

Timeline to Establish A Joint Multi-Jurisdictional LDFA

Step	Jurisdiction	Benchmark Dates	Legislative/Administrative Action	PA 281 Reference	Page #
1	Rochester Hills Auburn Hills	07/21/04	Pass Resolution of Intent to hold Public Hearing to discuss creation of a board and designate boundaries for a Joint LDFA	125.2154, Sec. 4, (1) & (2)	7
2	Rochester Hills Auburn Hills	07/23/04	Mail hearing notice to property owners in proposed districts	125.2154, Sec. 4, (2)	7
3	Rochester Hills Auburn Hills	07/23/04	Mail hearing notice to governing bodies of taxing jurisdictions	125.2154, Sec. 4, (2)	7
4	Rochester Hills Auburn Hills	07/21/04	Publish Notice of Public Hearing not less than 20 days prior to the public hearing in a newspaper of general circulation	125.2154, Sec. 4, (2)	7
5	Rochester Hills Auburn Hills	07/26/04	Publish Notice of Public Hearing a second time not less than 20 nor more than 40 days before the date of the hearing	125.2154, Sec. 4, (2)	7
6	Oakland County	Nov. - Dec.	County Commission approves resolution to establish multi-jurisdictional LDFA	125.2154, Sec. 4, (7c)	8

7	Rochester Hills Auburn Hills	07/23/04	Staff begins creation of agreement between cities; and begin drafting the Development and Financing Plans	125.2154, Sec. 4, (7)	8
8	Rochester Hills Auburn Hills	08/18/04	Hold public hearing; pass Resolution of Intent to create LDFA Board and designate boundaries	125.2154, Sec. 4 (1) & (2)	7
9	Rochester Hills Auburn Hills		60 day referendum period begins	125.2154, Sec. 4, (4)	8
10	Rochester Hills Auburn Hills		Cities jointly write Development & Financing Plans; draft by-laws for LDFA	125.2162, Sec. 12, (1)	13
11	Rochester Hills Auburn Hills		Councils approve formal resolution to establish the Board and designate boundaries of the LDFA; approve Agreement between Rochester Hills and Auburn Hills; Mayors announce Joint LDFA appointments and Councils confirm appointments	125.2154, Sec. 4, (4)	8
12	Rochester Hills Auburn Hills		Councils set Public Hearing date to approve Development & Financing Plans	125.2166, Sec. 16, (1)	19
13	Rochester Hills Auburn Hills		Publish notification at least 20 days before public hearing	125.2166, Sec. 16, (1)	19
14	Rochester Hills Auburn Hills		Publish notification less than 20 days prior to public hearing	125.2166, Sec. 16, (1)	19

15	Rochester Hills MEDC	Initiate amendment to CTP Agreement -MEDC must draft new Agreement, adding Auburn Hills legal description, map and signature lines	125.2162a, (6)	16
16	Rochester Hills LDFA	Rochester Hills LDFA transfers authority of CTP to new Authority by resolution		
17	Rochester Hills Auburn Hills	Cities publish the Resolution to establish Board & designate boundaries in whatever means is required by Charter. The Act is silent as to how it should be published	125.2154, Sec. 4, (7a)	8
18	Rochester Hills or Auburn Hills	File Resolutions to establish the Board and designate boundaries with Secretary of State	125.2154, Sec. 4, (7b)	8
19	M-LDFA	New Authority approves Development & Financing Plans	125.2162, Sec. 12 (1)	13
19	Rochester Hills Auburn Hills	Inform taxing jurisdictions of fiscal impact of Plans. This can be accomplished by forwarding a copy of the Plans to each jurisdiction, or sending a notice to them indicating that the Plans are available at the City Clerk's office	125.2161, Sec. 12 (5)	14
20	Rochester Hills Auburn Hills	Council's schedule public hearing date for the Plans	125.2166, Sec. 16, (1)	19
21	Rochester Hills Auburn Hills	Publish first notice of the public hearing at least 20 days prior to hearing	125.2166, Sec. 16, (1)	19

22	Rochester Hills Auburn Hills	Publish second notice of the public hearing within 20 days of hearing	125.2166, Sec. 16, (1)	19
23	Rochester Hills Auburn Hills	Council hold public hearing; pass Resolutions approving the Development & Financing Plans NOTE: Review the required items in 125.2167, Sec. 17 (1) (a-h) that must be in the Resolution, including a statement that says that it serves a public purpose	125.2167, Sec. 17 (1)	19
24	Rochester Hills or Auburn Hills	Send letter and Resolutions to Treasurer indicating that the Plans have been approved. This is not a required step.		
25	Rochester Hills Auburn Hills	Councils pass Resolution authorizing Mayor & City Clerk (or normal signatores) to sign new CTP Agreement		
26	Rochester Hills Auburn Hills	Compile all required documents as identified in the CTP Agreement and file them with the MEDC. The MEDC will forward them to Treasurer after they have approved and signed the Agreement		