



# Rochester Hills

## Master Report

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**File Number: 2005-0191**

**File Number:** 2005-0191      **File Type:** Project      **Status:** Held in Council  
**Version:** 2      **Reference:** N/A      **Controlling Body:** City Council  
**Requester:** Planning/Development      **Cost:**      **Introduced:** 03/09/2005  
**File Name:** LDFA - Amended Plan      **Final Action:**

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

**Notes:**

**Code Sections:**

**Indexes:** LDFA

**Sponsors:**

**Attachments:** Agenda Summary.pdf, Public Hearing Notice.pdf, Restated LDFA Plan 03-29-05.pdf, LDFA Resolution Amended Plan.pdf, 031605 Agenda Summary to Set Public Hearing.pdf, 031605 Resolution to set Public Hearing.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:
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### Text of Legislative File 2005-0191

..Title

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

..Body

**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 Rochester Hills Local Development Finance Authority (RHL DFA) 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

**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 are reasonably necessary for the project and for the City of Rochester Hills, and

**Whereas**, a public hearing has been held to elicit comments and concerns of the public;

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

**Be it further resolved that** the Council approves the Restated Rochester Hills Local Development Finance Authority Development Plan and Tax Increment Financing Plan, and

**Be it further resolved that** the Council redefines the entire District as a business development area, as permitted by Act 281 of 1986, as amended, 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 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.