



# Rochester Hills

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## Master

**File Number: 2009-0511**

**File ID:** 2009-0511

**Type:** Finance

**Status:** Public Hearing

**Version:** 2

**Reference:** 2009-0511

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 11/12/2009

**File Name:** LDFA Plan Amendments

**Final Action:** 11/23/2009

**Title label:** Request to Approve the Rochester Hills Local Development Finance Authority 2009 Restated Development Plan and Tax Increment Financing Plan

### Notes:

### Sponsors:

### Enactment Date:

**Attachments:** Agenda Summary 011101.pdf, 112309 Agenda Summary.pdf, Restated LDFA Plan Doc (Sec 1).pdf, Map 1.pdf, Restated LDFA Plan Doc (Sec 2).pdf, Map 2A.pdf, Map 2B.pdf, Map 2C.pdf, Restated LDFA Plan Doc (Sec 3).pdf, Map 3.pdf, Restated LDFA Plan Doc (Sec 4).pdf, Table 1.pdf, Restated LDFA Plan Doc (Sec 5).pdf, Appendix C.pdf, Appendix D-F.pdf, 112309 Resolution.pdf, Public Hearing Notice.pdf

**Enactment Number:** RES0307-2009

**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	11/23/2009	Adopted by Resolution				Pass
2	City Council Regular Meeting	01/11/2010					

## Text of Legislative File 2009-0511

### Title

Request to Approve the Rochester Hills Local Development Finance Authority 2009 Restated Development Plan and Tax Increment Financing Plan

### Body

**Whereas**, the Rochester Hills Local Development Finance Authority (RHLDFA) was established on May 4, 1994 and a Development Plan and Tax Increment Financing Plan, "the Plan," were approved by City Council on May 3, 1995; and

**Whereas**, the Plan was amended and adopted by the City Council on July 15, 1998; and

**Whereas**, on April 20, 2005, the boundaries of the Authority District were expanded by Resolution of City Council to conform with those of the certified technology park; and

**Whereas**, the Plan was further amended and adopted by the City Council on April 20, 2005, and again on February 25, 2008; and

**Whereas**, the board of a Local Development Finance Authority may amend a development plan and financing plan, pursuant to Public Act 281 of 1986, as amended, Section 17 [MCL 125.2167]; and

**Whereas**, the RHL DFA has amended the Plan, as permitted by Act 281 of 1986, and the Plan meets the requirements as set forth in the Act; and

**Whereas**, the Council has found that the RHL DFA's Development Plan and Tax Increment Financing Plan meet the requirements set forth in the Local Development Financing Act, Act 281 of 1986; and

**Whereas**, the Council has found that the proposed method of financing the public facilities is feasible and the Authority has the ability to arrange the financing; and

**Whereas**, the Council has found that the proposed development is reasonable and necessary to carry out the purposes of the plan and the purposes of said Act; and

**Whereas**, the Council has found that the amount of captured assessed value estimated to result from the adoption of the SmartZone Plan is reasonable; and

**Whereas**, the Council has found that the land to be acquired under the development plan is reasonably necessary to carry out the purposes of the plan and the purposes of said Act; and

**Whereas**, the Council has found that the development is in reasonable accord with the approved master plan of the City of Rochester Hills; and

**Whereas**, the Council has found that public services are adequate to service the property in the development plan; and

**Whereas**, the Council has found that the proposed improvements and zoning are reasonably necessary for the project and for the City of Rochester Hills; and

**Whereas**, a public hearing was held on January 11, 2010 to elicit comments and concerns of the public.

**Resolved**, that the Rochester Hills City Council determines that both said development plan and tax increment financing plan constitute a public purpose; and

**Be it Further Resolved**, that the Rochester Hills City Council approves the Restated Rochester hills Local Development Finance Authority Development Plan and Tax Increment Financing Plan; and

**Be it Further Resolved**, that all resolutions and parts of resolutions, insofar as they conflict with the provisions of this resolution, are hereby rescinded; and

**Be it Finally Resolved**, that the City Clerk is hereby directed to inform the taxing jurisdictions of the fiscal impact of the Development Plan and Tax Increment Financing Plan by forwarding a copy of the Plans to the chief financial officer of each jurisdiction.