

SMARTZONE DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

**CITY OF ROCHESTER HILLS
LOCAL DEVELOPMENT FINANCE AUTHORITY
(RHL DFA)**

**Adopted by the City Council of Rochester Hills by Resolution
On April 20, 2005**

Rochester Hills Local Development Finance Authority Board

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INTRODUCTION

The purpose of Act No. 281, Public Acts of Michigan, 1986 (Act 281), as amended, (the Local Development Financing Act), is to encourage local development, to prevent conditions of unemployment and to promote economic growth. The Act provides that if an LDFA Board determines that it is necessary for the achievement of the purposes of Act 281, the Authority is required to prepare and submit a tax increment financing plan to the City Council. The Act further provides that a tax increment financing plan shall include a development plan.

Recent amendments to the LDFA Act have provided for the creation of Certified Technology Parks (SmartZones or “Smart Parks”), which are designed to create clusters of technology businesses and research institutions throughout the state. The SmartZone program is designed to encourage partnerships between municipalities, universities and business by creating an environment of cooperation and competition. In 2001, the City of Southfield applied for and received one of ten SmartZone designations (called the Oakland Automation Alley SmartZone). In early 2002, the Southfield Certified Technology Park was established. In 2002, the City of Rochester Hills and Oakland University were awarded a separate Certified Technology Park (CTP) within the Oakland Automation Alley SmartZone.

Since being designated as a SmartZone by the Michigan Economic Development Corporation, the Oakland Automation Alley SmartZone has been marketed both nationally and internationally by the Cities of Rochester Hills, Southfield and Troy, Oakland County and the State of Michigan as one of Michigan’s prime real estate locations. This plan will define and promote the partnership between the members of the Automation Alley SmartZone and detail needed infrastructure improvements to support numerous major and smaller high-tech businesses within the designated SmartZone areas in Rochester Hills.

The Plan applies to property located in Sections 17, 18, 19, 21, 28, 29 and 30 in the City of Rochester Hills. A legal description of the land is attached as Appendix A. Rochester Hills has long been the home of companies engaged in the automotive industry, either as suppliers or providers of technical or professional support. This strong technology cluster has expanded over the years to include companies engaged in advanced fuel research, advanced computers and life sciences. Today, Rochester Hills’ technology cluster has grown within 12 distinct industrial parks, as well as other areas of the City. All of these parks are located within the CTP.

The purpose of the Development Plan and Tax Increment Financing Plan is to provide for the construction and financing of public facilities within the City of Rochester Hills necessary for the project. Specifically, it will provide funding to support Oakland University’s business incubation program, including the acquisition, construction, furnishing and equipping of a business incubator facility and related infrastructure, operating expenses, business planning, intellectual property management, technology

transfer, commercialization and capital acquisition services, including the hiring of a director to manage the incubator, and provide funding for administrative and marketing costs.

The Finance Plan will provide for the capture of tax revenues from certain property within the Certified Technology Park including the capture of 50% of the operating levies of State, K-12 school districts and the State Education Tax.

The construction of the public facilities described herein will facilitate the construction of the project and thereby create economic growth and development in the Authority District and other areas of the City and Oakland County.

The Development Plan contains the information required by Section 15(2) of Act 281 and the Tax Increment Financing Plan contains the information required by Section 12(2) of Act 281.

PURPOSE OF PLANS

It is the purpose of this Development Plan and the accompanying Tax Increment Financing Plan to establish the legal basis and procedure for the capture and expenditure of tax increment revenues in accordance with Michigan Public Act 281 of 1986, as amended. The proposals in the plan will facilitate projects that foster new economic growth and development and lead to the creation of new employment opportunities within the City of Rochester Hills.

DEVELOPMENT PLAN OF THE ROCHESTER HILLS LOCAL DEVELOPMENT FINANCE AUTHORITY

Section 1: Description of Development Plan

Section 15 (1) of Public Act 281 of 1986 states that if a board decides to finance a project under this act, it shall prepare a development plan. Section 15(2) states that, to the extent necessary to accomplish the proposed development program, the development plan shall contain the following:

(a) A DESCRIPTION OF THE PROPERTY TO WHICH THE PLAN APPLIES IN RELATION TO THE BOUNDARIES OF THE AUTHORITY DISTRICT AND A LEGAL DESCRIPTION OF THE PROPERTY.

The property to which the Development Plan applies (Property) includes approximately 2,512 acres of land, including 706 acres of tax-exempt property within the RHL DFA boundaries, and is identified as Map 1. The full text of the resolution establishing the RHL DFA and legal description of the Property is attached hereto as Appendix B. All real and personal properties within the Rochester Hills portion of the RHL DFA and their respective values are listed in Appendix C.

(b) THE DESIGNATION OF BOUNDARIES OF THE PROPERTY TO WHICH THE PLAN APPLIES IN RELATION TO HIGHWAYS, STREETS, OR OTHERWISE.

The property to which the Development Plan applies is generally bounded on the north by the former Grand Trunk Western Railway; on the East by Livernois Road; on the West by Adams Road; and to the South by Auburn Road; and it also includes the campus of Oakland University, bounded to the north by Walton Road and, generally, Adams Road to the east, as well as Squirrel Road to the West, located in the City of Auburn Hills. Exact legal boundaries are provided in Appendix A.

(c) THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES IN THE VICINITY OF THE PROPERTY TO WHICH THE PLAN APPLIES; THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES THEN EXISTING AND PROPOSED FOR THE PROPERTY TO WHICH THE PLAN APPLIES, INCLUDING RESIDENTIAL, RECREATION, COMMERCIAL, INDUSTRIAL, EDUCATIONAL, AND OTHER USES.

Existing streets and public facilities in the vicinity of the property to which the plan applies are shown on Map 1.

The former Grand Trunk Western Railway is the northern boundary of the District. Auburn Road is the southern boundary and is a State Road. To the west, the RHL DFA is bordered by Adams Road, a County road. To the east, the District is bordered by Livernois, also a County road. The District also encompasses all of the property owned by Oakland University within the boundaries of Rochester Hills. It is bordered to the north by Walton and to the east, in general, by Adams Road, both County roads. Please refer to Map 1 for a further representation of the boundaries as they relate to the Oakland University campus.

The property to which the plan applies will be used generally for manufacturing, light industrial, office, research and technology uses. Except for the eventual improvement of vacant sites for such manufacturing and industrial uses and the conversion of vacant land into right-of-way, no other changes to existing land uses are proposed. The Oakland University property includes University property, educational facilities, residential facilities and recreational facilities, including a University-owned golf course and Meadowbrook Theater.

(d) A DESCRIPTION OF PUBLIC FACILITIES TO BE ACQUIRED FOR THE PROPERTY TO WHICH THE PLAN APPLIES, A DESCRIPTION OF ANY REPAIRS AND ALTERATIONS NECESSARY TO MAKE THOSE IMPROVEMENTS, AND AN ESTIMATE OF THE TIME REQUIRED FOR THE COMPLETION OF THE IMPROVEMENTS.

(e) THE LOCATION, EXTENT, CHARACTER, AND ESTIMATED COST OF THE PUBLIC FACILITIES FOR THE PROPERTY TO WHICH THE PLAN APPLIES, AND THE ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

(f) A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.

The location of the proposed public facilities is shown graphically on Map 2. The proposed improvements to public facilities to be undertaken under this plan are detailed below, including estimated costs, staging, and a tentative schedule.

The RHL DFA anticipates neither the creation nor acquisition of public facilities for sole operation by the RHL DFA. RHL DFA funds may be used for the acquisition of private property for road rights-of-way and other public purposes.

PROJECT DESCRIPTIONS

See Map 2 for a representation of the project areas.

Project 1: Oakland University SmartZone Incubator Program

The Authority will work with Oakland University for the creation and development of its SmartZone program on the campus of Oakland University. The SmartZone program will be devoted to commercializing technology that emerges from Oakland University, SmartZone businesses and the regional high-technology industry. Oakland University is a research intensive, doctoral-granting institution, and the SmartZone program will enhance the rich matrix of technology and business services that Oakland University currently provides. The growth of high-technology businesses in the Certified Technology Park will in turn yield economic development benefits within the City of Rochester Hills and the community, and academic advances in applied research and technology transfer for Oakland University and the State of Michigan.

Business Incubator

The SmartZone program includes the development of a “business incubator” as described in Act 281 (Oakland University SmartZone Business Incubator). The Oakland University SmartZone Business Incubator will support existing and grow new

technology-based businesses that will evolve and cluster in the SmartZone by providing technology and business services that include:

- Applied research and technology development;
- Intellectual property management;
- Technology transfer and commercialization;
- Assist in business and marketing planning and capital acquisition for “start-up” and “spin-off” businesses;
- Continuing education and professional development;
- Access to Oakland University programs, including business and technology curricula;
- Access to Oakland University faculty, research staff and students;
- Access to Oakland University facilities such as laboratories for biomedical, health, safety and environmental research, industrial research, and development facilities, conference facilities, teleconference facilities, testing facilities, training facilities, quality control facilities, and meeting rooms to facilitate collaborative projects involving tenant businesses and their customers;
- Use of University research infrastructure;
- A broad array of Oakland University resources for consultation, education and service programs; and
- Access to Oakland University applied research and technology centers and institutes such as the:
 - Michigan Small Technology Business Development Center;
 - Center for Biomedical Research;
 - Center for International Programs;
 - Center for Entrepreneurship in Information Technology;
 - Center for Executive and Continuing Education;
 - Applied Technology in Business;
 - Pawley Institute;
 - Institute for Action Research and Professional Development;
 - Ken Morris Center for the Study of Labor and Work;
 - Center for Robotics and Advanced Automation;
 - Fastening and Joining Research Institute;
 - Product Development and Manufacturing Center; and
 - Eye Research Institute.

In addition, the Oakland University SmartZone Business Incubator will leverage existing Oakland University community and industry partnerships such as the Michigan SmartCel technology accelerator that will provide individualized attention to high-growth SmartZone business prospects by interfacing them with the broad SmartCel network of experienced, nationally recognized resources.

The public facilities to be paid for by the Authority include the development of and operating costs relating to the SmartZone program and the Oakland University SmartZone Business Incubator, which will be developed in three phases. Oakland

University will contribute funds sufficient to keep the Oakland University SmartZone Business Incubator operational during the initial phase(s) of the SmartZone program and will be reimbursed by the Authority from tax increment revenues captured in later phase(s) of the SmartZone program. In addition, the Authority and Oakland University will identify and seek other state, federal and private operating and capital assistance grants to further support the Oakland University SmartZone Business Incubator.

Phase I (2005 to 2006)

The first phase of the SmartZone program will be to hire a director and staff to manage the SmartZone program and Oakland University SmartZone Business Incubator activities.

The director and staff will first outline a possible process and business development scenario by which Oakland University can design and implement a distributed technology-based decision support system to create a virtual business incubator. By implementing such a technology-based business process design and business incubator capacity, Oakland University can organize and integrate a variety of on-campus locations and off-campus businesses without dependence on only a single site for services. Oakland University will significantly engage a wide range of its faculty, students and research centers more effectively and efficiently to assist applied research, technology development, commercialization collaborations and business incubation for a very moderate or low cost first phase while at the same time maximizing a wide range of services and resources from throughout the Oakland University community.

Estimated annual costs for Phase I include:

- Director and Staff \$200,000
- Initial Start-up costs 100,000
- Operating Costs 25,000
- Total \$325,000

Phase II (2006 and later)

The second phase of the SmartZone program will be to furnish and equip temporary Oakland University SmartZone Business Incubator facilities.

Oakland University has committed and will contribute approximately 12,500 gross square feet of existing Oakland University facilities located in the Certified Technology Park, with a current estimated market rental value of \$250,000 per year, to house the Oakland University SmartZone Business Incubator. Approximately 7,700 gross square feet of that space is built-out and ready for immediate occupancy. See attached floor plans of currently available office space (Meadow Brook Office Suites), Varner House and Lowry House. An additional 28,000 gross square feet in the Shotwell Gustafson Pavilion, which is otherwise currently rentable for \$4000 per event or day, will be made

available as needed for meetings and exhibitions. See attached floor plan, Appendix E, for the Shotwell Gustafson Pavilion.

It is expected that there will be additional infrastructure costs and public improvements necessary to improve, prepare, renovate, furnish and equip the Oakland University SmartZone Business Incubator.

Estimated annual costs for Phase II include:

• Director and Staff	\$310,000
• Utilities	130,000
• Operating Costs	<u>245,000</u>
Total	\$685,000

Estimated Required Capital Improvement Costs for Phase II include:

• Meadow Brook Office Suites ...	\$ 60,000
• Varner House	260,000
• Lowry House	<u>220,000</u>
Subtotal	\$540,000

Estimated Other Capital Improvement Costs for Phase II include:

• Meadow Brook Office Suites	\$870,000
• Varner House	19,000
• Lowry House	<u>26,000</u>
Subtotal	<u>\$915,000</u>
Total	\$2,140,000

Phase III (later than 2006)

The third phase of the SmartZone program will be to furnish and equip permanent Oakland University SmartZone Business Incubator facilities by either renovating all or some of the temporary Oakland University SmartZone Business Incubator facilities, or the construction of a new facility on the Oakland University campus. The exact size and scope of Phase III will be based upon available funds from the Authority and Oakland University.

Estimated annual costs for Phase III include:

• Director and Staff	\$319,300
• Utilities	137,000
• Operating Costs	<u>260,000</u>
Total	\$716,300

Estimated Cost to renovate the temporary Oakland University SmartZone Business Incubator facilities and provide for capital renewal \$ 10,050,000

Estimated Cost to construct a new 24,000 square foot facility on the Oakland University campus and provide for capital renewal \$16,450,000

Progress Reports

Oakland University will provide the Authority with annual progress reports accounting for the funds captured tax increment revenues and describing the progress on the SmartZone program, including the research and technology and technology transfer and commercialization developed at the Oakland University SmartZone Business Incubator, during all three phases of the SmartZone program.

(g) A DESCRIPTION OF ANY PORTIONS OF THE PROPERTY TO WHICH THE PLAN APPLIES, WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS.

The City of Rochester Hills owns 20.88 acres on Hamlin Road identified as 1544, 1600, 1700 and 1750 W. Hamlin Road. The RHLDFEA currently has no financial interest in the property. The City is seeking to sell the property to a private developer who has master planned the proposed technology park to City specifications. Further, approximately 27' of right-of-way will be retained by the City as a term of sale for the construction of the boulevard on Hamlin Road. Further, the developer will provide limited public parking rights for the Clinton River Walking Trail. The property will be sold at a negotiated fee at market rates.

The Authority has no plans to acquire real property in its name as it relates to the projects identified in this plan. Therefore, at the present time, there are no plans to sell, donate, exchange or lease to or from the City of Rochester Hills any improvements or land in the Development Area. If LDFEA funds are used for acquisition of road rights-of-way, it will occur through the auspices of the City; the responsibilities of ownership and final disposition will rest with the City.

(h) A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, AND UTILITIES.

Hamlin Road is slated to become a boulevard in 2008 pending the completion of engineering and acquisition of right-of-way. This is a federally funded project through Oakland County's Surface Transportation Program – Urban. When completed, the roadway will be widened from two lanes to a four-lane boulevard with Michigan left turns from Crooks Road east to just past Livernois Road. The City's share of project cost and right-of-way acquisition is 20% and will be paid from Act 51 monies.

Austin Drive will be extended west from its current termination point, eventually linking with Devondale. Funding for this project will be generated from TIF revenues and benefiting property owners and is detailed as a project in a different RHL DFA Plan. The extension of Austin Dr. will provide access to approximately 40 acres of underutilized or undeveloped property in the CTP.

Property on Devondale targeted for rezoning consists of 53.18 acres, including approximately 13.5 acres of wetlands, currently master planned Office-Research-Technology (ORT) and zoned Light-Industrial (I-1). The property borders on M-59, between Crooks Road and Adams Road. The City may consider rezoning the property to ORT if necessary for an eligible use

The City is considering making modifications to the zoning ordinance to provide more flexibility in use for all property in the CTP zoned as Light Industrial. Another consideration is to layer ORT over the I-1, again as a means to provide flexibility for future development or redevelopment.

Further, the property located at M-59 and Crooks Road is zoned B-4, Freeway Service and the City will seek a rezoning to ORT at such a time as an eligible user is identified.

The zoning classifications for all properties in the CTP are identified on Map 3.

(i) AN ESTIMATE OF THE COST OF THE PUBLIC FACILITY OR FACILITIES, A STATEMENT OF THE PROPOSED METHOD OF FINANCING THE PUBLIC FACILITY OR FACILITIES, AND THE ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING.

The proposed budget, including costs for the proposed facilities, is summarized as follows:

<u>Project</u>	<u>Description</u>	<u>Estimated Cost</u>
Phase 1	Initial Start-up Costs	\$100,000/annual
	Salaries & Benefits	\$200,000/annual
	Operating Costs	\$25,000/annual
	Administrative Expenses*	\$20,000/annual
Sub Total:		\$345,000/annual

<u>Project</u>	<u>Description</u>	<u>Estimated Cost</u>
Phase 2	Director and Staff	\$310,000/annual
	Utilities	\$130,000/annual
	Operating Costs	\$245,000/annual
	Administrative Expenses*	\$20,000/annual
	Meadow Brook Office Suites	\$930,000
	Varner House	\$279,000
	Lowry House	\$246,000
Sub Total:		\$2,160,000

<u>Project</u>	<u>Description</u>	<u>Estimated Cost</u>
Phase 3	Director and Staff	\$310,000/annual
	Utilities	\$137,000/annual
	Operating Costs	\$260,000/annual
	Administrative Expenses*	\$20,000/annual
Sub Total:		\$736,300

Option 1** – Conversion and renovation of temporary facilities to permanent:
and capital renewal \$10,050,000

Option 2** – Construction of new 24,000 square foot facility and capital renewal:
\$16,450,000

* LDFA expenses related to administering the plan and marketing the facility

** This Plan will be amended as needed once Phase 3 is formalized

The Authority intends to use several sources of funds to finance the incubator. The Authority intends to use RHL DFA tax increment, licensing fees, rents and future grants to fund its operations; in addition, Oakland University will supplement funding during the early phase and seek State and Federal grants and subsidies. The Authority may choose to exercise its bonding capacity, but no definitive plans to do so have been established at this time.

The Authority intends to arrange for the financing of the Oakland University SmartZone program through the capture and use of tax increment revenues as received by the Authority. The Authority anticipates that all tax increment revenues derived from the taxes levied by the State, Oakland Intermediate School District and local school districts will be allocated to the Oakland University SmartZone program for the costs of the projects described in this Plan as permitted under PA 281. All taxes generated by other taxing jurisdictions, the City, County and Community College, are subject to capture under a separate plan approved by the RHL DFA to fund public infrastructure projects within the Authority District, including improvements that will support the development of the Interchange Technology Park on city-owned property.

(j) DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE PUBLIC FACILITY OR FACILITIES IS TO BE LEASED, SOLD, OR CONVEYED AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN, IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY.

The Authority owns no property in the project area at this time. Should the RHL DFA purchase, receive a donation, acquire real or personal property or otherwise come to own property in the area, the adoption of appropriate procedures for the management and disposition of the property will occur at a regularly scheduled public meeting of the Authority. All RHL DFA disposition procedures shall be in compliance with Federal, State and City of Rochester Hills regulations.

(k) THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING, OR CONVEYING OF ALL OR A PORTION OF THE PUBLIC FACILITY OR FACILITIES UPON ITS COMPLETION, IF THERE IS NO EXPRESS OR IMPLIED AGREEMENT BETWEEN THE AUTHORITY AND PERSONS, NATURAL OR CORPORATE, THAT ALL OR A PORTION OF THE DEVELOPMENT WILL BE LEASED, SOLD, OR CONVEYED TO THOSE PERSONS.

Should the RHL DFA acquire property, the procedures for acquisition of property will be consistent with the acquisition and relocation plan in Appendix D. Real property acquired will not be held in the name of the Authority, except as stated in this document.

(l) ESTIMATES OF THE NUMBER OF PERSONS RESIDING ON THE PROPERTY TO WHICH THE PLAN APPLIES AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED. IF OCCUPIED RESIDENCES ARE DESIGNATED FOR ACQUISITION AND CLEARANCE BY THE AUTHORITY, A DEVELOPMENT PLAN SHALL INCLUDE A SURVEY OF THE FAMILIES AND INDIVIDUALS TO BE DISPLACED, INCLUDING THEIR INCOME AND RACIAL COMPOSITION, A STATISTICAL DESCRIPTION OF THE HOUSING SUPPLY IN THE COMMUNITY, INCLUDING THE NUMBER OF PRIVATE AND PUBLIC UNITS IN EXISTENCE OR UNDER CONSTRUCTION, THE CONDITION OF THOSE IN EXISTENCE, THE NUMBER OF OWNER-OCCUPIED AND RENTER-OCCUPIED UNITS, THE ANNUAL RATE OF TURNOVER OF THE VARIOUS TYPES OF HOUSING AND THE RANGE OF RENTS AND SALE PRICES, AN ESTIMATE OF THE TOTAL DEMAND FOR HOUSING IN THE COMMUNITY, AND THE ESTIMATED CAPACITY OF PRIVATE AND PUBLIC HOUSING AVAILABLE TO DISPLACED FAMILIES AND INDIVIDUALS.

(m) A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT.

(n) PROVISION FOR THE COSTS OF RELOCATING PERSONS DISPLACED BY THE DEVELOPMENT, AND FINANCIAL ASSISTANCE AND REIMBURSEMENT OF EXPENSES, INCLUDING LITIGATION EXPENSES AND EXPENSES INCIDENT TO THE TRANSFER OF TITLE, IN ACCORDANCE WITH THE STANDARDS AND PROVISIONS OF THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, 42 U.S.C. 4601 TO 4655.

There are no persons residing on the property to which the plan applies. Currently the RHLDFa does not anticipate the acquisition of real property; however, the Austin Road extension will require the conveyance to the Authority of real property by the property owner for right-of-way purposes.

There is no public housing presently available in the City. Housing conditions in the City of Rochester Hills can be classified as standard and adequate opportunity exists for relocation within the City on an owner or rental basis.

The relocation plan requires that certain relocation payments and other assistance be paid to families, individuals, businesses and non-profit organizations as they are displaced or their personal property is moved as a result of activity that may be subject to the Federal Uniform Relocation Act.

The relocation plan incorporates by reference the applicable portions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U.S.C. 4601 to 4655.

Relocation benefits will be provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (Public Law 91-646).

(o) A PLAN FOR COMPLIANCE WITH ACT NO. 227 OF THE PUBLIC ACTS OF 1972, BEING SECTIONS 213.321 TO 213.332 OF THE MICHIGAN COMPILED LAWS.

Any acquisition or relocation activities that occur using RHL DFA funds will comply with Act No. 227 of 1972.

Act 227 of P.A. 1972 is an act to provide financial assistance; advisory services and reimbursement of certain expenses to persons displaced from real property or deprived of certain rights in real property. Under this Act, a displaced person is defined as a "person who vacates real property or removes his personal property there from pursuant to a program undertaken by a state agency (political subdivision of the state) which results in the acquisition of the real property in whole or in part, or in order to vacate the real property". This Act requires procedures and policies comparable to the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the benefits referenced in paragraph (n) satisfy the requirements of this paragraph.

(p) OTHER MATERIAL, WHICH THE AUTHORITY OR GOVERNING BODY
CONSIDERS PERTINENT.

None

TAX INCREMENT FINANCING PLAN OF THE ROCHESTER HILLS LOCAL DEVELOPMENT FINANCE AUTHORITY

Section 2: Description of Tax Increment Financing Plan

Section 12 (1) of the LDFA Act states that when a board decides to finance a project pursuant to the Act, it shall prepare a tax increment financing plan which shall include:

(a) A STATEMENT OF THE REASONS THAT THE PLAN WILL RESULT IN THE DEVELOPMENT OF CAPTURED ASSESSED VALUE THAT COULD NOT OTHERWISE BE EXPECTED. THE REASONS MAY INCLUDE, BUT ARE NOT LIMITED TO, ACTIVITIES OF THE MUNICIPALITY, AUTHORITY, OR OTHERS UNDERTAKEN BEFORE FORMULATION OR ADOPTION OF THE PLAN IN REASONABLE ANTICIPATION THAT THE OBJECTIVES OF THE PLAN WOULD BE ACHIEVED BY SOME MEANS.

The implementation of the public improvements addressed by the Development Plan will stimulate further economic growth, provide new employment opportunities, and create additional assessed valuation. The limited availability of outside funding sources for these public improvements has led the City to turn to the RHL DFA, as provided for by Public Act 281 of 1986, as amended, for Tax Increment Financing as the method to generate required funds.

(b) AN ESTIMATE OF THE CAPTURED ASSESSED VALUE FOR EACH YEAR OF THE PLAN. THE PLAN MAY PROVIDE FOR THE USE OF PART OR ALL OF THE CAPTURED ASSESSED VALUE OR, SUBJECT TO SUB-SECTION (3), OF THE TAX INCREMENT REVENUES ATTRIBUTABLE TO THE LEVY OF ANY TAXING JURISDICTION, BUT THE PORTION INTENDED TO BE USED SHALL BE CLEARLY STATED IN THE PLAN. THE BOARD OR THE MUNICIPALITY CREATING THE AUTHORITY MAY EXCLUDE FROM CAPTURED ASSESSED VALUE A PERCENTAGE OF THE CAPTURED ASSESSED VALUE AS SPECIFIED IN THE PLAN OR GROWTH IN PROPERTY VALUE RESULTING SOLELY FROM INFLATION. IF EXCLUDED, THE PLAN SHALL SET FORTH THE METHOD FOR EXCLUDING GROWTH IN PROPERTY VALUE RESULTING SOLELY FROM INFLATION.

(c) THE ESTIMATED TAX INCREMENT REVENUES FOR EACH YEAR OF THE PLAN.

A schedule of the projected captured assessed value and tax increment revenues is provided in Table 1. Additional increases beyond the projected amounts may result from additional construction, appreciation in property values, site improvements and higher inflation.

The following assumptions were made to determine the projected captured assessed value for the CTP area.

1. Millage rates remain flat throughout the duration of the Plan.
2. Annual inflationary increases will average 2% per year.
3. All current and future uses within the project areas and CTP are eligible for capture, as permitted under PA 281, 125.2152 Sec. 2 (t).

It is projected that the RHL DFA will have sufficient income from the annual tax increment revenue to pay for current improvements, debt service and operating costs. Any debt will be structured in a manner that allows for servicing of the debt with special assessments and RHL DFA revenues and City.

Projected LDA tax increment revenues are based upon the captured assessed value resulting from increased value of eligible properties.

**Table 1
Rochester Hills LDFA
Taxes Captured, by Jurisdiction, by Year
(w/o City Debt Millage)**

		SEV Growth					Taxing Jurisdictions					Total	
A	B	C	D	E	F	G	H	I	J	K		L	M
SEV		New Investment	New Investment	Existing	Future	Total TAV Increase	Tax	Local School	Oakland	State Ed.	Funds Available	LDFA Captured	NPV - Captured
Year		TAV	TAV - Inflated	Eligible	Eligible	E + F	Year	Operating Mills	ISD	Tax	Year	Tax Increment	Future Taxes
12/31		33.33%	2.00%	100.00%	100.00%	E + F		9.00	1.6895	3		I+J+K	7.00%
2004							2005		\$7,386	\$2,466	2006	\$9,852	\$5,452,779
2005	1			\$136,114,060			2006				2007		\$5,799,765
2006	2		\$7,543,030		\$7,543,030	\$7,543,030	2007	67,887.27	\$12,744	\$22,629	2008	\$103,260	\$3,965,639
2007	3		\$955,740	\$2,722,281	\$8,498,770	\$11,221,051	2008	100,989.46	\$18,958	\$33,663	2009	\$153,611	\$4,089,623
2008		\$937,000	\$974,855	\$5,499,008	\$9,473,625	\$14,972,633	2009	134,753.70	\$25,296	\$44,918	2010	\$204,968	
2009		\$937,000	\$994,352	\$8,331,269	\$10,467,977	\$18,799,246	2010	169,193.21	\$31,761	\$56,398	2011	\$257,352	
2010		\$937,000	\$1,014,239	\$11,220,176	\$11,482,216	\$22,702,392	2011	204,321.52	\$38,356	\$68,107	2012	\$310,784	
2011		\$937,000	\$1,034,524	\$14,166,861	\$12,516,739	\$26,683,600	2012	240,152.40	\$45,082	\$80,051	2013	\$365,285	
2012		\$937,000	\$1,055,214	\$17,172,479	\$13,571,954	\$30,744,433	2013	276,699.89	\$51,943	\$92,233	2014	\$420,876	
2013		\$937,000	\$1,076,318	\$20,238,210	\$14,648,272	\$34,886,482	2014	313,978.34	\$58,941	\$104,659	2015	\$477,578	
2014		\$937,000	\$1,097,845	\$23,365,255	\$15,746,117	\$39,111,372	2015	352,002.35	\$66,079	\$117,334	2016	\$535,415	
2015		\$937,000	\$1,119,802	\$26,554,842	\$16,865,919	\$43,420,760	2016	390,786.84	\$73,359	\$130,262	2017	\$594,408	
2016		\$937,000	\$1,142,198	\$29,808,220	\$18,008,116	\$47,816,336	2017	430,347.02	\$80,786	\$143,449	2018	\$654,582	
2017		\$937,000	\$1,165,042	\$33,126,665	\$19,173,158	\$52,299,823	2018	470,698.41	\$88,361	\$156,899	2019	\$715,958	
2018		\$937,000	\$1,188,343	\$36,511,480	\$20,361,501	\$56,872,980	2019	511,856.82	\$96,087	\$170,619	2020	\$778,563	
2019		\$937,000	\$1,365,032	\$39,963,991	\$21,726,533	\$61,690,523	2020	555,214.71	\$104,226	\$185,072	2021	\$844,512	
2020		\$937,000	\$1,392,333	\$43,485,552	\$23,118,866	\$66,604,417	2021	599,439.75	\$112,528	\$199,813	2022	\$911,781	
Total		\$12,181,000	\$23,118,866					4,818,321.71	\$904,506	\$1,606,107		\$7,338,787	

- A The year in which the TAV is determined - Its based on property on the rolls as of December 31st of the year shown & becomes basis for next year's taxes
- B Footnote
- C Projected new TAV investment in constant dollars based a percentage of historic growth as shown. This is a conservative estimate.
- D New Investment adjusted for inflation based on percentage as shown
- E Cumulative real and personal TAV for LDFA eligible firms adjusted for inflation shown in Column D
- F Cumulative increase of projected LDFA eligible new investment based on percentage shown
- G Total TAV Increase
- H This is the year the tax increment is collected based on properties on the roll on December 31 of the previous year
- I Annual tax increment using 50% of the local school millage for LDFA Eligible properties only (Column G) times millage rate shown above
- J Annual tax increment using 50% of ISD millage for LDFA Eligible properties only (Column G) times millage rate shown above
- K Annual tax increment using 50% of State Education millage for LDFA Eligible properties only (Column G) times millage rate shown above
- L This is the total tax increment projected for each year and is the sum of columns I, J, and K
- M This is the projected net present value of the future tax increment cash flow (less \$15,000 annually for annual admin. & planning cost) for next 20 years at the discounted rate shown
 - 1 Column E - This is initial SEV for property on the rolls on 12/31/05 and used for tax computations in 2006
 - 2 Column D - This is actual SEV increase for property on the rolls on 12/31/06 and used for tax computations in 2007

(d) A DETAILED EXPLANATION OF THE TAX INCREMENT PROCEDURE.

As provided for in Michigan Public Act 281 of 1986, as amended, tax increment financing is a tool for the financing of public facilities in support of eligible properties.

The City Council of the City of Rochester Hills adopted a resolution at the May 14, 1994 regular meeting of the City Council creating the Rochester Hills LDFA and designating the boundaries of the Authority district. The Michigan Economic Development Corp., Oakland University, City of Rochester Hills and Rochester Hills Local Development Finance Authority established the Rochester Hills Certified Technology Park on December 19, 2002 and designated the boundaries of the CTP (see Map 1). The City amended the Authority's boundaries to correspond to the boundaries of the CTP by resolution adopted on December 18, 2002. The CTP boundaries are an extension of the RHLDDFA's original boundaries. In total, this is the area within which the Authority exercises its powers.

The following paragraphs describe the procedures involved in establishing the base year, initial assessed value, and tax increment for each year.

Chronologically, establishing the "base year", which will serve as the point of reference for determining future tax increments, is the first step in the tax increment financing procedure. The City Council takes this step at the time it adopts a resolution approving the Tax Increment Financing Plan. Adoption of the Plan establishes the "initial assessed value", which is defined in the Act as follows:

"Initial assessed value means the assessed value of the eligible property identified in the tax increment financing plan or, for a certified technology park, the assessed value of any real and personal property included in the tax increment financing plan, at the time the resolution establishing the tax increment financing plan is approved as shown by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted or, for property that becomes eligible property in other than a certified technology park after the date the plan is approved, at the time the property becomes eligible property."

In this case, the "initial assessed value" is based on the assessment roll in place on December 31, 2004 (2005 tax year).

Values for all real and personal property are provided in Appendix C.

As the Development Plan is carried out, resulting in private sector investment on the eligible properties, the planned investments will result in additions of real and personal property value to the tax base. Each year following adoption of this Plan, the total current assessed value of the eligible properties will be compared to their initial assessed value. This comparison indicates the amount of “captured assessed value for eligible properties”, which is the amount by which the current assessed value exceeds the initial assessed value.

The tax increment revenues are determined for each year by applying the total current millage rate for all taxing jurisdictions (City of Rochester Hills, Oakland County, Oakland Community College, State Education, Avondale School District and Rochester Community Schools) against the captured assessed value. The property tax revenues which are generated as a result of the difference in assessed value between the base year and the current year provide tax increment revenues which can be used by the RHL DFA to carry out the Development Plan. Throughout the duration of this Plan, the taxing jurisdictions will continue to collect property taxes, which are based on the initial assessed value.

The tax increment revenues to be collected by the RHL DFA will be based on the *operating millage* of the taxing jurisdictions, rather than total millage. Thus, the *debt millage* of the taxing jurisdictions will be unaffected by the Plan and will continue to generate tax revenue for the taxing jurisdictions based on current assessed value, rather than on the initial assessed value. Millage rates are set forth in Table 2.

**TABLE 2
2004 MILLAGE RATES**

Jurisdiction	Mills	Captured	%
School Districts*	18.0000	9.0000	65.7%
State Education	6.0000	3.0000	21.9%
Intermed. Schools	3.3789	1.6895	12.3%
RH City**	8.0469	0	0%
County	4.6476	0	0%
Oakland Comm Coll	1.5889	0	0%
Total:	41.6623	13.6895	100%

* Operating millage for Rochester Community Schools and Avondale School District

** Exclusive of debt mills

(e) THE MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS TO BE INCURRED, IF ANY.

The issuance of a promissory note or sale of bonds is not anticipated for the implementation of the development plan. However, the RHL DFA and City of Rochester Hills reserve the option of issuing a note or incurring bonded indebtedness. The exact type of note or bond to be issued will be determined by the RHL DFA and City Council as the occasion arises.

(f) THE AMOUNT OF OPERATING AND PLANNING EXPENDITURES OF THE AUTHORITY AND MUNICIPALITY, THE AMOUNT OF ADVANCES EXTENDED BY OR INDEBTEDNESS INCURRED BY THE MUNICIPALITY, AND THE AMOUNT OF ADVANCES BY OTHERS TO BE REPAID FROM TAX INCREMENT REVENUES.

The amount of operating and planning expenditures of the Authority and the City in connection with the activities of the Authority is estimated to be \$240,000 per year. It is not anticipated that there would be any indebtedness incurred by the City. The expenses include the annual salary and benefits of one full-time position that will manage the incubation and technology transfer activities, as well as other SmartZone-related duties, for Oakland University. In addition, administrative functions will include annual audits, legal and professional services, operating and marketing expenses. Annual budgets will be presented and approved according to procedures described in Public Act 281 of 1986 and adopted by the City.

(g) THE COSTS OF THE PLAN ANTICIPATED TO BE PAID FROM TAX INCREMENT REVENUES AS RECEIVED.

The cost of the plan to be met by the expenditure of tax increment revenues is shown in the Development Plan.

(h) THE DURATION OF THE DEVELOPMENT PLAN AND THE TAX INCREMENT PLAN.

This plan will commence upon its approval by the City Council in April of 2005 for tax year 2004 and will end December 31, 2020, unless this plan is amended to extend or shorten its duration.

(i) AN ESTIMATE OF THE IMPACT OF TAX INCREMENT FINANCING ON THE REVENUES OF ALL TAXING JURISDICTIONS IN WHICH THE ELIGIBLE PROPERTY IS OR IS ANTICIPATED TO BE LOCATED.

Except for those portions of millage specifically levied for the payment of principle and interest of obligations approved by electors or obligations pledging the unlimited taxing power of the local governmental units (the 'debt' portion of their millage), the tax revenues of the taxing jurisdictions for eligible property within the RHL DFA will not increase as a result of the construction of this project until the termination of the Tax Increment Financing Plan. However, the taxing jurisdictions have and are expected to continue to benefit from increased property values and accompanying tax increases from other nearby property outside the RHL DFA.

Table 1 provides an estimate of the impact of the TIF plan on the revenues of all taxing jurisdictions that levy taxes in the RHL DFA district.

(j) A LEGAL DESCRIPTION OF THE ELIGIBLE PROPERTY TO WHICH THE TAX INCREMENT FINANCING PLAN APPLIES OR SHALL APPLY UPON QUALIFICATION AS ELIGIBLE PROPERTY.

The property to which the Tax Increment Financing Plan applies consists of eligible land in the City of Rochester Hills, County of Oakland, State of Michigan, together with all buildings and improvements thereon and all fixtures, machinery and equipment therein, which land is located within the boundaries of the RHL DFA described on Appendix A attached hereto of which the primary purpose and use is manufacturing, processing or high technology activity as further defined by Act 281. The property also includes tax-exempt property owned and operated by Oakland University, which includes existing facilities devoted to business incubation.

The City does not intend to capture from all eligible properties in the Certified Technology Park at this time, but reserves the right to amend the Plans in the future to capture from additional eligible property for new projects that may arise. Further, the Authority predated the designation of the Certified Technology Park and has been administering a Development Plan and Tax Increment Financing Plan originally approved in 1995, amended on July 15, 1998 and April 20, 2005. The SmartZone Plans will not impede the ability of the Authority to carry out its original Plans.

(k) AN ESTIMATE OF THE NUMBER OF JOBS TO BE CREATED AS A RESULT OF IMPLEMENTATION OF THE TAX INCREMENT FINANCING PLAN.

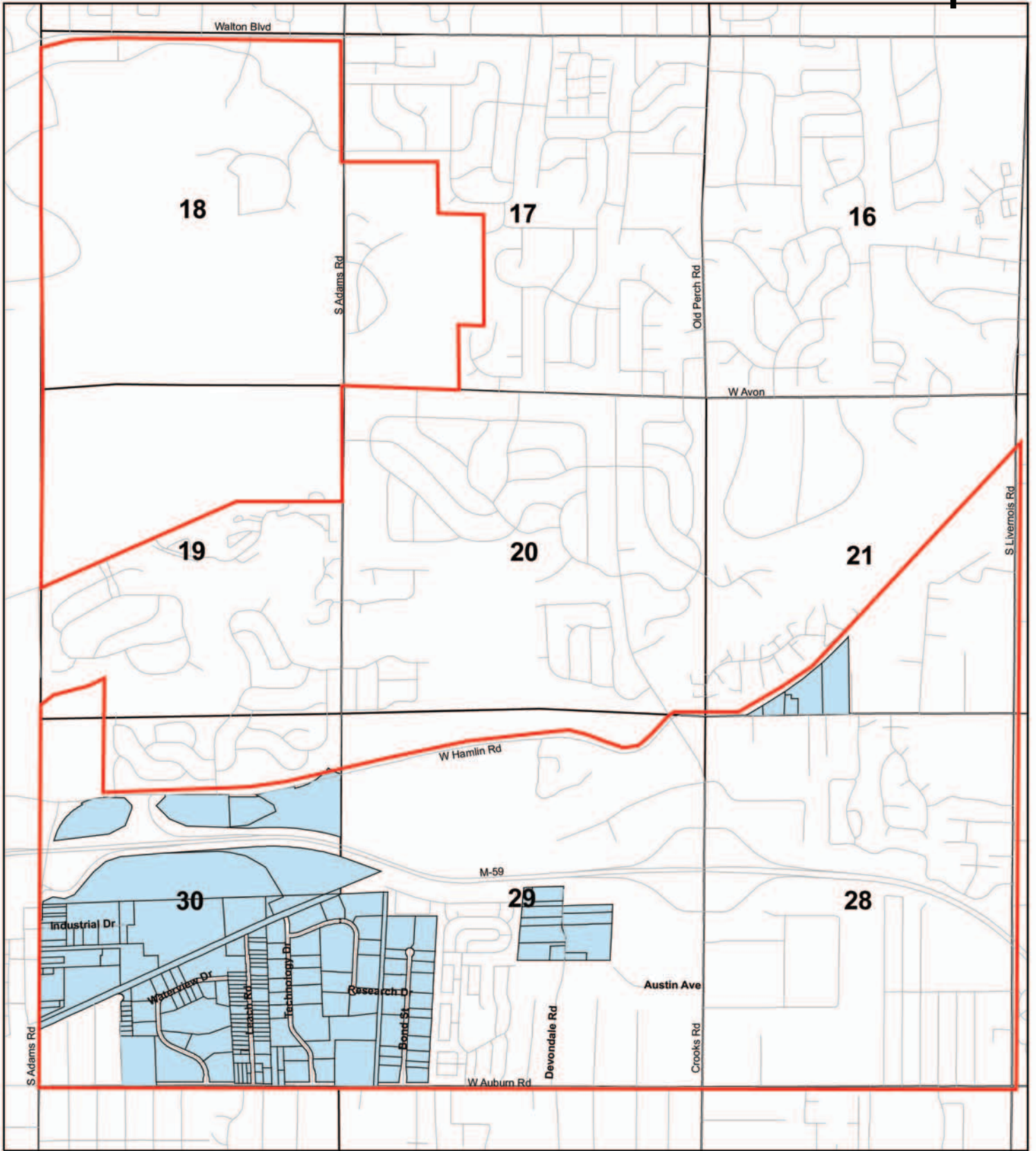
Based on research completed by the City of Rochester Hills, an average of 246 new jobs (based on 6 businesses starting each year) is expected annually for the RHL DFA. The RHL DFA can be expected to generate approximately 3,895 jobs over the build-out period. The report entitled "Employment Figures in the LDFA" may be obtained from the City of Rochester Hills Planning Department.

It is unknown how many jobs will be created from companies locating in the Oakland University SmartZone Business Incubator.

(I) THE PROPOSED BOUNDARIES OF A CERTIFIED TECHNOLOGY PARK TO BE CREATED UNDER AN AGREEMENT PROPOSED TO BE ENTERED INTO PURSUANT TO SECTION 12a, AN IDENTIFICATION OF THE REAL PROPERTY WITHIN THE CERTIFIED TECHNOLOGY PARK TO BE INCLUDED IN THE TAX INCREMENT FINANCING PLAN FOR PURPOSES OF DETERMINING TAX INCREMENT REVENUES, AND WHETHER PERSONAL PROPERTY LOCATED IN THE CERTIFIED TECHNOLOGY PARK IS EXEMPT FROM DETERMINING TAX INCREMENT REVENUES.

The boundaries of the Certified Technology Park are described in Appendix A. The boundaries overlap and extend beyond those originally established by City Council in 1994 for the RHL DFA. The CTP boundaries were established by agreement on December 17, 2002. Further, in 2005, the City Council expanded the boundaries of the RHL DFA to be coterminus with those of the CTP.

Real and personal property subject to capture under this Plan is identified in Appendix C.



Legend

- SmartZone
- LDFA Capture Area
- Streets
- Sections

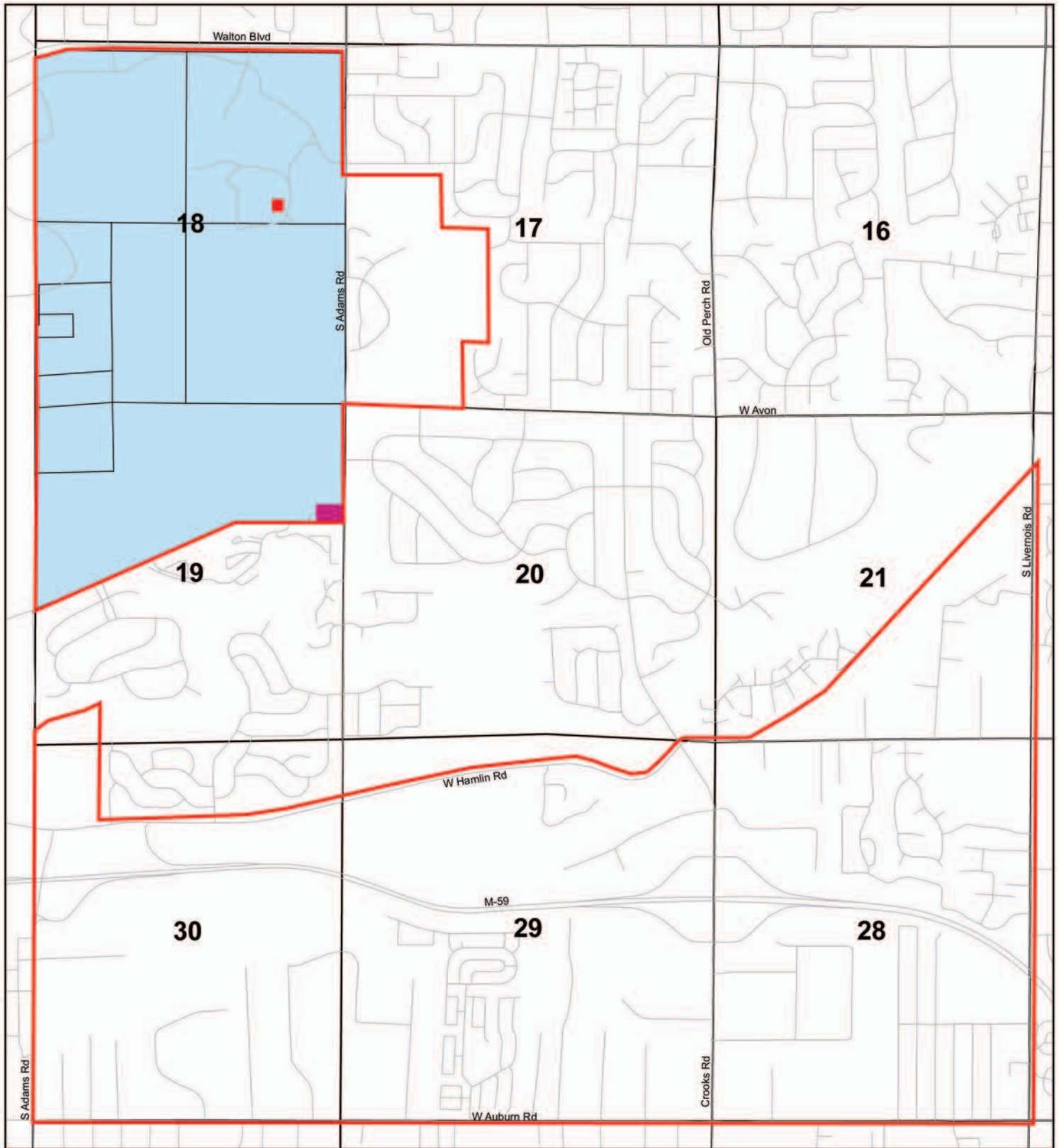


1 inch equals 0.40 miles






Prepared by MIS Department
 City of Rochester Hills
 Revised 01/13/2005

Certified Tech Park/LDFA District Project Area

Map 2



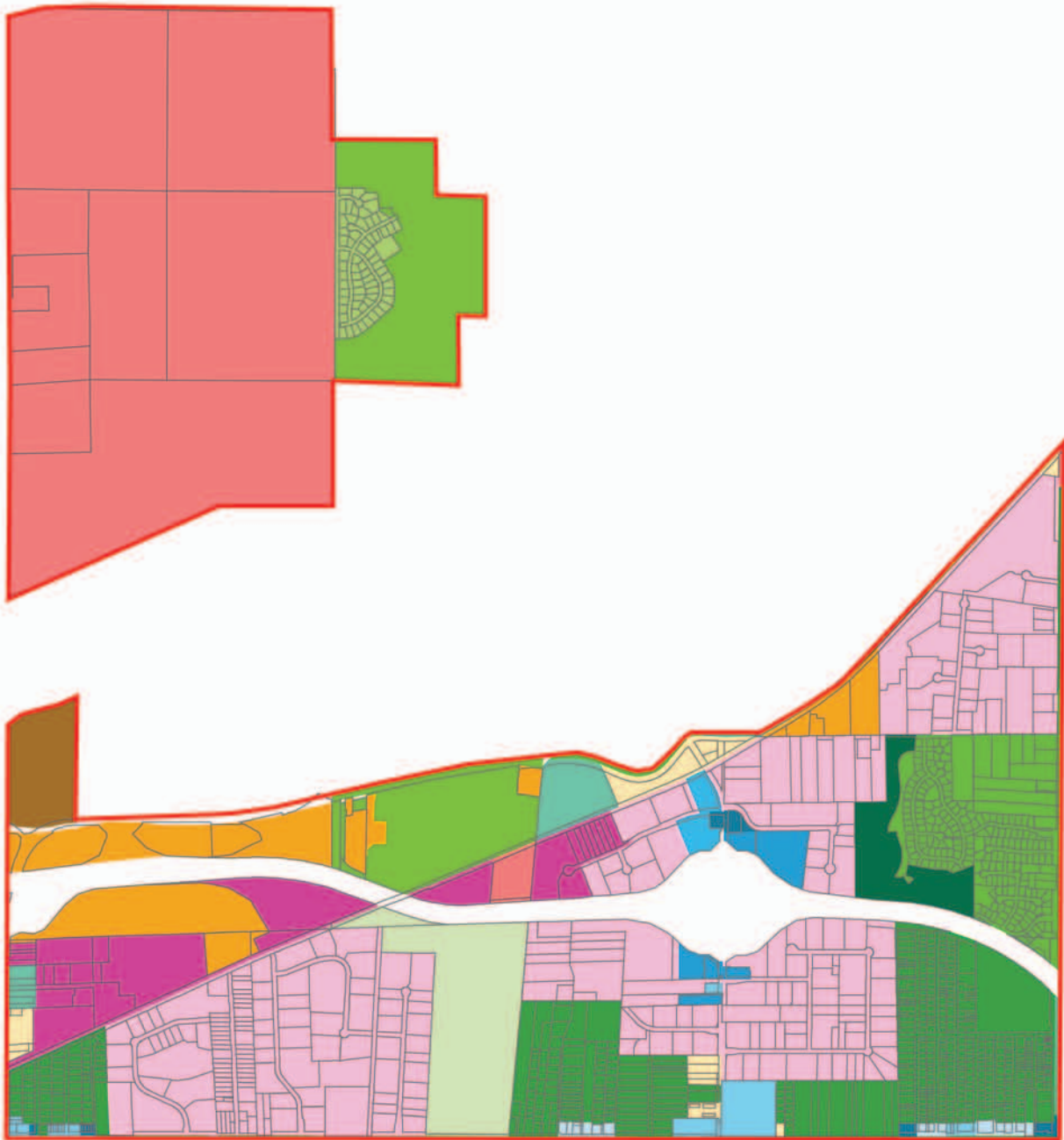
Legend

-  SmartZone
-  Oakland University
-  Streets
-  Sections
-  Shotwell Gustafson Pavilion
-  Business Incubator Facilities























1 inch equals 0.40 miles

Prepared by MIS Department
City of Rochester Hills
Created 01/13/2005



Legend

 SmartZone	 I2	 R4
 TaxParcels In SmartZone	 O1	 RCD
 B1	 ORT	 RM1
 B2	 RO	 SP
 B3	 MH	
 B4	 R1	
 B5	 R2	
 I1	 R3	



1 inch equals 2,500 feet

Prepared by MIS Department
City of Rochester Hills
Revised 01/03/2005

EXHIBIT "A"

**CITY OF ROCHESTER HILLS
BOUNDARIES OF THE CERTIFIED TECHNOLOGY PARK
LEGAL DESCRIPTION**

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.

EXHIBIT "B"

Council Resolutions

CITY OF ROCHESTER HILLS

Office of the Mayor

Date: May 9, 1994
To: Bev Jasinski
From: Mayor Ireland
Subj: LDFA Resolution

Attached please find a resolution adopted by the City Council at its May 4, 1994 Regular Meeting.

Please file a certified copy of the resolution with the Michigan Secretary of State and forward a copy of the resolution to the *Rochester Eccentric* for publication.


BILLIE M. IRELAND, Mayor
City of Rochester Hills

cc w/attach: P. Goodwin

BMI:ah
050494fu.ldf

CITY OF ROCHESTER HILLS

At a Regular Rochester Hills City Council Meeting held at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Oakland County, Michigan, on Wednesday, May 4, 1994:

Present: President Patricia Roberts, Members Scot Beaton, Jon Buller, Linda Raschke, Lauren Shepherd, Pat Somerville

Absent: Member Kenneth Snell

QUORUM PRESENT

MOTION by Buller, seconded by Beaton,

Whereas, the City of Rochester Hills, County of Oakland, State of Michigan ("the city"), is authorized by the provisions of Act 281, Public Acts of Michigan, 1986, as amended, ("Act 281"), to create a local development finance authority; and

Whereas, the creation of jobs and the promotion of economic growth in the city are essential governmental functions and constitute essential public purposes; and

Whereas, the creation of jobs and the promotion of economic growth stabilize and strengthen the tax base upon which local units of government rely; and

Whereas, the provisions of Act 281 were enacted to provide a means for local units of government to eliminate the conditions of unemployment, underemployment and joblessness, and to promote economic growth in the communities served by these local units of government; and

Whereas, the City Council, in accordance with Act 281, held a public hearing on January 19, 1994 on the adoption of a resolution creating a local development finance authority and designating the boundaries of the authority district.

Now, therefore, be it resolved,

1. That the City Council hereby determines that it is in the best interest of the city to establish a local development finance authority pursuant to Act 281 in order to help eliminate the causes of unemployment, underemployment and joblessness, and to promote economic growth.
2. That the City Council hereby establishes a local development finance authority pursuant to Act 281, such authority to be known as the "Local Development Finance Authority of the City of Rochester Hills."
3. That the City Council hereby designates as the boundaries of the authority district within which the authority shall exercise its powers the Description of the Authority District set forth in Exhibit A attached hereto.

L DFA Resolution
May 4, 1994
Page Two

4. That the City Clerk shall cause a certified copy of this resolution to be filed with the Michigan Secretary of State promptly after its adoption and shall also cause a certified copy of this resolution to be published in the *Rochester Eccentric*, a newspaper of general circulation in the city.
5. That all resolutions and parts of resolutions, insofar as they conflict with the provisions of this resolution, be and the same hereby are rescinded.

Ayes: Beaton, Buller, Raschke, Somerville, Roberts
Nays: Shepherd
Absent: Snell

MOTION CARRIED

Certification

I, Beverly A. Jasinski, Acting City Clerk for the City of Rochester Hills, do hereby certify that the foregoing is a true and complete copy of a resolution, the original of which is on file in my office, adopted by the Rochester Hills City Council at a Regular Meeting thereof held on Wednesday, May 4, 1994.

BEVERLY A. JASINSKI, Acting Clerk
City of Rochester Hills

Dated: May 9, 1994
BAJ:ah



Rochester Hills
Certified Copy
Project: 2005-0040

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

File Number: 2005-0040

Enactment Number: RES0019-2005

Request to Schedule Public Hearing for expansion of the Rochester Hills Local Development Finance Authority District, Dan Casey, Economic Development Manager, Planning and Development

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, Public Act 281 of 1986, Section 4 (5) permits the governing body creating the authority to include or exclude land from the Authority District; and

Whereas, City Council and the Authority desire that the boundaries of the District and certified technology park be coterminus.

Resolved that the City Council of the City of Rochester Hills determines that it is in the best interests of the public to increase property tax valuation, and to promote growth in an area of the City of Rochester Hills defined as a certified technology park and business development area, particularly growth related to industries engaged in high-technology, including, but not limited to, advanced manufacturing, advanced computing, research and development, life sciences and biotechnology; and

Be It Further Resolved that the Council of the City of Rochester Hills intends to hold a public hearing regarding the adoption of a resolution to expand the local boundaries of the Rochester Hills Local Development Finance Authority District; and

Be It Further Resolved that the amended Authority boundaries are coterminus with those of the certified technology park, 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.

Be It Further Resolved that the public hearing will be held in the City Council Chambers at 1000 Rochester Hills Drive in the City of Rochester Hills at 7:30 p.m. on February 16, 2004; and

Be It Finally Resolved that notice of the public hearing shall be published twice in a newspaper of general circulation in the City of Rochester Hills not less than twenty (20) nor more than forty (40) days before the date of the hearing, and that notice of the hearing shall also be mailed to the property taxpayers of record in the proposed Authority District not less than twenty (20) days nor more than forty (40) days before the date of the hearing, and that notice of the hearing shall also be mailed to the property taxpayers of record in the proposed Authority District not less than twenty (20) days before the hearing.

I, Beverly Jasinski, City Clerk, certify that this is a true copy of RES0019-2005, passed at a Regular Rochester Hills City Council meeting held on 1/19/2005 by the following vote:

Moved by Dalton, Seconded by Raschke,

Aye: Hill, Barnett, Dalton, Holder and Raschke
Absent: Duistermars and Robbins



Beverly Jasinski, City Clerk

March 9, 2005

Date Certified

EXHIBIT "C"

RHL DFA Parcel Identification and Initial Assessed Value

SMART ZONE ORIGINAL ROLL 2005

SIDWELL	SCH	Business/Owner	2004 Eligible	2005 TAXABLE Eligible	2005 Captured Eligible	COMMENTS
1529300002	018	Consumers Power	28,180	28,820		
1529300006	019	Eagle Ottawa	2,896,860	2,897,050	190	9900140800/801
1529301008	019	Singer, Jerome	568,990	582,070	13,080	9900260120
1529301025	019	Salem Dev. Co.	297,760	304,600	0	9900260056
1529301028	019	March One Enterprises	584,140	597,570	13,430	260-002/003
1529301029	019	Wall Street Ind.	1,113,180	1,138,780	25,600	9900260004/009
1529301030	019	V I Development Co.	486,180	497,360	11,180	9900260270
1529301032	019	Bond Street LLC	630,520	645,020	14,500	9900260485/262313
1529301038	018	Bond Street Co	0	0	0	Tc: 051 / 260095
1529301039	019	Bond Street Co	551,920	564,610	12,690	9900260097 / 260033
1529301040	019	Jessup, Richard	885,180	905,530	20,350	9900260060
1529301041	019	W/P Dev. Co.	401,650	410,880	9,230	9900260065
1529301045	019	Can-Am Inv	1,452,340	1,602,960	150,620	9900260011
1529301046	019	Henson, William	2,006,610	2,052,760	46,150	9900260800
1529301047	018	Singer Investment	902,020	922,760	20,740	
1529301048	018	Singer Inv.	0	0	0	Tc: 051
1529301049	018	W & F Realty LLC	873,490	893,580	20,090	9900260020
1529301050	018	JR Development	700,640	716,750	16,110	9900260180
1529301051	018	Bond Street Co	797,860	816,210	18,350	9900260095
1529302001	018	1st Ind. LP	1,816,890	1,858,670	41,780	9900261297
1529302002	019	First Inds. Realty	1,219,910	1,247,960	28,050	9900261285
1529302003	019	R.H. Exec Park	1,234,590	1,256,920	22,330	9900261320
1529302004	019	First Indus Realty	1,656,240	1,694,330	38,090	9900261295/261330
1529351011	018	Avon Tech Pk Owner Assc	0	0	0	N/E
1529351012	019	2904 Bond Assoc.	1,229,780	1,258,060	28,280	9900260293
1529351014	019	2960 Bond Assoc.	706,440	722,680	16,240	9900260147/260680/260140
1529351015	018	2904 Bond Assoc.	601,480	615,310	13,830	9900260680
1529351016	019	2930 Bond Assoc.	403,250	412,500	9,250	9900250680 / 260655

SMART ZONE ORIGINAL ROLL 2005

SIDWELL	SCH	Business/Owner	2004 Eligible	2005 TAXABLE Eligible	2005 Captured Eligible	COMMENTS
1529352003	019	Avon Gear	1,689,520	1,728,370	38,850	9900261345/Unmapped
1529352004	018	First Inds. Realty	231,650	236,970	5,320	
1529352005	018	First Inds. Realty	1,397,310	1,429,440	32,130	9900261137
1529352006	019	Learn Seating	2,528,880	2,587,040	58,160	9900262900
1530103001	223	K & F Land Co	4,379,120	4,479,830	100,710	
1530227001	223	Gornick	0	0	0	To: 003,004,005, & 006
1530227003	223	MIDOT	0	0	0	From: -001
1530227004	223	Denco	8,183,070	8,371,280	188,210	From: -001
1530227005	223	Trico	2,720,090	2,782,650	62,560	From: -001
1530227006	223	DELETED	0	0	0	From: -001/To: Road ROW
1530276002	223	Infra	0	0	0	To: 003 & 004
1530276003	223	Grand Sakwa	2,336,290	2,390,020	53,730	From: 002
1530276004	223	MDOT	0	0	0	From: 002 '95 Dbor (-492,650) row
1530276005	223	City of Rochester Hills	0	0	0	R/R Right-of-Way
1530301001	018	Grand Sakwa	18,530	18,950	420	
1530301002	018	PAG Realty	0	19,280	19,280	Active/no values on screen
1530301003	018	PAG Realty	0	9,640	9,640	Active/no values on screen
1530301004	018	PAG Realty	0	19,750	19,750	Active/no values on screen
1530301005	018	Petoskey Group LLC	30,520	31,220	700	
1530301009	018	G P Plastics	877,580	1,037,350	159,770	MTT #227195 /9900264150
1530301010	019	Glowniak, Robert	329,730	337,310	7,580	9900264050/264375
1530302001	018	Guzman, A	84,270	86,200	1,930	
1530302002	018	Ljulduraj Petar	47,550	48,640	1,090	
1530302006	018	Gogoiulay, Antonio	40,580	41,510	930	2004 Lincap
1530302012	018	Cardinal Paper LP	2,463,980	2,464,170	190	9900263761
1530302013	019	Roeh Hills Investors LLC	149,640	153,080	3,440	9900264101
1530302014	018	Sarry Inc.	292,760	299,490	6,730	
1530302016	018	J Lawrence Barton	72,720	74,390	1,670	9900263732

SMART ZONE ORIGINAL ROLL 2005

SIDWELL	SCH	Business/Owner	2004 Eligible	2005 TAXABLE Eligible	2005 Captured Eligible	COMMENTS
1530302017	018	Amazing Grace LLC	192,500	196,920	4,420	9900261115/261200/263405
1530302019	018	Goquiolay, Antonio	284,360	290,900	6,540	2004 Uncap
1530302020	018	S & B Develop	0	0	0	To: 026/027
1530302021	018	Hancock, William	0	0	0	To: 026/027 9900264306
1530302022	018	Tadian, Asher	194,780	199,250	4,470	9900263720
1530302023	018	Pretzrow, Richard	150,010	153,460	3,450	
1530302025	018	Goquiolay, Antonio	110,810	113,350	2,540	2004 Uncap
1530302026	018	S & B Develop	223,520	228,660	5,140	From: 020/021 9900254115
1530302027	019	Hancock, William	310,880	318,030	7,150	From: 020/021/9900264306
1530326004	018	Cabal Holdings	148,450	151,860	3,410	
1530326006	018	Detroit Edison	254,380	313,440	59,060	
1530326007	018	Syndeco	893,920	1,873,950	980,030	
1530376003	018	Mitch. Humane Soc.	0	0	0	ME Property
1530376008	019	R.J.L. Develop	392,810	401,840	9,030	9900262375
1530376009	018	R.J.L. Develop	393,920	402,980	9,060	9900262471
1530376010	019	M & M Investments	401,270	410,490	9,220	9900262275
1530376011	019	M & M Investments	674,320	689,820	15,500	9900262001/262002/003
1530376012	018	Nosanchuck, Joel	0	0	0	To: 022
1530376013	018	Nosanchuck, Joel	0	0	0	To: 022/023
1530376014	018	Nosanchuck, Joel	0	0	0	To: 023
1530376017	019	Arnold Becker	2,768,110	2,831,770	63,660	9900258261/262450/451/980/263200
1530376018	018	Brown, Dan	0	0	0	To: 024, 025, 026, 027 & 028
1530376019	018	Oliver, Thomas	64,830	66,320	1,490	
1530376020	018	Kubit, Michael	73,410	75,090	1,680	
1530376021	018	Buscemi, Richard	66,960	68,500	1,540	
1530376022	019	Joel Nosanchuk	1,503,470	1,538,040	34,570	From: 012,013, & 014 / 262281/282/284and549
1530376023	019	Joel Nosanchuk	980,990	1,026,970	45,980	From: 012,013, & 014/97 J.B.O.R. / 262205/285and549 / 262300
1530376024	018	Brown, Dan	92,510	94,630	2,120	From 018

SMART ZONE ORIGINAL ROLL 2005

SIDWELL	SCH	Business/Owner	2004 Eligible	2005 TAXABLE Eligible	2005 Captured Eligible	COMMENTS
1530376025	018	Kelley, Edward	91,840	93,950	2,110	From 018
1530376026	018	Brown, Dan	6,030	120,890	114,860	From 018
1530376027	018	Brown, Dan	6,030	6,160	130	From 018
1530376028	018	Brown, Dan	6,030	6,160	130	From 018
1530377003	019	Seville Holdings LLC	576,480	589,730	13,250	9900260269
1530377004	018	R.H. Corp.	0	0	0	ME Property
1530377005	019	OEPY Realty	0	0	0	Now: 010
1530377006	019	Waterview Group	329,750	337,330	0	9900260310/311
1530377007	019	ISC Properties	199,630	211,820	0	9900262380/381/382
1530377008	019	Cypress	275,670	282,010	0	9900262260
1530377009	019	Seville Holdings LLC	389,450	398,400	8,950	9900260260
1530401002	018	latrate	184,460	188,700	14,520	From: 005 / 9900262005
1530401003	018	latrate	0	0	0	Vacant
1530401005	018	latrate	7,700	7,870	0	To: 005/006
1530401006	018	MDOI	0	0	0	From: 003 vacant
1530401007	018	Trust for Public Land	0	0	0	ME property
1530402003	019	First Indus Realty	768,240	785,900	17,660	9900261010
1530402004	019	A Raymond Inc	1,831,230	1,873,340	42,110	9900261045
1530451005	018	Jackson, Kenneth	0	0	0	01DBOR 018 to 019, To 049 (018)
1530451006	018	Jackson, Kenneth	0	0	0	01DBOR 018 to 019, To 049 (018)
1530451009	018	Head Robert A	109,080	111,580	0	9900146300/203
1530451010	018	City Roch Hills	0	0	0	ME Property
1530451011	018	Ingram, Jeremy	101,320	103,650	0	9900146205/206
1530451012	018	Zink, Laurie	44,760	45,780	0	
1530451013	018	Parker, Margarette	33,100	55,570	0	
1530451014	018	Leach Rd Com Chrch	33,570	34,340	0	
1530451015	018	Leach Rd Com Chrch	0	0	0	ME Property

SMART ZONE ORIGINAL ROLL 2005

SIDWELL	SCH	Business/Owner	2004 Eligible	2005 TAXABLE Eligible	2005 Captured Eligible	COMMENTS
1530451016	018	Spencer, K	35,330	36,140		
1530451019	018	Steve & Elmers Sprinklers	29,400	30,070		9900146204
1530451020	018	Schmidt, Dieter	48,860	49,980		9900146200
1530451021	018	MEM Const.	31,380	32,100		9900146023/202
1530451022	018	Thomas, Bruce	34,510	35,300		
1530451023	018	2808 & Assoc.	0	0		To: 047 & 048
1530451024	018	Dionne, Thomas	51,710	52,890		
1530451025	018	Bolton, Robert	13,300	13,600		9900146400
1530451026	018	Bolton, Robert	35,310	36,120		
1530451027	018	Hart, Alan	24,440	25,000		9900146325
1530451028	018	Colorth, G	30,300	30,990		
1530451029	018	Bradford, John	35,990	0		to: 050
1530451030	018	KEM Properties LLC	13,280	0		to: 050
1530451031	018	Oakland County Parks	5,520	5,640		
1530451032	018	Oakland County Parks	5,520	5,640		
1530451033	018	Gallardo, Kathleen	37,400	38,260		
1530451034	018	Fouladbash, Hersel	46,830	47,900		
1530451035	018	Apel, Gregory	53,830	55,060		9900140570
1530451036	018	Norman, Michael	0	0		01DBOR 018 to 019, To 049 (018)
1530451037	018	Bedient Land Dev	76,910	78,670		
1530451038	019	Johnson, Winifred	439,950	450,060	10,110	97 Dec B.O.R. 146-130
1530451041	019	Nosanchnuk, Joel	902,350	923,100	20,750	9900262480 / 262475
1530451042	018	Nosanchnuk, Joel	537,570	549,930		9900262313/325/400
1530451043	018	OEPY Realty	0	0		Now: -046
1530451044	018	Nosanchnuk, Joel	2,217,020	2,268,010		MITT #26471 260395, 2002DBOR / 262284/285/286
1530451045	018	Morton Inter	0	0		To: 049
1530451046	019	Gates Rubber Corp.	2,727,110	2,757,480	30,370	From: 043 / 260/312

SMART ZONE ORIGINAL ROLL 2005

SIDWELL	SCH	Business/Owner	2004 Eligible	2005 TAXABLE Eligible	2005 Captured Eligible	COMMENTS
1530451047	018	All-Ways Dry of S MI	42,780	43,760		9900146175 From: 023
1530451048	018	2808 & Assoc.	0	0		From: 023 deleted
1530451049	019	Dana Com. Credit	4,392,580	4,392,740	160	Fr: 005, 006, 036 & 045 / 262004/010
1530451050	018	KEM Properties LLC	0	67,880	67,880	Fr: 029 & 030 10/01/04
1530452001	019	Heard, Robert	127,410	130,340	2,930	9900146100 / 146300
1530452002	018	Mehrpary, Frazin	52,400	53,600		
1530452003	018	Coyro, Richard	0	0		To: 058
1530452004	018	Coyro, Richard	0	0		To: 058
1530452005	018	Bedient Land Dev.	89,960	92,020		
1530452006	018	Bedient Const.	16,090	16,460		9900146280
1530452007	018	Bedient Const.	38,680	39,560		9900146280
1530452008	018	Trypody	0	0		9900146275, To: 055 & 056
1530452011	018	MEK Inv	0	0		To:053 & 054
1530452012	018	Jackson, Kenneth	39,310	40,210		
1530452013	018	Groner, J	35,610	36,420		
1530452014	018	Allen, Robert	0	0		To: 057
1530452015	018	Allen, Robert	0	0		To: 057
1530452016	018	Allen, Robert	0	0		To: 057, 9900146301
1530452017	018	Wrighton, Keith	31,290	32,000		
1530452018	018	Krupp, Donald	0	0		To: 047/048
1530452019	018	Krupp, Donald	0	0		To: 049/050
1530452020	018	Hart, Alan	27,090	27,710		
1530452021	018	McLean, William	0	0		To: 043/044
1530452022	018	McLean, William	0	0		To: 045/046
1530452023	018	Hastings, Thomas	47,500	48,590		
1530452024	018	Kessel, Robert	42,790	43,770		
1530452025	018	Lintz, Doug	38,140	66,330		

SMART ZONE ORIGINAL ROLL 2005

SIDWELL	SCH	Business/Owner	2004 Eligible	2005 TAXABLE Eligible	2005 Captured Eligible	COMMENTS
1530452026	018	Jackson, Kenneth	0	0		To: 052
1530452027	018	Jackson, Kenneth	0	0		To: 052
1530452028	018	Jackson, Kenneth	0	0		To: 052
1530452031	018	Mehrpay, Frazin	38,500	39,380		
1530452037	018	Meyer, Raymond	52,680	53,890		
1530452039	018	Meadowbrook Ice Cream	65,930	67,440		
1530452040	018	Mehrpay, Frazin	68,550	70,120		9900146470
1530452041	018	Mehrpay, Frazin	0	0		To: 051
1530452042	018	Mehrpay, Frazin	0	0		To: 051
1530452043	018	DELETED	0	0		From: 021 ROW
1530452044	018	Rabint, Petru	18,200	18,610		From: 021
1530452045	018	DELETED	0	0		From: 022 ROW
1530452046	018	Jackson, Kenneth	42,370	43,340		From: 022
1530452047	018	DELETED	0	0		From: 018 ROW
1530452048	018	Putman, Lowell	16,020	16,380		From: 018
1530452049	018	DELETED	0	0		From: 019 ROW
1530452050	018	Putman, Lowell	36,600	37,440		From: 019
1530452051	018	Mehrpay, Frazin	63,400	64,850		From: 041/042
1530452052	018	Jackson, Kenneth	75,190	76,910		9900146175/451 From: 026,027,028
1530452053	018	DELETED	0	0		From: 011
1530452054	018	Jackson Properties LLC	24,770	25,330		From: 011, 9900146063
1530452055	018	DELETED	0	0		ME, Fr: 008
1530452056	018	Tryopoly Inc.	131,130	134,140		Fr: 008
1530452057	018	R & G Property Co.	291,830	298,540		Fr: 014, 015 & 016 / 146301
1530452058	018	Coyro Richard	156,350	168,940		Fr: 003 & 004
1530476002	018	Blade, Richard	121,120	123,900		
1530476003	018	Lang, Mary	28,090	28,730		
1530476004	018	Lang, Mary	33,650	34,420		

SMART ZONE ORIGINAL ROLL 2005

SIDWELL	SCH	Business/Owner	2004	2005	2005	COMMENTS
			Eligible	TAXABLE Eligible	Captured Eligible	
1530476008	019	First Indus Realty	657,200	672,310	15,110	9900262147 / 175
1530476014	019	First Ind. Realty	439,630	449,740	10,110	9900262170 / 190
1530476015	019	First Ind. Realty	490,980	502,270	11,290	9900261196/262195
1530476016	019	NSHE Albion LLC	1,264,990	1,265,040	50	9900262800
1530476017	018	R.H. Exec Park	0	0	0	Ter: 021 & 022
1530476018	019	Jenedy Investments LLC	647,420	662,310	14,890	9900262660
1530476019	018	First Ind. Realty	846,240	865,700	19,460	9900262150/262175
1530476020	019	First Ind. Realty	501,110	512,630	11,520	9900262650
1530476021	018	Auburn Tech Company	820,610	839,480	18,870	98 JBROR / 262892
1530476022	019	Auburn Tech Company	1,333,630	1,364,300	30,670	9900262850
1530477001	018	A Raymond Inc.	267,960	627,920	359,960	
1530477002	018	Nosanchuck, Joel	0	0	0	Ter: 011,012, & 013
1530477003	018	R.H. Exec. Park	0	0	0	Ter: 008,009, & 010
1530477004	018	R.H. Exec. Park	0	0	0	Ter: 008,009 & 010
1530477005	018	R.H. Exec. Park	0	0	0	Ter: 008,009 & 010
1530477006	018	R.H. Exec. Park	0	0	0	N/E Property
1530477007	019	Gebara Management	971,580	993,920	22,340	9900262894
1530477008	018	Nosanchuck, Joel	0	0	0	Pr: 003,004, & 005; Ter: 011 to 013 '96
1530477009	019	American Axle	0	0	0	Ter: 014 From: 003,004, & 005
1530477010	019	American Axle & Mfg.	0	0	0	Ter: 014 From: 003,004, & 005; 9900262890
1530477011	018	Joel Nosanchuk	983,570	1,037,520	53,950	From: 002/008
1530477012	018	Joel Nosanchuk	1,373,350	1,404,930	31,580	From: 002/008
1530477013	019	Nosanchuck, Joel	1,715,920	1,740,870	24,950	9900262490
1530477014	019	American Axle	3,277,340	3,277,490	150	From: 009 & 010 / 262890
1530603001	018	Detroit SmSa	10,050	10,050	0	
1530603002	018	SBC Tower Holdings	47,680	47,680	0	
1530604001	018	AT&T Wireless PCS LLC	55,520	55,520	0	pp to Real
99000130159	223	Daimler-Chrysler	435,150	374,450	-60,700	

SMART ZONE ORIGINAL ROLL 2005

SIDWELL	SCH	Business/Owner	2004	2005	2005	COMMENTS
			Eligible	TAXABLE Eligible	Captured Eligible	
9900130160	223	Megatech Engineering	0	0	0	Engineering\1530103001\Out of Business
9900130165	223	Santel Services	398,290	447,300	49,010	Service\1530103001
9900130167	223	Reiter & Scheffacker	78,170	0	-78,170	1530103001, 2000 DBOR ob
9900130170	223	Volkswagen of America	1,500,750	1,462,650	-38,100	
9900130171	223	Perot Systems Corp	63,200	73,930	10,730	
9900130245	018	DELETED	0	0	0	Lawn Maint\1530451006,98 DBOR-0-
9900130602	223	Trico	944,590	966,480	21,890	
9900130607	223	Johnson Controls	0	0	0	Out of Business
9900140110	018	DELETED	0	0	0	Comp CAD\CAD\130452035&6,036
9900140550	018	J&R Excavating	0	0	0	OB
9900140570	018	Apel Bldg	1,210	1,090	-120	Contractor\1530451035
9900140800	019	Mastercraft	3,462,530	3,257,190	-205,340	Manufacturing\1529300806
9900140801	019	Eagle/Otowa	294,440	260,730	-33,710	Manuf-Leather\29308006
9900141700	018	Colonial Party Rental	0	0	0	OB
9900141701	018	The Strained Gator	0	0	0	OB
9900146023	018	DELETED	0	0	0	Taxidermist\1530451021 ob
9900146034	018	DELETED	0	0	0	Contractor\1530452011 ob
9900146063	018	DELETED	0	0	0	Warehouse/Dist\30452001
9900146100	018	DELETED	0	0	0	Warehouse/Dist\30452001
9900146130	019	Comb Research	33,340	31,620	-1,720	Manuf/Warehouse\30451002 nov-038
9900146175	018	K J Cleanup	56,320	54,370		Site Cleanup\1530452028
9900146176	018	Jackson Industrial Process	126,210	113,940		1530452052
9900146200	018	Hydro Mech	0	0	0	Plumb Contr\1530451020 ob
9900146201	018	DELETED	0	0	0	
9900146202	018	MEM Construction	1,310	1,230		
9900146203	018	Green Trees	64,240	64,020		
9900146204	018	Steve & Elners Sprinklers	12,500	15,000		
9900146205	018	Ingram Roofing	28,600	23,630		1530451011

SMART ZONE ORIGINAL ROLL 2005

SIDWELL	SCH	Business/Owner	2004 Eligible	2005 TAXABLE Eligible	2005 Captured Eligible	COMMENTS
9900146206	018	Ingram Landscaping	0	0		1530451011
9900146207	018	Aquarius Irrigation Sys.	1,500	2,000		1530452017
9900146275	018	DELETED	0	0		Office\530452008
9900146278	018	Meyer Bros Landscape	32,500	35,000		98 JBOR, 99 JBOR
9900146280	018	Bedient Const.	14,500	23,830		Contractor\30452006;007
9900146281	018	RKD Construction	7,000	10,000		1530452056
9900146300	019	Avon Cab	23,000	25,000	2,000	Cabinet Mann\30451009
9900146301	018	Allen Bros	83,200	75,870		Contractor\1530452016
9900146325	018	Hart Tree	11,390	13,880		Tree Ser\1530451027, 2001D+L387BOR
9900146400	018	Bolton Bros	3,460	3,180		Septic Service\530451025
9900146451	018	DELETED	0	0		Contractor\1530452028
9900146470	018	M Ice Cream	15,330	18,800		Ice Cream Sales\1530452040
9900146750	018	All Ways Const.	0	0		OB Contractor\1530451023
9900220590	018	Total Filtration	416,840	372,780		
9900250065	018	Preferred Technical Group	0	0		ols
9900250680	018	Bridgeport	0	0		Out of Business
9900253622	018	Delco Electronics	48,160	43,530		Sys Supplier\1530376010, 2000 DBOR
9900253661	019	Systems Machining	341,480	277,390	-64,090	
9900254115	018	Butcher & Baecker	33,790	35,000		Contractor\1530302026, 99 JBOR
9900255194	018	S & B Roofing	0	0		OB
9900257360	018	DELETED	0	0		Office-Marked\1529351012
9900258261	019	Lear	452,780	575,840	123,060	Eng/Mann\Design\30376017
9900260002	019	Smarteye Controls	0	0	0	99 JBOR, 2004 JBOR OB
9900260003	019	Smarteye Corporation	85,080	71,770	-13,310	99 JBOR
9900260004	019	Valeo	515,090	149,270	-365,820	
9900260009	019	American Axle	0	0	0	ob
9900260010	019	Vultron	100,000	0	-100,000	Elec Mann\1529301045 97 JBOR /OB
9900260011	019	Cars Inc	0	700	700	

SMART ZONE ORIGINAL ROLL 2005

SIDWELL	SCH	Business/Owner	2004 Eligible	2005 TAXABLE Eligible	2005 Captured Eligible	COMMENTS
9900260020	019	DELETED	0	0	0	Wire Assembly\1529301031ob
9900260030	019	DELETED	0	0	0	
9900260032	019	Advanced Assembly Group	0	0	0	OB
9900260033	019	Automation & Modular Co	50,000	22,100	-27,900	1529301039
9900260034	018	Ben-Tech Ind Auto	38,440	33,490	-4,950	
9900260060	019	Jessup Eng	176,270	157,240	-19,030	Manuf/Design\1529301040
9900260065	019	Absoft	16,230	17,370	1,140	Software Devt\1529301041
9900260067	019	DELETED	0	0	0	Foam Fabric\1528126021 ob
9900260068	019	Eagle Ottawa	0	0	0	OB
9900260069	019	Worldwide Technology Inc	3,150	89,580	86,430	1529301047
9900260095	018	Gifts Webs	223,630	252,960	29,330	Eng Design\1529301038 ob
9900260097	019	DELETED	0	0	0	Eng/Design\1529301039
9900260120	019	Alpha	35,000	35,000	0	Manuf Refrig Equip\29301008
9900260130	019	Strategies Alliance Inc	26,190	23,750	-2,440	
9900260136	018	DELETED	0	0	0	
9900260140	019	Magna Steyr Symatec	613,640	602,000	-11,640	
9900260145	018	DELETED	0	0	0	99 JBOR
9900260147	019	DELETED	0	0	0	Engineering/Manuf\29351014 ob
9900260149	018	DELETED	0	0	0	
9900260180	018	Cooperheat MQS Inc.	167,680	0	0	Office-Test Equip\29301050 ob
9900260250	019	DELETED	0	0	0	Office Engineering\29301029 ob
9900260251	019	DELETED	0	0	0	Office Engineering\29301029 ob
9900260252	019	DELETED	0	0	0	Office Engineering\29301029 ob
9900260260	019	OSCO	299,040	284,390	-14,650	Mfg\1530377009; STC154-04-2179
9900260270	019	DELETED	0	0	0	Spec Machine Bidn\29301030 ob
9900260291	018	DELETED	0	0	0	
9900260292	018	DELETED	0	0	0	
9900260293	019	Adco Circuits	949,430	968,330	18,900	

SMART ZONE ORIGINAL ROLL 2005

SIDWELL	SCH	Business/Owner	2004 Eligible	2005 TAXABLE Eligible	2005 Captured Eligible	COMMENTS
9900260310	019	DELETED	0	0	0	Sheet Mfg Asmbly\30377006
9900260311	019	Omega Prod. Serv	31,050	27,830	-3,220	
9900260312	019	Gates Rubber Co	1,200,000	1,400,000	200,000	
9900260395	018	DELETED	0	0	0	Distributor\30451044
9900260485	019	DELETED	0	0	0	Manu/Eng\1529301032 ob
9900260655	019	SEHI	77,670	81,530	3,860	Comp Retail\1529301025 97 JBOR
9900260656	019	Self guided systems	0	13,110	13,110	
9900260680	019	DELETED	0	0	0	Engineering\1529351014 ob
9900260695	018	DELETED	0	0	0	Eng Design\1529351006
9900260800	019	Univ Tube	746,460	816,160	69,700	Manufacturing\1529301046 97 JBOR
9900260900	019	Plastic Omnium	0	0	0	OB
9900261010	019	DELETED	0	0	0	Manuf-Crash Sen\30402003 97 JBOR ob
9900261020	018	Daimler Chrysler MSX	401,260	401,260	0	ob
9900261030	019	Avon Gear	2,702,380	3,140,580	438,200	
9900261045	019	A Raymond	3,122,090	3,750,870	628,780	Manufacturing\30402004
9900261196	018	DELETED	0	0	0	Blueprint Serv\1530476015
9900261200	018	DELETED	0	0	0	Office\1530302017
9900261226	018	Donna Technical	0	0	0	1530302017 ob
9900261227	018	Lanfear Consulting	2,060	2,340	280	1530302017
9900261235	018	Sportography	6,600	5,830	-770	1530302017
9900261240	018	Excellent Window Clean	2,500	3,060	560	1530302017
9900261245	018	JJEM	0	0	0	Out of Business
9900261255	018	DELETED	0	0	0	OB
9900261285	019	MNC	1,212,570	1,153,270	-59,300	Manufacturing\1529302002
9900261295	019	DELETED	0	0	0	Manufacturing\1529302004 OB
9900261297	019	DELETED	0	0	0	Indus Clean Prod\29302001: 98 JBOR
9900261298	018	MPV Group Filtration	0	0	0	OB
9900261320	019	Dura Automotive	1,064,300	1,042,820	-21,480	Auto Components\29302004

SMART ZONE ORIGINAL ROLL 2005

SIDWELL	SCH	Business/Owner	2004 Eligible	2005 TAXABLE Eligible	2005 Captured Eligible	COMMENTS
9900261345	019	DELETED	0	0	0	Manufacturing\29352003 97 JBOR
9900261695	018	DELETED	0	0		
9900262001	019	DELETED	0	0	0	Compt Wholesale\30376011 OB
9900262002	018	DELETED	0	0		Computer Leasing\30376011
9900262003	019	DELETED	0	0	0	Computer Services\30376011 OB
9900262004	019	Bee Chemical	226,930	312,590	85,660	Manuf-Test Equip\30451045
9900262005	019	Denton R	322,910	328,270	5,360	
9900262006	019	DELETED	0	0	0	
9900262007	018	Megellan	0	0		OB
9900262009	018	DELETED	0	0		
9900262010	019	EFMG LLC	1,280,300	1,285,000	0	
9900262020	018	Tec-Mar Distributors	0	0		2003 JBOR to 0 / OB
9900262022	018	Tec-Mar Distributors	0	0	0	2003 JBOR to 0 / OB
9900262147	019	DELETED	0	0	0	Manuf- Elect\30476008 OB
9900262150	018	DELETED	0	0		Sales Offce\30476019
9900262170	018	DELETED	0	0		Warehouse\30476014
9900262175	019	DGE	352,800	75,820	-276,980	Eng Services\30476019
9900262176	018	Pelle Pelle Inc.	0	167,690	167,690	
9900262187	018	Daimler Chrysler	0	0		2001 JBOR OB
9900262190	019	Volkswagen of America	16,760	15,420	-1,340	
9900262195	019	Entire Reproductions	115,210	100,370	-14,840	Repro Serv\30476015, 99 JBOR
9900262205	018	Lear Corp	0	0		OB
9900262260	019	Info Systems	133,090	150,500	17,410	Software Devel\30377008
9900262261	019	ISCPProperties Inc.	0	0	0	
9900262270	018	Rohm & Haas	0	0	0	
9900262275	019	Maclean Vehicle Systems	17,600	168,960	151,360	1530377010
9900262280	018	DELETED	0	0	0	
9900262281	019	Ovonic Media LLC	183,670	164,330	-19,340	1530376022

SMART ZONE ORIGINAL ROLL 2005

SIDWELL	SCH	Business/Owner	2004 Eligible	2005 TAXABLE Eligible	2005 Captured Eligible	COMMENTS
9900262282	019	Ovonyx Inc.	23,380	44,050	20,670	1530376022
9900262284	019	Energy Conversion Devices	2,220	35,350	33,130	1530451044
9900262285	019	Texaco Ovonic Hydro	0	0	0	1530451044
9900262286	019	Texaco Ovonic Fuel	0	0	0	1530451044
9900262290	019	Energy Conversion Devices	1,184,530	995,770	-188,760	1530376022
9900262300	019	Ovonic Battery Co.	0	147,360	147,360	1530377023
9900262313	019	Auburn Eng	278,160	257,510	-20,650	Laser Mold1530451042
9900262325	019	DELETED	0	0	0	CAD/CAM130451042, 99 JBOR
9900262350	018	Irvyn Automotive	0	0	0	OR
9900262375	019	Power Seal	50,000	55,000	5,000	Manufacturing,1530376008
9900262380	019	Champion	0	0	0	Inject Molding\1530377007 / OR
9900262381	018	Flooring Design Dist.	55,000	1,190	-53,810	1530377007
9900262382	019	ISC Properties	0	0	0	
9900262400	019	DELETED	0	0	0	Manuf-Prototype\30451042
9900262450	019	DELETED	0	0	0	Manuf Col\1530376017
9900262451	019	DELETED	0	0	0	Manufng Col\1530376017
9900262470	018	DELETED	0	0	0	Computer Sales\1530376009
9900262471	018	Crystal Filtration	33,490	34,640	1,150	
9900262475	019	Axsys Technologies	1,258,630	1,321,730	63,100	
9900262480	019	Speedring	0	0	0	Manufacturing\1530451041 OR
9900262490	019	Accurate Gauge	2,401,670	3,060,990	659,320	
9900262600	019	Avon Plastics	559,830	499,770	-60,060	Inject Molding\1530476018
9900262650	019	D G E	16,510	0	-16,510	Eng Services\1530476020 OR
9900262651	019	Sky-Tec	0	20,460	20,460	
9900262800	019	Bernann	1,109,280	1,254,290	145,010	Mfg\1530476016, MITT 257579
9900262850	019	SMC Pneumatics	213,840	197,700	-16,140	
9900262890	019	American Axle	3,622,790	6,106,910	2,484,120	Manufacturing,1530477010

SMART ZONE ORIGINAL ROLL 2005

SIDWELL	SCH	Business/Owner	2004 Eligible	2005 TAXABLE Eligible	2005 Captured Eligible	COMMENTS
9900262892	018	H & K Norwood	113,250	88,720	-24,530	
9900262894	019	PGF Technology	199,140	197,770	-1,370	
9900262900	019	Lear Seat	1,278,750	1,176,950	-101,800	Manufacturing\1529352006
9900262980	019	DELETED	0	0	0	Computer Design\30376017
9900263200	018	DELETED	0	0	0	Temp Services\30376017
9900263216	018	Macarthur, Macarthur	7,460	9,690	2,230	1530302017
9900263217	018	DELETED	0	0	0	99 JBOR, OB
9900263219	018	Network Staffing	0	0	0	OB
9900263220	018	Liberty Driving School	0	0	0	OB
9900263230	018	ASCI	27,790	0	-27,790	OB
9900263250	018	Lanfear Consulting	0	0	0	OB
9900263270	018	MREA	0	0	0	OB
9900263280	018	Van Allen Development	0	0	0	1530302017 OB
9900263405	018	Lou K Inc	0	0	0	Office\1530302017
9900263420	018	DELETED	0	0	0	
9900263480	018	Jabljan Const.	0	0	0	Contractor\1530302017 OB
9900263603	018	DELETED	0	0	0	Contractor\1530302017
9900263604	018	DELETED	0	0	0	Contractor\1530302017
9900263607	018	DELETED	0	0	0	Office\1530302017
9900263610	018	DELETED	0	0	0	Office\1530302017
9900263611	018	Natural BodyWork	1,000	0	-1,000	
9900263612	018	DELETED	0	0	0	
9900263613	018	DELETED	0	0	0	
9900263615	018	DELETED	0	0	0	Office\1530302017
9900263625	018	DELETED	0	0	0	Office\1530302017
9900263630	018	DELETED	0	0	0	Software Design\1530302017
9900263645	018	Unibar	4,860	4,290	-570	Software Design\1530302017
9900263655	018	DELETED	0	0	0	Real Estate Appr\30302017

SMART ZONE ORIGINAL ROLL 2005

SIDWELL	SCH	Business/Owner	2004 Eligible	2005 TAXABLE Eligible	2005 Captured Eligible	COMMENTS
9900263658	018	DELETED	0	0	0	
9900263660	018	DELETED	0	0	0	Publisher\1530302017
9900263662	018	DELETED	0	0	0	
9900263685	018	DELETED	0	0	0	Office Support\1530302017
9900263720	018	Trans Indus	6,130	6,500	370	Holding Co\1530302022
9900263732	018	Barton	1,610	1,490	-120	Contractor\1530302016
9900263742	018	DELETED	0	0	0	Architect\1530302017
9900263761	018	Unisource	227,970	211,840	-16,130	Paper Distr\1530302012
9900263762	018	DELETED	0	0	0	
9900263780	018	M Delisle	0	0	0	Insurance\1530302017 OB
9900264050	019	A Tech Serv	0	0	0	OB Auto Services\30301010, 2000 DBOR
9900264075	018	System Corp.	39,790	35,560	-4,230	
9900264101	019	Seville	0	0	0	OB\30302013, 2001 D+L405BOR
9900264102	019	Quality Measurement	0	0	0	OB
9900264103	019	Supreme Ceiling & Partiti	1,780	1,370	-410	1530302013
9900264104	019	Supreme Ceiling & Partiti	1,810	3,470	1,660	1530302013
9900264150	019	GP Plastics	0	0	0	OB\30301009
9900264306	019	Arrow Racing	159,990	147,140	-12,850	Auto Prototype\30302021
9900264311	019	DELETED	0	0	0	Motor Parts Assy\30326004 OB
9900264360	019	DELETED	0	0	0	Motor Parts Assy\30326004
9900264375	019	DELETED	0	0	0	Computer Design\30301010 OB
9900300078	018	Nextel	0	0	0	2002 DecBOR OB
9900300088	018	A T & T Wireless	103,950	155,080	51,130	
9900300102	018	Sprint Spectrum	101,090	22,190	-78,900	
9900300126	019	Nextel Communication	0	0	0	
9900400136	018	RAV Leasing	181,130	169,160	-11,970	
9900400149	018	Detroit SMSA Ltd	187,420	122,890	-64,530	

SMART ZONE ORIGINAL ROLL 2005

SIDWELL	SCH	Business/Owner	2004	2005	2005	COMMENTS
			Eligible	TAXABLE Eligible	Captured Eligible	
9900400335	019	CSI	0	0	0	2003 JBOR to 0
9900400997	019	Aramark Facility Services	1,170	1,040	-130	
9900401008	018	N M H G Financial	6,000	0	-6,000	
9900401009	018	Danka Financial Services	1,000	0	-1,000	
9900401010	018	GE Capital	2,000	102,030	100,030	
9900401016	018	Image Business Solutions	0	0	0	2004 JBOR OB
9900401713	018	Lucent Technologies	0	0	0	2001 DROR OB
TOTALS:			136,114,060	143,386,550	7,315,510	

SIDWELL	SCH	Business/Owner	2004	2005	2005	COMMENTS
			Eligible	TAXABLE Eligible	Captured Eligible	
1530451044-1	019	Nosanehuck, Joel	0	0	0	2002 DecBOR
9900262284-1	019	Energy Conversion Devices	490,370	969,410	479,040	
TOTALS:			490,370	969,410	479,040	

SIDWELL	SCH	Business/Owner	2004	2005	2005	COMMENTS
			Eligible	TAXABLE Eligible	Captured Eligible	
9900262284 Act	019	Energy Conversion Devices	2,462,860	2,071,040	-391,820	
9900262285 Act	019	Texaco Ovonic Hydrogen	285,150	250,380	-34,770	
TOTALS:			2,748,010	2,321,420	-391,820	

SIDWELL	SCH	SPLIT / COMBINED		2004	2005	2004	COMMENTS
		YEAR ADDED TO DISTRICT	Business/Owner				
				2004	2005	2004	
				Eligible	Eligible	Eligible	

SMART ZONE ORIGINAL ROLL 2005

SIDWELL	SCH	Business/Owner	2004 Eligible	2005 TAXABLE Eligible	2005 Captured Eligible	COMMENTS
15-29-401-007	018	Casey Bros.	188,220	192,540	4,320	
99-00-300-770	018	T F Beck Co.	57,100	64,320	7,220	
15-29-401-004	018	Trumble JW	56,570	57,870	1,300	
15-29-401-002	018	A C T Enterprises	72,590	74,250	1,660	
99-00-300-065	018	Tomasin Electric Co. Inc.	13,920	13,160	-760	
15-29-402-008	018	Moncrieff Robert L	116,580	119,260	2,680	
99-00-300-061	018	Reliable Sales	840	1,000	160	
15-29-402-009	018	Digiovanni Mariano Ralph	170,550	174,470	3,920	
99-00-146-064	018	J J Barney Construction	0	1,780	1,780	
99-00-300-063	018	Central Masonry & Cemen	9,230	8,910	-320	
99-00-146-065	018	Leset H	0	10,000	10,000	
15-29-604-001	018	Verizon Wireless	58,350	58,350	0	
99-00-300-069	018	New Par DBA Verizon Wir	129,820	151,760	21,940	
15-29-451-001	018	J J Barney LLC	141,280	144,520	3,240	
15-29-451-043	018	Vanderbroek Mark	94,390	96,560	2,170	
99-00-300-150	018	Vanderbroek Roofing Co.	0	0	0	
15-29-451-044	018	Tazzia Peter L.	110,800	113,340	2,540	
99-00-300-064	018	Custom Wood Creations	1,000	19,450	18,450	
15-21-376-004	223	City of Rochester Hills	0	0	0	ME
15-21-376-007	223	City of Rochester Hills	0	0	0	ME
15-21-376-006	223	City of Rochester Hills	0	0	0	ME
15-21-352-001	223	City of Rochester Hills	0	0	0	ME
15-21-352-002	223	City of Rochester Hills	0	0	0	ME
TOTALS:			1,221,240	1,301,540	80,300	

Appendix “D”

Relocation Plan

GENERAL PROCEDURES:

It is not anticipated that the relocation of residents or businesses will be necessary to fulfill the Development Plan; however, should it become necessary, parcels to be acquired under this plan will be processed in accordance with the procedures of Act 197 of the Michigan Public Acts of 1975, as amended; Act 87 of the Michigan Public Acts of 1980, as amended, and the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 (Uniform Act), as amended. In order to implement the intent of the above regulations, the following subparts from the Michigan Department of Transportation Relocation Manual are adopted by reference as part of the relocation plan:

- Subpart D. Moving and Related Expenses-Actual Costs
- Subpart E. Moving and Related Expenses-Fixed Payments
- Subpart F. Replacement Housing Payments for the 180-Day Homeowner/Occupants Subpart
- Subpart G. Replacement Housing Payments for Tenants and Certain Others

1. Administrative Organization

- a. The City of Rochester Hills Engineering Department is the agency responsible for administering relocation operations, for families, individuals and business concerns.
- b. A relocation specialist under the supervision of the Director will constitute the relocation staff. These persons will have full support from other staff members at times when the relocation workload requires such. This same staff will handle business as well as family and individual relocation.

2. Relocation Standards

- a. Physical and Occupancy Standards: The City will insure that all relocation housing is decent, safe, and sanitary. The following requirements have been determined to meet at least minimum standards for replacement housing.
- b. Relocation housing will conform with all applicable provisions toward existing structures that have been established under State or local building, plumbing, fire prevention, mechanical, electrical, housing and occupancy codes. The Housing Code for the City shall set all requirements not specifically stated in this section.

- c. Standards for Displaced Individual's Ability to Pay: When a person or family is directly displaced by an activity under the Development Plans, assistance in determining the ability of a displaced individual to pay shall be worked out as follows:
 - 1) When the displaced individual desires to purchase a home, the gross mortgage or contract payment, or total housing cost which include utilities, shall be no more than thirty (30) percent of the total income of the displaced individuals.
 - 2) When the displaced individual goes into rental quarters, the ability to pay shall be determined by applying a gross rent figure, which includes utilities, as a percentage of income. The gross rent shall not exceed thirty (30) percent of the total income of the displaced individual.

d. Locations Standards:

Relocation housing will be reasonably accessible to places of employment of displaced individuals and in areas not less desirable in regard to public utilities and commercial facilities than areas in which they currently reside.

e. Temporary Relocation:

No temporary relocations are anticipated at this time. In the event that temporary relocation becomes necessary, the guidelines for safe, sanitary and decent housing will be followed. Any temporary relocation housing which is necessary for displaced families will be worked out on an individual basis.

In any event, temporary housing shall not be less desirable in character than the dwelling vacated by the displaced families or individuals and shall be in a safe and habitable condition. Also, it will not diminish the obligations of the City with respect to permanent relocation.

3. Obtaining Relocation Housing

a. Sources of Existing Private and Public Housing

The City has no public housing.

- 1) Notification of Vacancies – Arrangements for housing in the private market will rely upon information obtained from such sources as current sales and rental listings as obtained from local newspaper ads, telephone calls and personal contacts with owners who have property to sell or rent, and real estate brokers who have property listings which meet the criteria for relocation housing. In addition, property management firms, builders,

utility companies, moving companies, welfare agencies, church organizations, and civic groups having knowledge of available vacancies will be regularly canvassed to obtain needed listings.

- 2) Listing of Vacancies – Listings obtained by the relocation staff will be indexed by location, type, size, location within structures, rent or sales price, date of availability, utilities and facilities included in rent or sales price. Listings will include the names and addresses of real estate personnel which deal in property that may be appropriate as a relocation resource and which is available on a non-discriminatory basis. Listings will not be maintained for, nor referrals made to, housing which is scheduled for clearance by any public auction. Dwellings will be inspected prior to referral by the City Building Department.

No effective means for providing preferential treatment in the private housing market can be anticipated. However, through the cooperation of public and private social agencies, the City inspection department, local property owners and realtors, the City may provide a clearing service which will favor referred families and individuals.

b. Existing Housing Supply

Previous discussions with local realtors, agencies and brokers, reviews of local newspapers have indicated a constant supply of rentals is available in the City and surrounding localities.

The City Relocation staff will provide information regarding all of applicable housing financing programs, and a referral service to those agencies most qualified to handle the particular problems of each displaced family (e.g., FHA, VA, MSHDA and Local Banks or Savings and Loan Associations).

c. Subsidies, Rent Supplements and Special Problems

The City does not propose to subsidize or supplement the family income for rental purposes, since it appears that there will be sufficient standard housing available for families and individuals.

Also, special housing problems of large families, individuals or handicapped or elderly displaced individuals will be addressed as they become apparent.

4. Relation with Site Occupants

a. Informational Programs:

The City recognizes its obligation toward all families displaced. The objective of the Relocation Program is to offer the opportunity of moving to housing that is decent, safe, and sanitary; within the financial means of the family; in a reasonably convenient location; and carried out with a minimum of hardship. Basically, most information regarding relocation will be given in a personal interview with the relocated individual(s). Informational materials will be given to the relocated individual and a record will be taken to determine particular needs. Pamphlets and newsletters will, from time to time, be distributed to occupants within the area.

b. Interview with Site Occupants:

In addition to the personal interview anticipated to obtain a "Site Occupant Record," additional interviews will be scheduled in order to ascertain the specific and peculiar requirements for each family, or person, to be displaced. The Relocation Officer will provide time to confer with relocated individuals and prepare an adequate record of their relocation requirements.

c. Location and Business Hours of Relocation Office:

The Relocation Office will be a part of the Engineering Department with offices located in the City Hall, convenient to the project residents. Regular office hours will be used. When necessary, the office may remain open to accommodate those who cannot appear during regular working hours.

d. Referrals:

Those families seeking relocation in the private housing market will be referred to local realtors or to developers of appropriate new housing, if they later express a desire for new housing.

Referrals will also be made to appropriate lending agencies, together with

information regarding the types of financing arrangements which may be available.

Those persons seeking rental accommodations on the private market will be referred to landlords with appropriate units, meeting the Relocation Standards set forth herein.

e. Inspection of Relocation Housing:

Before a property is referred to any person or family under this Relocation Program, it will be inspected to ascertain that all criteria of standard housing is met. The Certificate of Inspection will be signed by the Relocation Officer. If established housing standards are not met, the dwelling will be classified as unsuitable for relocation and any arrangements for its use with realtors or landlords will be cancelled.

Housing which is approved by FHA or VA for mortgage insurance will be considered as Standard Relocation Housing, and the inspection in these instances may be waived.

It is the responsibility of the City, through the Relocation staff, to provide safe, sanitary and decent housing for all families relocated from the area. Self-relocation of families entitled to relocation services will not cancel this obligation. Housing obtained by relocated individuals will be inspected for compliance with minimum standards. If knowledge of self-relocation is received after the move has been made, inspection will take place as soon thereafter as is reasonably feasible. Dwellings found to comply with relocation standards will require no further action.

If the dwelling does not meet the relocation standards, it will be considered as a temporary relocation and the services of the relocation staff to secure standard accommodations for the family will be offered. If a family declines an offer of a standard dwelling unit, and its present unit does not meet code requirements, the local code enforcement agency or agencies, will be informed, with the objective of bringing the unit to a minimum housing standard through local code enforcement.

Every effort will be made to trace those families who may move without notifying the City.

f. Referrals to Social Agencies:

City staff will be responsible for the coordination of social services available to displaced families, as required.

g. Assistance to Home Buyers:

All possible assistance will be given to prospective buyers to enable them to obtain financing most suitable in each particular case. Information regarding the various FHA and conventional financing programs will be available at the City Office.

5. Eviction Policy

For residents who choose to remain residents after the City has title to real property, eviction will be used only as a last resort and will be undertaken only under one or more of the following circumstances:

- a. Failure to pay rent, if any rent is charged.
- b. Maintenance of a nuisance or use of the premises for illegal purposes.
- c. A material breach of a residency or continued occupancy agreement.
- d. Refusal to consider accommodations meeting relocation standards.
- e. Refusal to admit a relocation interviewer.
- f. Situations requiring eviction under State or local laws.

6. Relocation Payments

Relocation payments will be made in accordance with the relocation payments as prescribed by the Michigan Department of Transportation. Relocation

payments will be made to all eligible site occupants within the Development Area.

Processing:

In order to obtain a relocation payment, a written claim will be required in accordance with Michigan Department of Transportation guidelines.

Claims for relocation payments shall be submitted to the relocation staff for processing.

A statement of the conditions under which various types of relocation payments will be made to displaced families, individuals and business concerns will be posted at the City offices. Each site occupant displaced or anticipated to be displaced as a result of project activities will also be informed in writing of the availability of the various types of relocation payments and the conditions governing eligibility for these relocation payments, including the time limit for submitting claims. Each site occupant will also be provided with the necessary forms for filing claims for relocation payments and, on request, will be assisted by the relocation staff in preparing such claims.

All claims for relocation payments shall be recommended for approval by the Relocation Specialist and signed by the Director before payment is made to or on behalf of the claimant.

7. Development of an Informational Program

The relocation staff will deliver to all business concerns to be displaced informational material which:

- a. Describes the project and indicates the project boundaries;
- b. Describes the relocation services and aids to be made available to business concerns;
- c. Indicates the availability of relocation payments to business concerns, states the type of payments to be made, the eligibility criteria for such payments, the

procedures to be followed in filing claims for the various types of payments, and the procedure to be followed in processing claims.

8. Interviews with Business Concerns

A survey of the businesses to be displaced will be conducted to determine the feasibility of relocating each establishment to another location.

a. Listings of Commercial Space:

Listings of vacant commercial facilities and anticipated vacancies will be maintained by the relocation staff and will include information on the size, location and accessibility of the site, most suitable commercial uses for the building, amount of rent, lease or sale, terms regarding length of occupancy, date the site will be available, special equipment or facilities to be provided and other pertinent characteristics necessary to determine the suitability of the site to the needs of businesses to be displaced.

The relocation staff will relate the needs of businesses to be displaced to existing vacant commercial space and space to become available in the future, through close contact with local real estate agencies and brokers dealing in commercial space, interested business associations, development corporations and similar organizations. Listings will also include the names and addresses of real estate

D - 7

agencies, brokers and boards in the City, to which business concerns may be referred for assistance in obtaining commercial space.

b. Services to Individuals and Business Concerns:

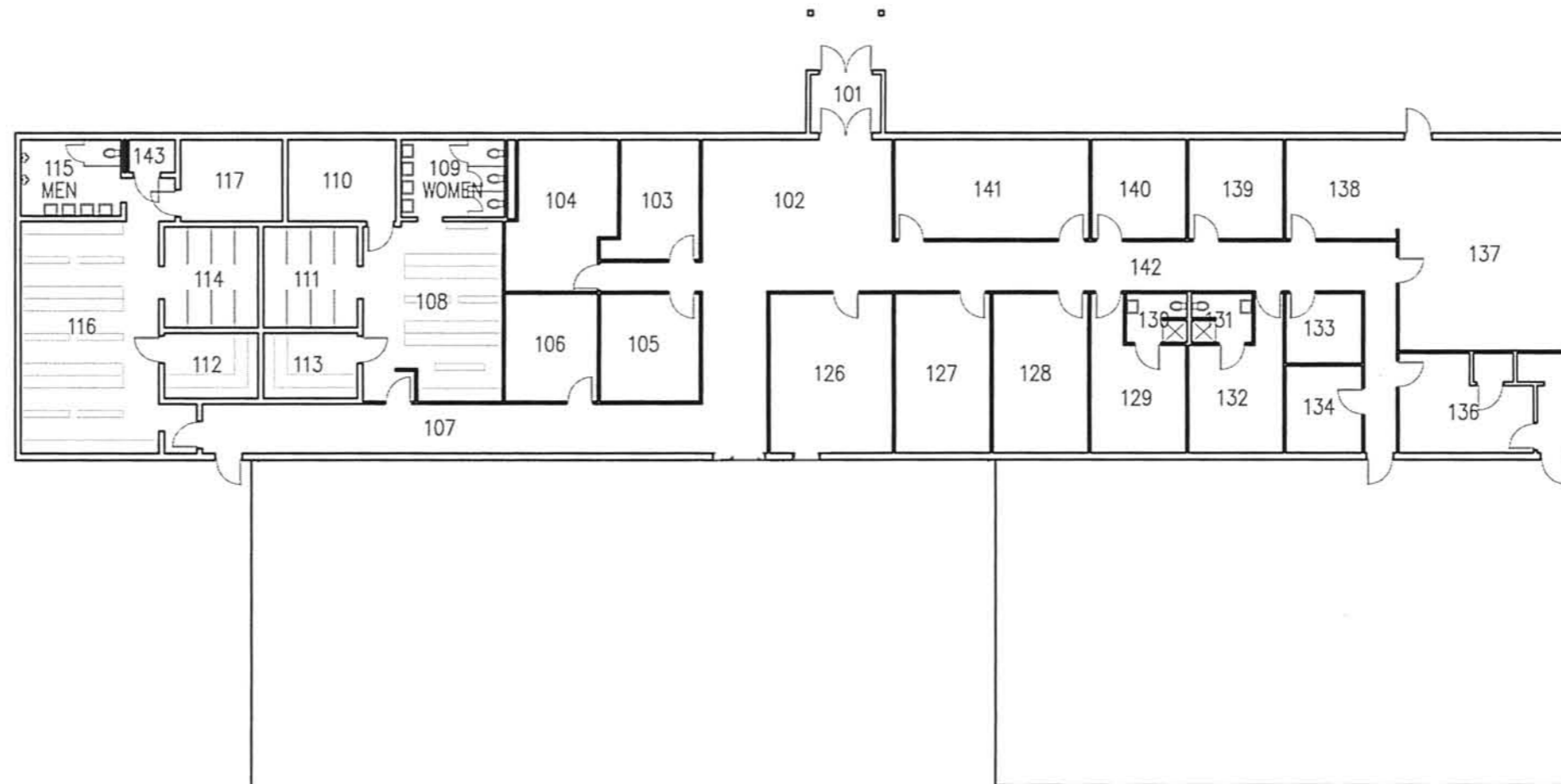
Information regarding the technical and financial services of the Small Business Administration will be made available to businesses.

Business relocations may be handled under contract with a qualified firm, if deemed necessary or advisable by the City.

In addition to advisory services, business concerns will be entitled to Relocation I Payments as prescribed in the Michigan Department of Transportation guidelines.

Appendix E

Floor Plans

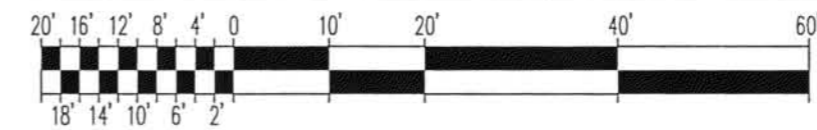


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 ROCHESTER
 CAPITAL PLANNING & DESIGN

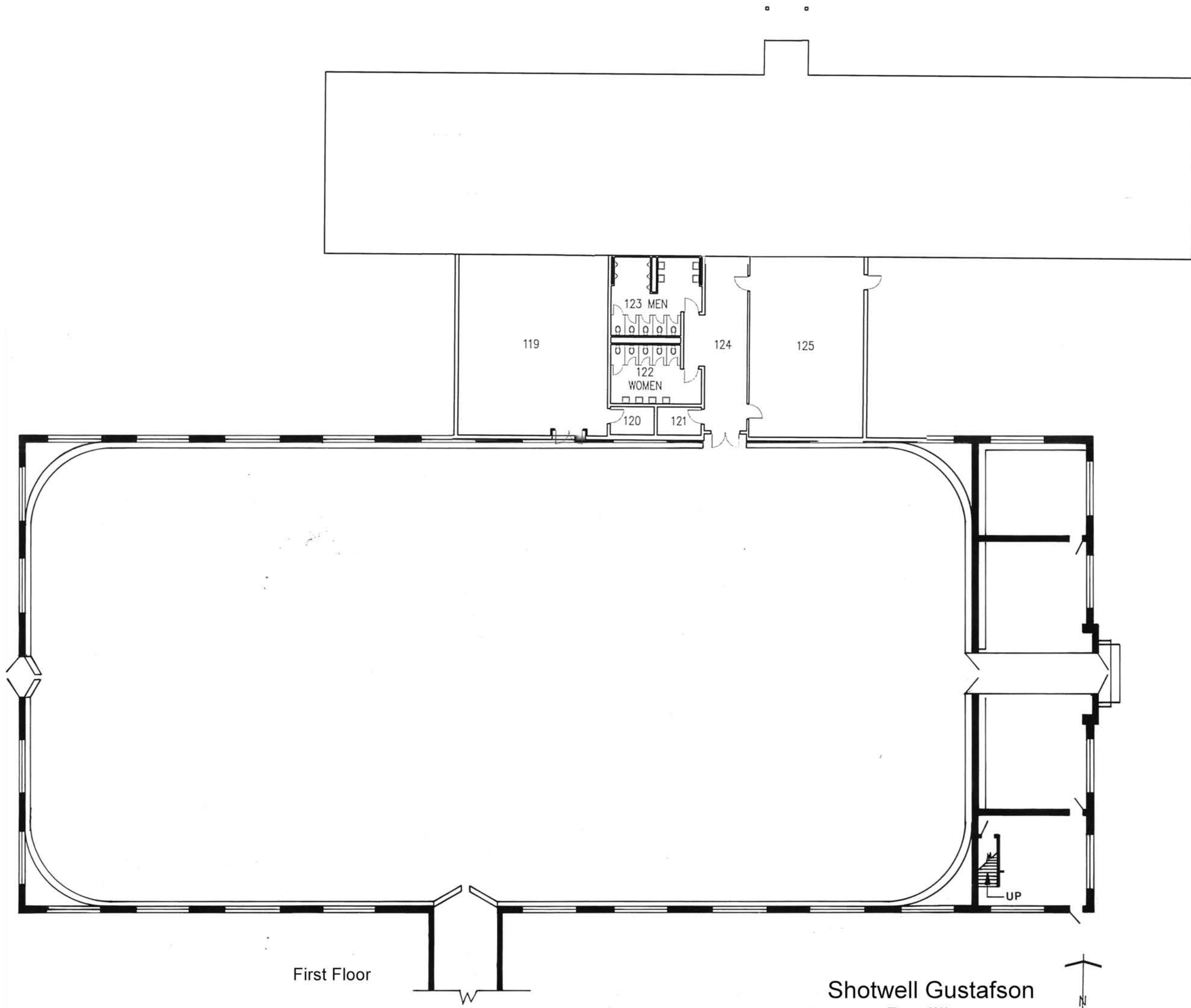


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 SHEET NAME: Floor Plan

SCALE: 1"=20'
 DATE: February 2004

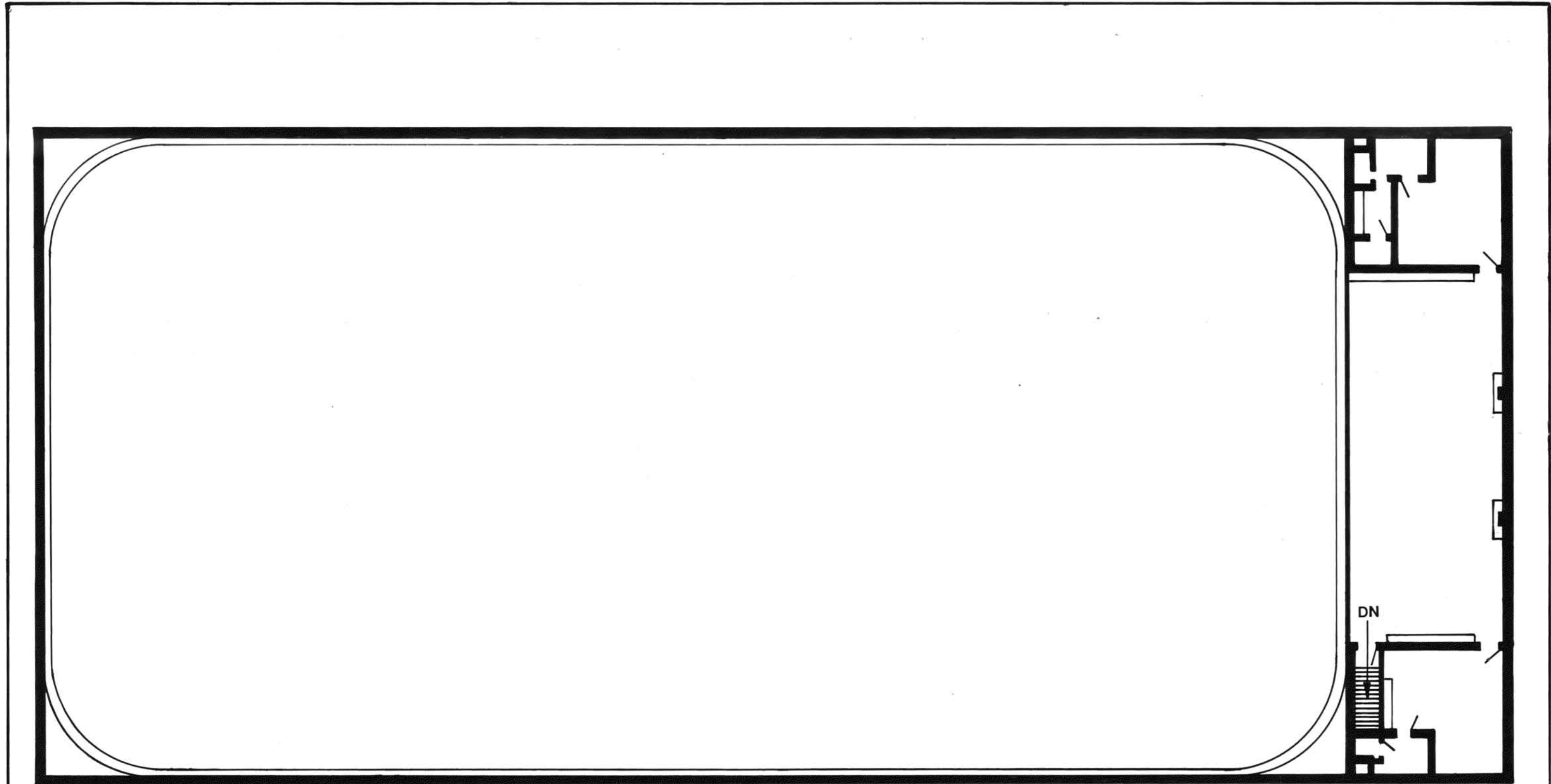


FILE NAME: HEI.DWG



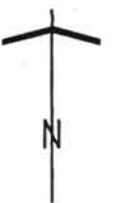
First Floor

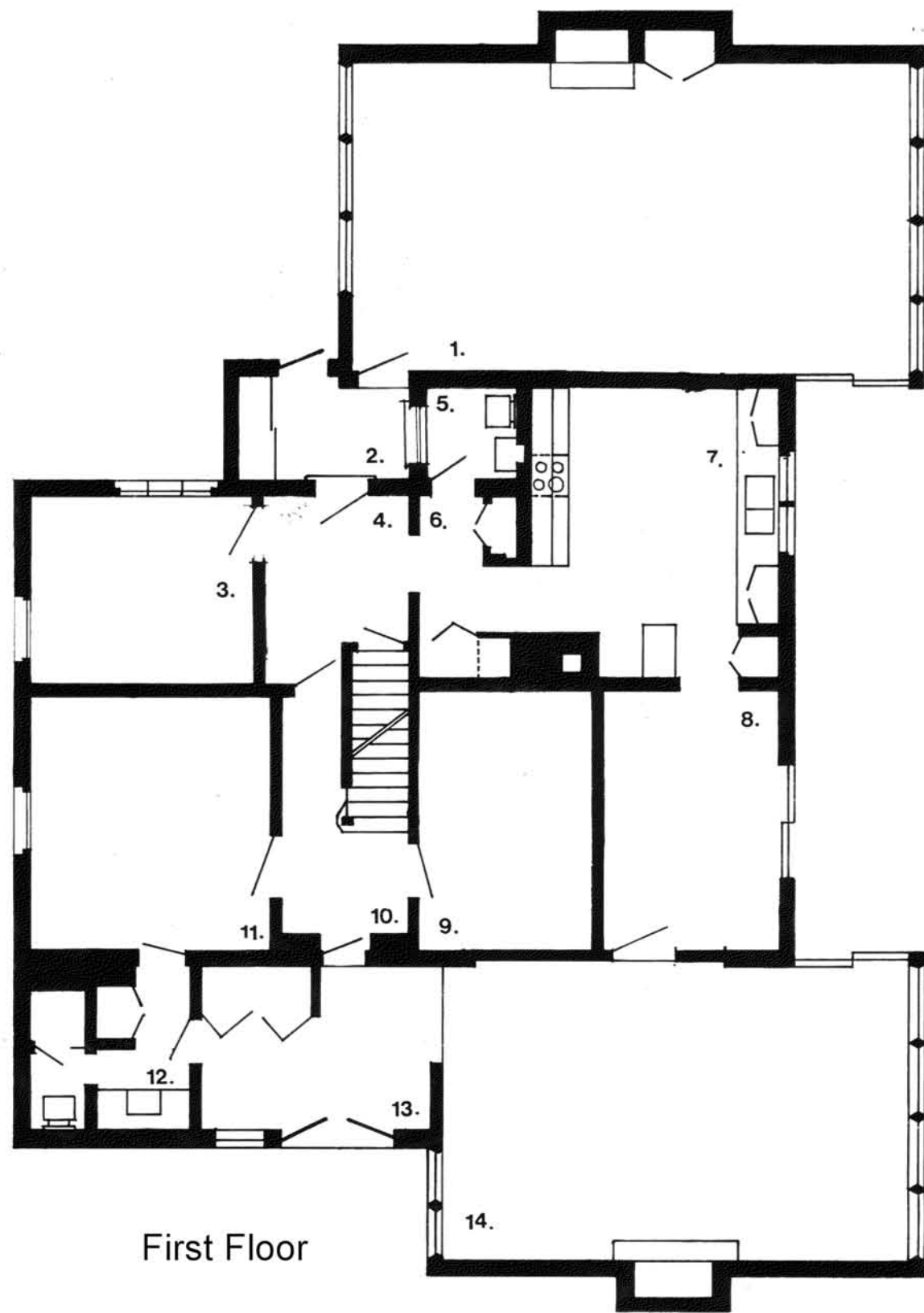
Shotwell Gustafson
Pavillion



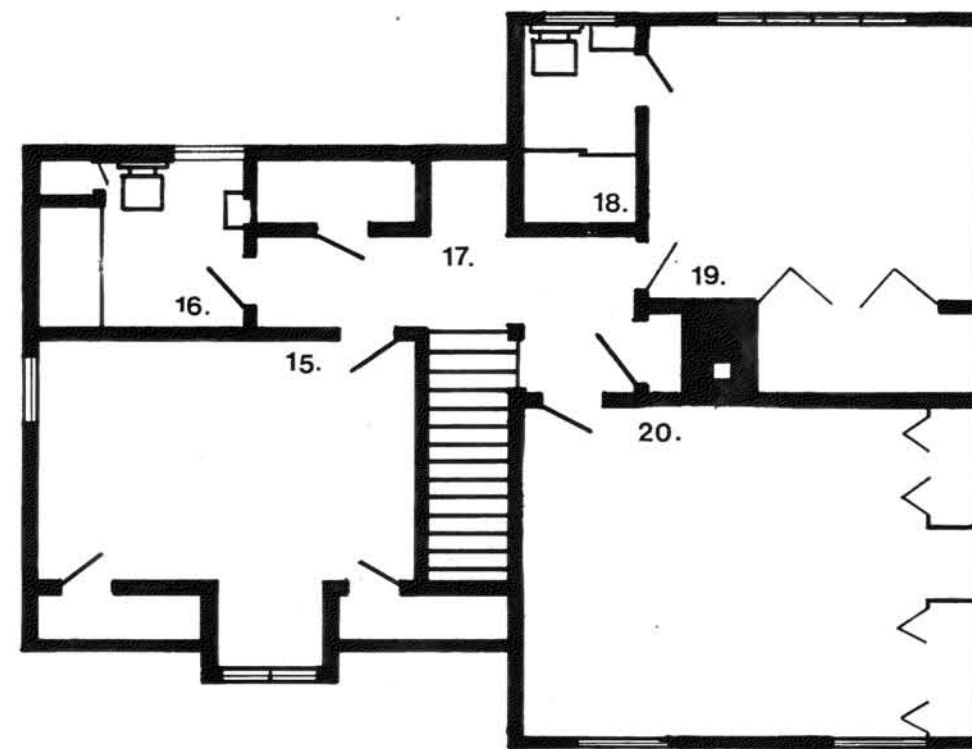
Second Floor

Shotwell Gustafson
Pavillion





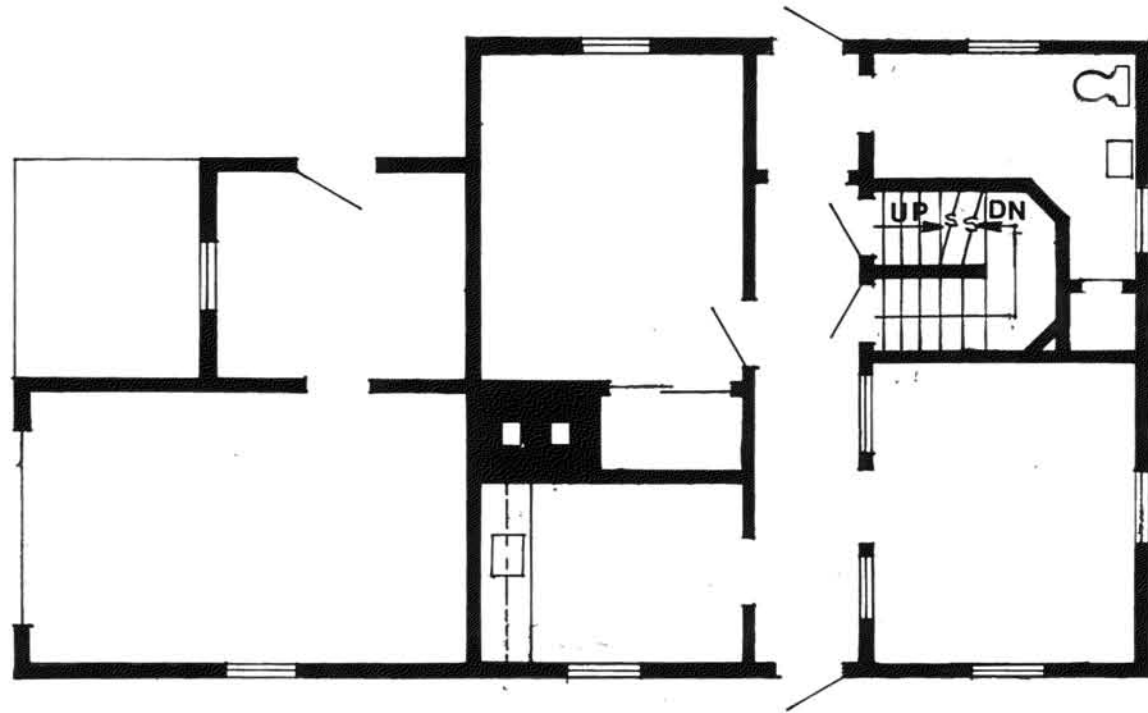
First Floor



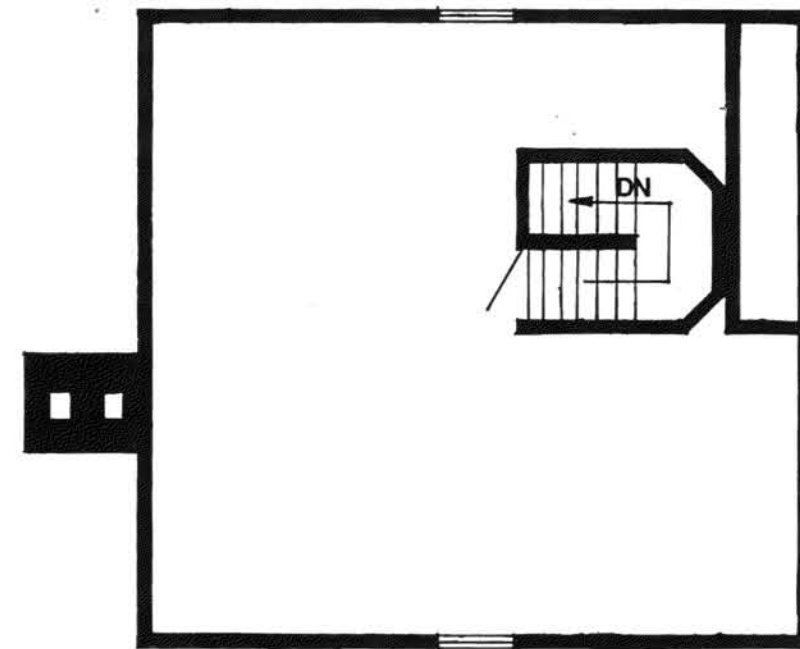
Second Floor

Varner House





FIRST FLOOR PLAN



SECOND FLOOR PLAN

Lowry House

