

APPENDIX A

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.

APPENDIX 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



Rochester Hills

Certified Copy

Project: RES0128-2005

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

File Number: 2005-0191

Enactment Number: RES0128-2005

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

Whereas, on April 20, 2005, the boundaries of the Authority District were expanded by Resolution of City Council to conform with those of the certified technology park; and

Whereas, the Rochester Hills Local Development Finance Authority (RHL DFA) was established on May 4, 1994; and a Development Plan and Tax Increment Financing Plan, "the Plan", were approved by City Council on May 3, 1995; and

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

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

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

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

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

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

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

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

Whereas, the Council has found that the development is in reasonable accord with the approved Master Plan of the City of Rochester Hills; and

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

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

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

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

Be It Further Resolved that the Council approves the Restated Rochester Hills Local Development Finance Authority Development Plan and Tax Increment Financing Plan; and

Be It further Resolved that the Council redefines the entire District as a business development area, as permitted by Act 281 of 1986, as amended; and

Be It Further Resolved that all resolutions and parts of resolutions, insofar as they conflict with the provisions of this resolution, are hereby rescinded; and

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

I, Jane Leslie, City Clerk, certify that this is a true copy of RES0128-2005, passed at a Regular Rochester Hills City Council meeting held on 4/20/2005 by the following vote:

Moved by Robbins, Seconded by Barnett,

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



Jane Leslie, City Clerk

April 22, 2005

Date Certified

APPENDIX C

- Table 1 – Detailed Costs of Project Components
- Table 2 – LDFA Roll 2005
- Table 3 – Millage Rates

(See Pages 10 through 13 for detailed project descriptions)

Projected Construction Schedule

Table 1A

LDFA PROJECT PRIORITIES	No.	Total Cost	Project Beginning	Project Ending
PROJECT REFERENCE/DESCRIPTION		\$21,036,252		
<u>1/Adams Relocation</u>	1	\$13,266,000		Completed
City Administration		\$70,000	3/1/2000	11/15/2006
Design Engineering		\$491,000	7/3/2003	7/1/2004
Land Acquisition		\$7,257,000	6/1/2004	6/1/2005
Bid Opening/Advertising			5/1/2006	
Construction Engineering		\$573,000	7/1/2006	11/15/2006
Contractor Payments		\$4,875,000	7/1/2006	11/15/2006
<u>3/Extend Utilities to Industrial Drive</u>		\$589,000	5/17/10	11/15/2011
<u>9/Intelligent Infrastructure</u>	9	\$100,000		
City Administration		\$0		
Design Engineering		\$0		
Land Acquisition		\$0		
Bid Opening/Advertising				
Construction Engineering		\$0		
Contractor Payments		\$100,000	1/1/2008	12/31/2010
<u>2/Upgrade Industrial Drive</u>	2	\$1,492,000		
City Administration		\$22,000	5/1/2009	11/15/2011
Design Engineering		\$105,000	9/3/2009	10/30/2009
Land Acquisition		\$0	Completed	
Bid Opening/Advertising			3/1/2010	
Construction Engineering		\$146,000	5/17/2010	11/15/2011
Contractor Payments		\$1,219,000	5/17/2010	11/15/2011

Projected Construction Schedule

Table 1B

LDFA PROJECT PRIORITIES	No.	Total Cost	Project Beginning	Project Ending
PROJECT REFERENCE/DESCRIPTION				
<u>6A & 5/Leach(A) & Waterview</u>	5	\$1,925,000		
City Administration		\$15,000	3/7/2006	11/15/2009
Design Engineering		\$113,000	7/1/2007	12/31/2008
Land Acquisition		\$52,000	2/1/2008	10/1/2008
Bid Opening/Advertising			3/1/2009	
Construction Engineering		\$189,000	5/1/2009	11/1/2009
Contractor Payments		\$1,556,000	5/1/09	11/1/2009
<u>Gabler Drain Extension (By Others)</u>				
<u>6B/Leach(B)</u>	6	\$655,000	Completed	Terminated
City Administration		\$8,000	5/3/2007	5/15/2011
Design Engineering		\$60,000	10/1/2007	1/1/2010
Land Acquisition		\$0	Completed	
Bid Opening/Advertising			3/1/2010	
Construction Engineering		\$59,000	6/3/2010	5/15/2011
Contractor Payments		\$528,000	6/3/2010	5/15/2011
<u>4/Technology Drive</u>				
City Administration	4	\$560,000		
Design Engineering		\$13,000	5/3/2007	5/15/2007
Land Acquisition		\$47,000	10/1/2007	1/1/2008
Bid Opening/Advertising		\$0	Completed	
Construction Engineering		\$53,000	3/1/2010	
Contractor Payments		\$53,000	6/3/2010	5/15/2011
Contractor Payments		\$447,000	6/3/2010	5/15/2011

Projected Construction Schedule

Table 1C

LDFA PROJECT PRIORITIES	No.	Total Cost	Project Beginning	Project Ending
PROJECT REFERENCE/DESCRIPTION				
<u>4a/Technology Drive-Alternative</u>	4a	\$661,378		
City Administration		\$0	5/3/2008	11/15/2008
Design Engineering		\$53,498	10/1/2007	1/1/2008
Land Acquisition		\$256,795	6/1/2007	12/31/2007
Bid Opening/Advertising			3/1/2008	
Construction Engineering		\$40,124	6/3/2008	11/15/2008
Contractor Payments		\$310,961	5/1/2008	11/15/2008
<u>Interchange Technology Park</u>				
Demoliton of 1600 W. Hamlin Building	7	\$909,184		
City Administration		\$0	4/1/2006	7/1/2006
Design Engineering		\$75,000	3/7/2008	11/15/2008
Land Acquisition		\$0	10/1/2007	1/1/2008
Bid Opening/Advertising			Completed	
Construction Engineering		\$76,000	3/1/2008	4/1/2008
Contractor Payments		\$600,000	6/3/2008	11/15/2008
<u>Extension of Austin Drive/Devondale Paving</u>	8	\$1,479,252		
City Administration		\$10,000	5/3/2007	11/15/2008
Design Engineering		\$96,995	10/1/2007	3/1/2008
Land Acquisition		\$266,812	8/1/2007	
Bid Opening/Advertising			3/1/2008	
Construction Engineering		\$135,493	6/3/2008	11/15/2008
Contractor Payments		\$969,952	6/3/2008	11/15/2008
<u>10/Annual Road Maintenance</u>	10	\$200,000/yr	1/1/2008	Ongoing

TOTAL PROJECT COSTS: \$20,320,436* or \$20,421,814 with Project 4a instead of Project 4

* Excludes Project 10, Annual Road Maintenance

CITY OR ROCHESTER HILLS 2007 LDFA - ORIGINAL VALUES

ESTIMATED RATES

ADVALOREM																	
	RATE/ 1000	O.C.C.	CNTY	CNTY	CNTY	101	206	207	213	214	265	265/TR	207	299	LIB OP	CITY TOTAL	14,7505 TOTAL
		1.5844	4.1900	0.2415	0.2146	3.7220	1.8000	0.7823	0.1950	0.1858	0.2403	0.0891	0.4260	0.2972	0.7823		
		O.C.C.	CNTY OPER	CNTY PARKS	HURON- CLINTON	101	206	207	213	214	265	265/TR	207	299	LIB OP		
REAL	41,264,810	65,379.96	172,899.55	9,965.45	8,855.43	153,587.62	74,276.66	32,281.46	8,046.64	7,667.00	9,915.93	3,676.69	17,578.81	12,263.90	32,281.46	351,576.17	608,676.56
PERS	22,635,890	35,864.30	94,844.38	5,466.57	4,857.66	84,250.78	40,744.60	17,708.06	4,414.00	4,205.75	5,439.40	2,016.86	9,642.89	6,727.39	17,708.06	192,857.79	333,890.70
TOTAL	63,900,700	101,244.26	267,743.93	15,432.02	13,713.09	237,838.40	115,021.26	49,989.52	12,460.64	11,872.75	15,355.33	5,693.55	27,221.70	18,991.29	49,989.52	544,433.96	\$942,567.26

ACT 549																	
	RATE/ 1000	O.C.C.	CNTY	CNTY	CNTY	101	206	207	213	214	265	265/TR	207	299	LIB OP	CITY TOTAL	14,7505 TOTAL
		1.5844	4.1900	0.2415	0.2146	3.7220	1.8000	0.7823	0.1950	0.1858	0.2403	0.0891	0.4260	0.2972	0.7823		
		O.C.C.	CNTY OPER	CNTY PARKS	HURON- CLINTON	101	206	207	213	214	265	265/TR	207	299	LIB OP		
PERS	2,015,190	3,192.87	8,443.65	486.67	432.46	7,500.54	3,627.34	1,576.48	392.96	374.42	484.25	179.55	858.47	598.91	1,576.48	17,169.40	29,725.05
TOTAL	2,015,190	3,192.87	8,443.65	486.67	432.46	7,500.54	3,627.34	1,576.48	392.96	374.42	484.25	179.55	858.47	598.91	1,576.48	17,169.40	\$29,725.05

ACT 198																	
	RATE/ 1000	O.C.C.	CNTY	CNTY	CNTY	101	206	207	213	214	265	265/TR	207	299	LIB OP	CITY TOTAL	7.37525 TOTAL
		0.7922	2.0950	0.12075	0.10730	1.8610	0.9000	0.3912	0.0975	0.0929	0.1202	0.0446	0.2130	0.1486	0.3912		
		O.C.C.	CNTY OPER	CNTY PARKS	HURON- CLINTON	101	206	207	213	214	265	265/TR	207	299	LIB OP		
REAL	193,080	152.96	404.50	23.31	20.72	359.32	173.77	75.52	18.83	17.94	23.20	8.60	41.13	28.69	75.52	822.52	1,424.01
PERS	1,951,890	1,546.29	4,089.21	235.69	209.44	3,632.47	1,756.70	763.48	190.31	181.33	234.52	86.96	415.75	290.05	763.48	8,315.05	14,395.68
TOTAL	2,144,970	1,699.25	4,493.71	259.00	230.16	3,991.79	1,930.47	839.00	209.14	199.27	257.72	95.56	456.88	318.74	839.00	9,137.57	\$15,819.69

68,060,860

GRAND TOTAL \$988,112.00

TABLE 3

2006 MILLAGE RATES

Jurisdiction	Mills	Captureable	%
Rochester Schools*	18.0000	0.0000	0.00%
State Education	6.0000	0.0000	0.00%
Intermed. Schools	3.3690	0.0000	0.00%
RH City**	9.7060	9.1255	59.5%
County	4.6461	4.6461	30.2%
Oakland Comm Coll	1.5844	1.5844	10.3%
Total:	43.3055	15.3560	100%

* Operating millage for Rochester Community Schools and Avondale School District exclusive of debt or supplemental mills

** Exclusive of debt mills

In addition, the City of Rochester Hills will annually compute the increases in assessment based on non-eligible properties in the LDFA district and multiply it by the City's millage only. The City will donate those funds to the LDFA for the purposes of financing its projects through the end of 2006, but not beyond.

TABLE 2a. CITY MILLAGE RATES APPLIED TO NON-ELIGIBLE PROPERTY

	2006
City of Rochester Hills	9.1255

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.

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.

- b. 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.

c. 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.

d. 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 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 Payments as prescribed in the Michigan Department of Transportation guidelines.

