



Rochester Hills Master Report

1000 Rochester Hills
Drive
Rochester Hills, MI 48309
(248) 656-4660
Home Page:
www.rochesterhills.org

File Number: 2005-0040 2005-0191

File Number: 2005-0040	File Type: Project	Status: To Council
Version: 3	Reference: N/A	Controlling Body: City Council
Requester: Planning/Development	Cost:	Introduced: 01/07/2005
File Name: Public Hearing for Expansion of LDFA District	Final Action:	

Title: Request to Schedule Public Hearing on Amended LDFA Plan for April 20, 2005.

Notes: RES0019-2005 - adopted 1/19/05 set public hearing.

Code Sections:

Indexes: LDFA

Sponsors:

Attachments: Agenda Summary to Schedule PH.pdf, 021605
Agenda Summary .pdf, Timeline- Revised.pdf, Public
Hearing Notice.pdf, 0040 Resolution.pdf, Capture by
Jurisdiction.pdf, Properties Eligible for Capture by
Jurisdiction.pdf, TIF Existing Chart.pdf, TIF New Dev
Chart.pdf, 0040 Master Report.pdf

Agenda Date:

Agenda Number:

Enactment Date:

Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	01/19/2005	Adopted by Resolution Aye: Hill, Barnett, Dalton, Holder and Raschke Absent: Duistermars and Robbins				Pass
2	City Council	02/16/2005	Discussed				

Text of Legislative File 2005-0040

..Title

Request to Schedule Public Hearing on Amended LDFA Plan for April 20, 2005.

..body

Whereas, Public Act 281 of 1986 is an act to prevent urban deterioration and encourage economic development including, but not limited to, high-technology industries and activity and to encourage neighborhood revitalization and historic preservation and to provide a mechanism for developing and implementing plans within a development area, and

Whereas, the City of Rochester Hills and Michigan Economic Development Corporation have entered into an agreement that establishes the boundaries of a certified technology park

within the City of Rochester Hills, and

Whereas, the Rochester Hills Local Development Finance Authority 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, 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

Now, Therefore, Be It Resolved, that the Council of the City of Rochester Hills intends to hold a public hearing regarding the adoption of an amended development plan and financing plan for the Rochester Hills Certified Technology Park, a "business development area" and eligible district in which the Local Development Finance Authority exercises its powers, further described as:

Part of sections 17, 18, 19, 21, 28, 29 and 30, T. 3 N., R. 11 E., City of Rochester Hills, Oakland County, Michigan.

More particularly described as being all of section 18 and that part of sections 17 and 19, described as beginning at the northwest corner of said section 18; thence easterly along the north line of said section 18, also being the centerline of Walton Boulevard, to the northeast corner of said section 18; thence southerly 2044.63 feet along the east line of said section 18, also being the centerline of Adams Road, to the southwest corner of Spring Hill Subdivision; thence easterly 1491.99 feet along the south line of said Spring Hill Subdivision to the southeast corner of said Spring Hill Subdivision, said point being on the west line of Spring Hill Subdivision No.2; thence southerly 820.73 feet to the southwest corner of said Spring Hill Subdivision No.2; thence easterly 727.90 feet along the south line of said Spring Hill Subdivision No.2 to the northwest corner of Meadowbrook Valley Sub No.2; thence southerly 1076.05 feet along the west line of said Meadowbrook Valley Sub No.2 to the southwest corner of said Meadowbrook Valley Sub No.2, said point being the northwest corner of Meadowbrook Valley Sub No.1; thence continuing southerly 698.07 feet along the westerly line of said Meadowbrook Valley Sub No.1; thence westerly 407.80 feet along the north line of lots 15, 16, 17 and 18 of said Meadowbrook Valley Sub No.1 to a point on the westerly line of said Meadowbrook Valley Sub No.1; thence southerly 1036.25 feet along said westerly line of Meadowbrook Valley Sub No.1 to the southwest corner of said Meadowbrook Valley Sub No.1 and the south line of said section 17, also being the centerline of Avon Road; thence westerly along said south line of section 17 to the southwest corner of said section 17; thence southerly along the east line of said section 19, also being the centerline of Adams Road, to the centerline of Butler Road; thence westerly and southwesterly along said centerline of Butler Road to the west line of said section 19; thence northerly along said west line of section 19 and along the west line of said section 18 the point of beginning.

Also that part of section 19, 21, 28, 29 and 30 described as beginning at the southwest

corner of said section 30; thence northerly along said west line of section 30 to the northwest corner of said section 30; thence North 00 degrees 22 minutes 28 seconds West, 225 feet along the west line of said section 19; thence North 52 degrees 09 minutes 50 seconds East, 260 feet; thence North 74 degrees 23 minutes 50 seconds East, 580 feet; thence North 64 degrees 33 minutes 42 seconds East 277.28 feet; thence southerly, in part along the west line of Rookery Woods Subdivision No.2 to a point on the centerline of Hamlin Road; thence easterly along said centerline of Hamlin Road to the centerline of Adams Road; thence continuing easterly along said centerline of Hamlin Road to the centerline of Crooks Road; thence continuing easterly along the centerline of Hamlin Road to the centerline of the Trail Corridor (formally Grand Trunk Western Railway); thence northeasterly along the centerline of said Trail Corridor to the centerline of Livernois Road; thence southerly along said centerline of Livernois Road to the centerline of Hamlin Road; thence continuing southerly along said centerline of Livernois Road to the centerline of Auburn Road; thence westerly along the centerline of said Auburn Road to the centerline of Crooks Road; thence continuing westerly along said centerline of Auburn Road to the point of beginning, and

Be It Further Resolved, that the public hearing will be held in the City Council Chambers at 1000 Rochester Hills Dr. in the City of Rochester Hills at 7:30 p.m. on April 20, 2005, and

Be It Further Resolved, that notice of the public hearing shall be published twice in a newspaper of general circulation in the City of Rochester Hills, the first of which will not be less than twenty (20) days before the date of the hearing, and

Be It Further Resolved, that a copy of the development plan and financing plan, including maps and plats, shall be available for public review with the City Clerk as of April 1, 2005, and

Be It Further Resolved, that a plan for the relocation of businesses or residents is included in the development plan, and

Be It Finally Resolved, that the City Clerk's office should publish notice of the public hearing on Sunday, March 20, 2005 and Sunday, April 3, 2005.