



Rochester Hills

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Master

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File Name: Hi-Tech Mold & Eng. IFET

Final Action: 10/13/2008

Title label: Request for an Industrial Facilities Exemption Certificate by Hi-Tech Mold and Engineering, Inc. for Real and Personal Property

Notes: Shaun Karn
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Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf ,Application.pdf ,Development Agreement Draft.pdf ,TB Analysis.pdf ,Public Hearing Notice.pdf ,101308 Agenda Summary.pdf ,101308 Resolution.pdf

Enactment Number: RES0332-2008

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	10/13/2008	Adopted by Resolution				Pass
2	City Council Regular Meeting	10/20/2008					

Text of Legislative File 2008-0516

Title

Request for an Industrial Facilities Exemption Certificate by Hi-Tech Mold and Engineering, Inc. for Real and Personal Property

Body

Whereas, Hi-Tech Mold and Engineering, Inc., as owners of certain industrial property in the City of Rochester Hills, Oakland County, Michigan, are located within an Industrial Development District

under the "Plant Rehabilitation and Industrial Development Districts Act of 1974," as amended, and

Whereas, the Industrial Development District is that property located at 1685 Northfield Dr., 2775 Commerce Dr., 1758 Northfield Dr., 1744 Northfield Dr., and 2798 Product Dr., further identified as:

1685 Northfield Dr., also known as parcel Number 15-28-377-024, further described as:

T3N, R11E, SEC 28 NORTHFIELD INDUSTRIAL PARK NO 2 LOT 39 12-05-88 FROM 022; and

2775 Commerce Dr., also known as parcel Number 15-28-376-026, further described as:

T3N, R11E, SEC 28 NORTHFIELD INDUSTRIAL PARK N 80 FT OF LOT 17, ALSO ALL OF LOTS 18 & 19, ALSO LOT 20, ALSO S 110 FT OF LOT 21 02-10-00 FR 005 & 025; and

1758 Northfield Dr., also known as Parcel Number 15-28-376-022, further described as:

T3N, R11E, SEC 28 NORTHFIELD INDUSTRIAL PARK S 320 FT OF LOT 17 07/17/86 FR 006;
and

1744 Northfield Dr., also known as parcel Number 15-28-376-014, further described as:

T3N, R11E, SEC 28 NORTHFIELD INDUSTRIAL PARK NO 2 LOT 50 3-27-84 FR 300-050; and

2798 Product Dr., also known as parcel Number 15-28-376-019, further described as:

T3N, R11E, SEC 28 NORTHFIELD INDUSTRIAL PARK NO 2 LOT 47, ALSO N 50 FT OF LOT 48 4/9/85 FR 011 & 012; and

Whereas, Hi-Tech Mold and Engineering, Inc. 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 October 20, 2008 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 Hi-Tech Mold and Engineering, Inc. for an Industrial Facilities Exemption Certificate for a period of five (5) years after project completion for personal property only, and

Be It Further Resolved, that the accompanying agreement between Hi-Tech Mold and Engineering, Inc. 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 24, 2008, 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.