

City Council Agenda Summary Sheet (Non Purchases)

Agenda No: 2004-0605, Establishment of a joint local development finance authority with the City of Auburn Hills.
Date: August 9, 2004
Prepared By: Dan Casey, Planning & Development, ext. 2577
City File No: N/A

Meeting Date: August 18, 2004

PURPOSE:

The request is for approval of the establishment of a joint Local Development Finance Authority with the City of Auburn Hills.

DISCUSSION:

City Council approved a SmartZone agreement between the City of Rochester Hills and Michigan Economic Development Corporation on December 18, 2002. The Agreement established a Certified Technology Park (CTP) in part of Sections 21, 28, 29 and 30 of the City. The Agreement also permits the City to establish a joint Local Development Finance Authority with one or more other municipalities located within Oakland County with the approval of the Department of Treasury and capture tax increments in accordance with Public Act 281 of 1986, as amended.

A Resolution of Intent to hold a public hearing to consider the establishment of a joint local development finance authority (JLDFA) was approved by Council at the Regular Meeting of July 21, 2004. The Council for the City of Auburn Hills approved a comparable Resolution of Intent on Monday, July 19 and intends to hold its Public Hearing on Monday, August 23.

Public Act 281 of 1986 requires that property owners in the proposed district be notified of the proposed plan and that notice of the public hearing be published twice in a local newspaper. Notices were mailed to property owners on July 22; and the notice of public hearing was published in a local paper on July 25 and July 29. Further, the act requires that the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established be notified not less than 20 days prior to the public hearing. The taxing jurisdictions were notified on July 22.

Technical studies are underway in both communities to draft a joint Development Plan and Financing Plan. Further, a joint agreement between the City of Rochester Hills and City of Auburn Hills is under review by the legal departments of each community. The purpose of the agreement is to establish provisions governing the number of members on the board, the method of appointment, the members to be represented by governmental units or agencies, the terms of initial and subsequent appointments to the board, the manner in which a member of the board may be removed for cause before expiration of his or her term, the manner in which the authority may be dissolved, and the disposition of assets upon dissolution.

It is respectfully recommended that the City Council adopt the attached Resolution of Intent to create a Joint Local Development Finance Authority with the City of Auburn Hills and establish boundaries of the Authority Districts.

FISCAL INFORMATION:

None

RECOMMENDATION:

That City Council approve the Resolution of Intent to establish a Joint Local Development Finance Authority with the City of Auburn Hills and establish boundaries of the Authority.

ATTACHMENTS:

Department Authorization: Ed Anzek, Director of Planning and Development

Reviewed by:

Fiscal: *Jean Farris*

Clerks: *Susan Koliba-Galeczka*

Approved by: *Pat Somerville*

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA