



## Legislation Details (With Text)

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**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

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 041717 Agenda Summary.pdf, 2. Suppl Presentation.pdf, 3. ARaymon Development Agreement draft.pdf, 4. CC Financial Analysis RayEstates Rochester2.pdf, 5. Tax Abatement Policy.pdf, 6. Tax Exemption Chart.pdf, 7. Public Hearing Notice.pdf, 8. 032717 Agenda Summary.pdf, 9. ARaymond LetterIntent 2017.pdf, 10. IFT Application ARaymond2017.pdf, 11. ARaymond Parcel Change notice.pdf, 12. 032717 Resolution.pdf, 13. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
4/17/2017	2	City Council Regular Meeting	Adopted by Resolution	Pass
3/27/2017	1	City Council Regular Meeting	Adopted by Resolution	Pass

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

**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.