historical investment in the last 20 years and it would open up more opportunity for the taxing jurisdiction to opt out. The decision was to keep the current geographical location due to the additional level of complication and risk that the City did not want to risk, based on how much investment there as been in the past 20 years.

Referring back to Mr. Kaszubski's proposal, Ms. Valentik shared recent examples of City initiatives , such as the RHISE Cup program's Creative Challenge. In this challenge, teams will create artistic elements representing "Living and Working in Rochester Hills," with the winning team's pieces to be displayed in the future Nowicki Park Community Center. She also cited the City's past community partnership with the Rochester Hills-based AeroOne conference. With AeroOne returning this year. With AeroOne returning this year, Ms. Valentik noted that certain economic development partnerships exceed the ability to partner due to the legal limits of such partnerships within the City budget, but fall within the LDFA's authority. She thanked the LDFA Chair for recognizing time-sensitive opportunities that arise between scheduled board meetings.

Ms. Valentik offered another example where LDFA support would be beneficial, such as partnering with events like the Automate conference or other industry-specific trade shows aligned with the LDFA district. She highlighted the Planning & Development team's marketing campaign during the Oakland University's homecoming, which encouraged students and alumni to live and work in Rochester Hills. Finally, she noted the French Corner-located directly with the LDFA district-which serves as an incubator for European businesses and recently hosted the French Ambassador.

Mr. Kaszubski said that the City has projects and has always been transparent to the LDFA Board in how they are good stewards with the funds.

Mr. Paul stated that he is very supportive of this strategy. He agreed that the history of diligence is already there, he would approve of this proposal. The amount is what needs to be determined.

Mr. Kaszubski noted that if the \$75,000 allocation proves too low over time, the Board can choose to increase the funding or re-evaluate its necessity. He suggested establishing the discretionary fund for a two-year trial period, after which the Board can assess its future.

Gloria Pagliarella asked if the discretionary funds were in addition to the proposed budget or if they were part of the whole amount.

Mr. Kaszubski answered that it would be allocated.

Eunice Jeffries asked how the amount will be memorialized over time.

Mr. Snyder stated that the \$75,000 would come through the budget process. As there is a line in the budget for the RHISE Cup, there will also be for this fund. The confirm, he stated that the motion would be \$75,000 in 2026 and 2027 most likely out of the economic development initiatives. There is a lot of flexibility within those. Expenditures cannot go over the bottom line but within the categories, there is flexibility. It can be made in the second quarter budget amendment, and then the next time the LDFA Board meets to discuss the budget, it will bring the 2027-2029 budget.

Mr. Kaszubski motioned to further support the City's economic development initiatives by allocating \$75,000 per year, for the next two years, for those initiatives, to be communicated to and reviewed by the LDFA Board in 2026 and 2027 respectively.

Ms. Valentik thanked the Board for their support, faithfulness, and reinvestment in the City team to create opportunities.

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

Aye 11 - Kaszubski, Pagliarella, Paul, Price, Slavik, Vernaci, Doyle, McDaniel, Jeffries, Schwarz and Siedlarz

Excused 1 - Arbour

Resolved, that the Rochester Hills Local Development Finance Authority hereby approves to support the City of Rochester Hills' economic development initiatives by allocating \$75,000 per year, for the next two years, for those initiatives, to be communicated to and reviewed by the LDFA Board in 2026 and 2027 respectively.

ANY OTHER BUSINESS

Tracy Balint reviewed the current DPS projects. She said the Adams pathway project will conclude this year. Most of the funding is through the Oakland County Transit Grant that was awarded to ASI. This is near Marketplace and Forrester and then the pathway will tie into the Clinton River Trail. Another

project update included the traffic signal upgrade at Technology Drive that the LDFA Board supported. This project will also be completed this year. Ordering some of the materials involved a long lead time.

Ms. Balint also updated the LDFA Board on other projects the City is undertaking. There is repaving on Shadow Woods subdivision off of Tienken, Adams, Brewster Rds. area. Childress Ave., a dirt road off of Rochester Rd., will paved to asphalt. There is a concrete rehab program that is currently out for bids. Lastly, there are a few water-main improvement projects in the works. The one at Henry Ford Hospital at Clinton Rd. is very important because improvements will provide more redundancy at the hospital.

NEXT MEETING DATE

Thursday, July 16, 2026 at 8:00 a.m.

ADJOURNMENT

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

Chairperson Kaszubski adjourned the meeting at 8:48 a.m.

Minutes prepared by Michelle Carley.

Minutes were approved as presented at the August 19, 2026 Local Development Finance Authority Special Meeting.

Michael Kaszubski, Chairperson