



Rochester Hills

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Master

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File Name: IFT ARaymond Headquarters

Final Action:

Title label: Request for Approval of an Industrial Facilities Exemption Certificate (IFT or tax abatement) for RayEstates Rochester RCI LLC., for Parcel Nos. 15-29-401-003 and 15-29-451-001

Notes: See also 2017-0145 for IDD

3/27/2017 - V1 - RES0095-2017

Sponsors:

Enactment Date:

Attachments: 041717 Agenda Request.pdf, ARaymon Development Agreement draft.pdf, CC Financial Analysis RayEstates Rochester2.pdf, Public Hearing Notice.pdf, 032717 Agenda Summary.pdf, ARaymond LetterIntent 2017.pdf, IFT Application ARaymond2017.pdf, ARaymond Parcel Change notice.pdf, 032717 Resolution.pdf

Enactment Number: RES0095-2017

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council Regular Meeting	03/27/2017	Adopted by Resolution				Pass

Text of Legislative File 2017-0146

Title

Request for Approval of an Industrial Facilities Exemption Certificate (IFT or tax abatement) for RayEstates Rochester RCI LLC., for Parcel Nos. 15-29-401-003 and 15-29-451-001

Body

Whereas, pursuant to PA 198 of 1974, as amended, after a duly noticed Public Hearing held on April 17, 2017, the Rochester Hills City Council by resolution established that Parcel Nos. 15-29-401-003 and 15-29-451-001 are located within an Industrial Development District; and

Whereas, the Industrial Development District is that property at Parcel Nos. 15-29-401-003 and 15-29-451-001, further described as:

T3N, R11E, SEC 29 SUPERVISOR'S PLAT NO 9 SLY 130 FT OF LOT 6

Parcel No. 15-29-401-003

T3N, R11E, SEC 29 SUPERVISOR'S PLAT NO 9 LOT 7

Parcel No. 15-29-451-001

Whereas, RayEstates Rochester RCI, LLC filed an application for an Industrial Facilities Exemption Certificate (IFEC) on March 15, 2017 for real property to be installed within the Industrial Development District; and

Whereas, installation of new facility had not begun earlier than six months before March 15, 2017, the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and

Whereas, before acting on said application, the Rochester Hills City Council held a Public Hearing on April 17, 2017 at 1000 Rochester Hills Dr., Rochester Hills, Michigan 48309 at 7:00 p.m. for which Hearing the applicant, the Assessor and the taxing authorities were given written notice and were afforded an opportunity to be heard and after review of the application, the City Council made the following findings:

a. The granting of the Industrial Facilities Exemption Certificate, considered together with the aggregate amount of Industrial Facilities Exemption Certificates previously granted and currently in force under PA 198 of 1974 does not have the effect of substantially impeding the operation of the City of Rochester Hills or impairing the financial soundness of a taxing unit which levies an ad valorem property tax in the City of Rochester Hills in which the facility is located.

b. Completion of the facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to create employment.

c. The addition of the facility meets the objectives of job creation within the established industrial corridor of the City of Rochester Hills.

d. The aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Rochester Hills, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the City of Rochester Hills, plus the SEV of real and personal property thus exempted.

Resolved, that pursuant to Section 9, (1) and (2) of Act 198 of Public Acts of 1974, as amended, the Rochester Hills City Council hereby approves the request of RayEstates Rochester RCI, LLC for an Industrial Facilities Exemption Certificate for a period of 12 years after project completion for real property only; and

Be It Further Resolved, that the accompanying agreement between RayEstates Rochester RCI, LLC and the City of Rochester Hills is hereby approved and is to be received by the Department of Treasury and the State Tax Commission along with the Resolution by October 31, 2017; and

Be It Finally Resolved, that the Mayor is authorized to sign the Agreement after review by the City Attorney's office as to form.