



Rochester Hills

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Master

File Number: 2010-0495

File ID: 2010-0495

Type: Exemptions

Status: Consent Agenda

Version: 3

Reference: 2010-0495

Controlling Body: City Council
Regular Meeting

File Created Date : 11/12/2010

File Name: Otto Bock IFT

Final Action:

Title label: Request to Consider Adoption of the Restated Resolution, to replace RES0299-2010 adopted at the December 13, 2010 Regular Meeting, regarding the request for approval of an Industrial Facilities Exemption Certificate for Otto Bock

Notes: 11/22/10 CC Reg Mtg - RES0269-2010

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, 121310 Agenda Summary.pdf, Development Agreement Draft.pdf, Suppl Development Agreement (Revised).pdf, Suppl Presentation.pdf, Exhibit A 2008 Tax Exemption Chart.pdf, Application.pdf, Application Question 6a.pdf, Application Section 6b.pdf, Otto Bock Brief History.pdf, 5 Year Analysis.pdf, 112210 Agenda Summary.pdf, 112210 Resolution.pdf, 121310 Resolution.pdf

Enactment Number: RES0299-2010

Contact: M. Gentry 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	11/22/2010	Adopted by Resolution				Pass
2	City Council Regular Meeting	12/13/2010	Adopted by Resolution				Pass

Text of Legislative File 2010-0495

Title

Request to Consider Adoption of the Restated Resolution, to replace RES0299-2010 adopted at the December 13, 2010 Regular Meeting, regarding the request for approval of an Industrial Facilities Exemption Certificate for Otto Bock

Body

Whereas, an Industrial Development District was established on September 6, 2006 at 2923 Technology Drive,

also known as Parcel Number 15-30-477-012, and further described as:

THE SOUTH 133 FEET OF LOT 33 AND THE NORTH 142 FEET OF LOT 34, "ROCHESTER HILLS EXECUTIVE PARK" AS RECORDED IN LIBER 199, PAGES 26-30, OAKLAND COUNTY PUBLIC RECORDS. LYING IN THE SOUTHWEST 1/4 OF SECTION 29, AND THE SOUTHEAST 1/4 OF SECTION 30, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN. CONTAINING 132,000 SQUARE FEET, OR 3.03 ACRES; and

Whereas, IFT #2006-428 was transferred to ThyssenKrupp Materials NA, Inc. on September 15, 2008 for real property only located at the same facility; and

Whereas, ThyssenKrupp Materials NA, Inc. has vacated the building as of November 1, 2010; and

Whereas, Otto Bock Polyurethane Technologies, Inc. is proposing to lease the building at 2923 Technology Dr., and has applied for a State of Michigan MEGA tax credit which requires a local match, and the match is a proposed tax abatement of real and personal property; and

Whereas, the MEGA Board is proposed to act on the MEGA request on December 14, 2010; and

Whereas, Otto Bock Polyurethane Technologies Inc. filed an application for an Industrial Facilities Exemption Certificate for real and personal property on November 4, 2010; and

Whereas, in its application, Otto Bock Polyurethane Technologies, Inc. has indicated that it plans to significantly alter and reconstruct the portion of real property that is subject to Industrial Facilities Exemption Certificate #2006-428; and

Whereas, a Public Hearing regarding this request was held at City Council's Regular Meeting of December 13, 2010 in which the taxing authorities, applicant and public were given an opportunity to be heard; and

Whereas, the Rochester Hills City Council has reviewed the application and 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, 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. Completion of the facility does not constitute merely the addition of machinery and equipment for the purpose of increasing productive capacity, but rather is primarily for the purpose and will primarily have the effect of providing a new facility on industrial property.
- d. The construction of the industrial facility meets the objectives of job creation within the established industrial corridor of the City of Rochester Hills; and

Whereas, RES0299-2010 was adopted approving the request for an IFT for Otto Bock and requesting that the State Tax Commission revoke IFT #2006-428 for ThyssenKrupp; and

Whereas, the State Tax Commission informed the City that the above actions above must be done in separate Resolutions.

Resolved, that pursuant to Section 9, (1) and (2) of Act 198 of Public Acts of 1974, as amended, the City Council of the City of Rochester Hills hereby approves the request of Otto Bock Polyurethane Technologies, Inc. for an Industrial Facilities Exemption Certificate for a period of five (5) years for real and personal property; and

Be It Further Resolved, that the City Council's prior Resolution RES0299-2010, adopted on December 13, 2010, is hereby rescinded, superseded and replaced by this Resolution

Be It Finally Resolved, that this Resolution is to be sent to the Department of Treasury and the State Tax Commission no later than March 31, 2011.