



Rochester Hills

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Master

File Number: 2009-0092

File ID: 2009-0092

Type: Exemptions

Status: Public Hearing

Version: 2

Reference: 2009-0092

Controlling Body: City Council
Regular Meeting

File Created Date : 02/20/2009

File Name: IFET Magna

Final Action:

Title label: Request to approve an Industrial Facilities Exemption Certificate for Magna Electronics

Notes: RES0070-2009 3-2-09 set PH

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf ,Analysis.pdf ,Development Agreement.pdf ,Application.pdf ,030209 Agenda Summary.pdf ,030209 Resolution.pdf

Enactment Number:

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	03/02/2009	Adopted by Resolution				Pass
2	City Council Regular Meeting	03/16/2009					

Text of Legislative File 2009-0092

Title

Request to approve an Industrial Facilities Exemption Certificate for Magna Electronics

Body

Whereas, Magna Electronics, as owners of certain industrial property in the City of Rochester Hills, Oakland County, Michigan, is located within an Industrial Development District under the "Plant Rehabilitation and Industrial Development Districts Acts of 1974," as amended; and

Whereas, the Industrial Development District is that property located at 1935-1955 Enterprise Dr., further identified as:

Lots 1, 2 and the West 96' of Lot 3 of "T.A.N. Industrial Park," a subdivision of part of the North 1/4 of the Southwest 1/4 of Section 28, Town 3 North, Range 11 East, City of Rochester Hills,

Oakland County, Michigan, according to the Plat thereof as recorded in Liber 184 of Plats, Pages 16 through 18 of the Oakland County Records; and

Whereas, Magna Electronics has made application to the Rochester Hills City Council for an Industrial Facilities Exemption Certificate under the above noted legislation; and

Whereas, a Public Hearing regarding this request was held at City Council's Regular Meeting of March 16, 2009 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.

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 Magna Electronics for an Industrial Facilities Exemption Certificate for a period of eight (8) years after project completion for personal property only, and

Be It Further Resolved, that the accompanying agreement between Magna Electronics and the City of Rochester Hills is hereby approved and is to be sent to the Department of Treasury and the State Tax Commission along with this resolution no later than October 20, 2009; 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.