



Rochester Hills

Agenda Report

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File Number: 2007-0468

File Number: 2007-0468 **File Type:** Exemptions **Status:** To Council
Version: 2 **Reference:** N/A **Controlling Body:** City Council
Regular Meeting
Requester: Planning/Development **Cost:** **Introduced:** 07/30/2007
File Name: FormFab, LLC **Final Action:**

Title: Request for an Industrial Facilities Exemption Certificate (IFT) at 3072 Research Dr., Rochester Hills, MI 48309.

Notes: Council Meeting on 8/8/07 adopted by RES0271-2007 to hold a public hearing

Code Sections: **Agenda Date:**
Indexes: **Agenda Number:**
Sponsors: **Enactment Date:**
Attachments: Agenda Summary.pdf, Application.pdf, Letter Dawson 080107.pdf, Development Agreement.pdf, Company Overview.pdf, Financial Analysis-Personal.pdf, Financial Analysis-Real.pdf, 080807 Agenda Summary.pdf, 080807 Resolution.pdf **Enactment Number:**

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council Regular Meeting	08/08/2007	Adopted by Resolution				Pass
2	City Council Work Session	08/15/2007	Discussed				

Text of Legislative File 2007-0468

..Title
Request for an Industrial Facilities Exemption Certificate (IFT) at 3072 Research Dr., Rochester Hills, MI 48309.

..Body
Whereas, FormFab, LLC, 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 3072 Research Dr., also known as Parcel Number 15-30-477-016, Rochester Hills, Michigan, more particularly described as follows:

T3N, R11E, SEC 29 & 30 ROCHESTER HILLS EXECUTIVE PARK PART OF LOT 32 BEG AT PT DIST N 85-57-25 E 50 FT & N 77-31-46 E 105 FT FROM NW LOT COR, TH ALG CURVE TO LEFT, RAD 358.23 FT, CHORD BEARS N 67-16-27 E 22.85 FT, DIST OF 22.86 FT, TH N 65-26-46 E 126.57 FT, TH ALG CURVE TO RIGHT, RAD 137.50 FT, CHORD BEARS S 12-31-52 E 40.20 FT, DIST OF 40.34 FT, TH S 04-02-35 E 320.16 FT, TH S 85-57-25 W 140 FT, TH N 04-02-35 W 257.57 FT, TH ALG CURVE TO LEFT, RAD 212.50 FT, CHORD BEARS N 10-56-26 W 51.04 FT, DIST OF 51.16 FT TO BEG 8-5-05 FR 001

Whereas, FormFab, LLC has made application to the Rochester Hills City Council for an Industrial Facilities Exemption Certificate under the above noted legislation, 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. The project is a speculative development and the building is a new facility that has not previously been occupied by a tenant
- c. Completion of the facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to create employment.
- d. 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 speculative facility on industrial property.
- e. The construction of the industrial facility meets the objectives of job creation within the established industrial corridor of the City of Rochester Hills.

Now, Therefore, Be It 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 FormFab, LLC for an Industrial Facilities Exemption Certificate for a period of _____ years for real and personal property, and

Be It Further Resolved, that the accompanying agreement between

FormFab, LLC 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, 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.