



Rochester Hills

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

Master

File Number: 2005-0191

File ID: 2005-0191

Type: Project

Status: Public Hearing

Version: 5

Reference: N/A

Controlling Body: City Council
Regular Meeting

File Created Date : 03/09/2005

File Name: LDFA - Amended Plan

Final Action:

Title label: Request for approval of the amended LDFA Development Plan and Financing Plan.

Notes:

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf ,Restated LDFA Dev. Plan.pdf ,Restated LDFA Finance Plan.pdf ,Restated LDFA Plan Appendices.pdf ,Restated LDFA Plan Table 2 Tax Rolls.pdf ,Adams Road - Map 2A.pdf ,Austin Dr. Ext. Map 2B.pdf ,ITP Map 2C.pdf ,Map 1 LDFA CTP Flat.pdf ,Map 3 SmartZoneZoning.pdf ,Legal Notice 013108 & 022108.pdf ,012808 Agenda Summary.pdf ,042005 Agenda Summary.pdf ,Restated Develop Plan LDFA.pdf ,LDFA Resolution Amended Plan.pdf ,032005 Public Hearing Notice.pdf ,031605 Agenda Summary to set PH.pdf ,031605 Resolution to set PH.pdf ,042005 Resolution.pdf ,012808 Resolution.pdf

Enactment Number: RES0128-2005

Contact: S. DiSipio PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Local Development Finance Authority	03/10/2005	Discussed				
2	Local Development Finance Authority	04/07/2005	Recommended for Approval				Pass
2	City Council Regular Meeting	04/20/2005	Adopted by Resolution				Pass
4	City Council Regular Meeting	01/28/2008	Adopted by Resolution				Pass
5	City Council Regular Meeting	02/25/2008					

Text of Legislative File 2005-0191

Title

Request for approval of the amended LDFA Development Plan and Financing Plan.

Body

Whereas, the Rochester Hills Local Development Finance Authority (RHLDFFA) 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, on April 20, 2005, the boundaries of the Authority District were expanded by Resolution of City Council to conform with those of the certified technology park, and

Whereas, the Plan was amended and adopted by the City Council on July 15, 1998, and

Whereas, the Plan was further amended and adopted by the City Council on April 20, 2005, and

Whereas, the board of a Local Development Finance Authority may amend a development plan and financing plan, pursuant to Public Act 281 of 1986, as amended, Section 17 [MCL 125.2167], and

Whereas, the RHLDFFA has amended the Plan, as permitted by Act 281 of 1986, and the Plan meets the requirements as set forth in the Act, and

Whereas, the Council has found that the RHLDFFA's Development Plan and Tax Increment Financing Plan meet the requirements set forth in the Local Development Financing Act, Act 281 of 1986, and

Whereas, the Council has found that the proposed method of financing the public facilities is feasible and the Authority has the ability to arrange the financing, and

Whereas, the Council has found that the proposed development is reasonable and necessary to carry out the purposes of the plan and the purposes of said Act, and

Whereas, the Council has found that the amount of captured assessed value estimated to result from the adoption of the SmartZone Plan is reasonable, and

Whereas, the Council has found that the land to be acquired under the development plan is reasonably necessary to carry out the purposes of the plan and the purposes of said Act, and

Whereas, the Council has found that the development is in reasonable accord with the approved master plan of the City of Rochester Hills, and

Whereas, the Council has found that public services are adequate to service the property in the development plan, and

Whereas, the Council has found that the proposed improvements and zoning are reasonably necessary for the project and for the City of Rochester Hills, and

Whereas, a public hearing was held on February 25, 2008 to elicit comments and concerns of the public.

Now, therefore, be it resolved that the Council determines that both said development plan and tax increment financing plan constitute a public purpose, and

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

Be it further resolved that all resolutions and parts of resolutions, insofar as they conflict with the provisions of this resolution, are hereby rescinded, and

Be it finally resolved that the City Clerk is directed to inform the taxing jurisdictions of the fiscal impact of the Development Plan and Tax Increment Financing Plan by forwarding a copy of the Plans to the chief financial officer of each jurisdiction.