



**City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS**

**1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
248.656.4630  
[www.rochesterhills.org](http://www.rochesterhills.org)**

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**Legislative File No: 2005-0191**

**TO:** Mayor and City Council Members

**FROM:** Ed Anzek, Director of Planning and Development, ext. 2572

**DATE:** April 11, 2005

**SUBJECT:** Approval of Restated Rochester Hills Local Development Finance Authority TIF and Development Plans

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**REQUEST:**

Approve the restated Tax Increment Financing Plan and Development Plan of the Rochester Hills Local Development Finance Authority (RHL DFA)

**BACKGROUND:**

Council has approved the expansion of the RHL DFA boundaries so that they are the same as the certified technology park (CTP). Further, the Plans have been updated in the following ways:

1. Addition of two new projects
  - a. Demolition of one or more buildings and site preparation and fill expenses for the City-owned property on Hamlin road. Total cost estimated at \$1,070,000.
  - b. Extension of Austin Drive to Devondale, paving of Devondale north to its termination and construct a gravel cul-du-sac at the residential and industrial boundary; extension of water line from current termination on Austin Dr. north to connection point on Devondale
2. Revised projected construction schedules (Tables 1A-1C, pages 36-38)
3. Revised assessment rolls (Appendix C)
4. Revised capture area, adding only the City's property on Hamlin Road and the industrial properties on Devondale (Map 1, page 5)
5. Updated millage rate table (Table 3, page 39)
6. The entire District is redefined as a "business development area"

The new projects identified above would be funded by developers/property owners and reimbursed by the TIF generated within the LDFA District. The City, as an option, may forward some of the costs of these projects as a loan to the LDFA.

**RECOMMENDATION:**

Approve the restated Tax Increment Financing Plan and Development Plan and direct the City Clerk to inform the taxing jurisdictions of the fiscal impact of the Plans by forwarding a copy to each jurisdiction.

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**RESOLUTION**

**NEXT AGENDA ITEM**

**RETURN TO AGENDA**

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<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>Department Review</b>		
<b>Department Director</b>		
<b>Mayor</b>		
<b>City Council Liaison</b>		

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