



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

**1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org**

Legislative File No: 2008-0516

TO: Mayor and City Council Members
FROM: Dan Casey, Manager of Economic Development, ext. 2577
DATE: October 2, 2008
SUBJECT: Public Hearing Regarding the Request for an Industrial Facilities Exemption Certificate

REQUEST:

Schedule the public hearing regarding the application for an industrial facilities exemption certificate by Hi-Tech Mold & Engineering. for the Regular Meeting of City Council on October 20, 2008.

BACKGROUND:

The City received a request to establish an IDD on May 5, 2008 from Hi-Tech Mold and Adco Investments, LLC for multiple parcels located in the TAN Industrial Park. Adco is the owner of 1685 Northfield Dr. Hi-Tech owns the buildings located at 2775 Commerce Dr., 1758 Northfield Dr., 1744 Northfield Dr. and 2798 Product Dr. The City also received an application for an industrial facilities exemption certificate from Hi-Tech Mold & Engineering for these properties.

It is not unusual for an Industrial Development District to cover more than one building. At one time in Rochester Hills' history, IDD's covered entire industrial parks. In fact, at one time, all of the buildings in this request and several others along the same streets were covered by what was known as "District 3."

Hi-Tech Mold, in its application, is seeking a 5-year abatement of real and personal property. It proposes to spend \$450,000 in real property improvements and \$3,400,000 in personal property. The personal property consists of \$2,940,000 in machinery and equipment, and \$460,000 in computer equipment and software. The project will create 15 new jobs in Rochester Hills within two years of project completion and retain 165 current jobs.

Hi-Tech Mold & Engineering, Inc. moved to Rochester Hills in 1987. It has expanded within the TAN Industrial Park over the years and currently owns four buildings that total about 120,000 square feet. In 1998, it expanded and opened a 400,000-square-foot facility in Winchester, Tennessee. Today, Hi-Tech employs 165 people in Rochester Hills and 200 people in Tennessee.

Hi-Tech Mold is a leader in the design and build of injection and compression molds as well as fixtures. It is a Tier 1 supplier to the automotive and appliance industry. Hi-Tech specializes in high volume molds.

The company will be making a brief presentation prior to the public hearing.

RECOMMENDATION:

Schedule the Public Hearing for the Regular Meeting of City Council, scheduled for October 20, 2008.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		

Document2