



# Rochester Hills

## Agenda Report

1000 Rochester Hills Drive  
Rochester Hills, MI 48309  
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Home Page:  
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**File Number: 2006-0857**

**File Number:** 2006-0857      **File Type:** Exemptions      **Status:** Held in Council  
**Version:** 2      **Reference:** N/A      **Controlling Body:** City Council  
Regular Meeting  
**Requester:** Planning/Development      **Cost:**      **Introduced:** 11/20/2006  
**File Name:** American Axle & Manufacturing Industrial Facilities  
Exemption Certificate      **Final Action:**

**Title:** Request for an Industrial Facilities Exemption Certificate (IFT) for personal property  
at 2965 Technology Drive, Rochester Hills, MI 48309

**Notes:** John Chasney  
American Axle & Manufacturing  
2965 Technology Dri  
Rochester Hills, MI 48309  
15-30-477-014

Christopher P. Wylie  
Principal  
Ernst & Young  
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Detroit, MI 48226-5495  
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or  
Daniel Domenicucci  
(313) 628-8585

Set Public Hearing 12/13/06 (RES0431-2006)

**Code Sections:**

**Indexes:**

**Sponsors:**

**Attachments:** Agenda Summary.pdf, Company Overview.pdf,  
121306 Agenda Summary.pdf, Public Hearing  
Notice.pdf, Application.pdf, Financial  
Analysis-Personal.pdf, Set Public Hearing  
Resolution.pdf

**Agenda Date:**

**Agenda Number:**

**Enactment Date:**

**Enactment Number:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council Regular Meeting	11/29/2006	Removed from Agenda				
	<b>Verbose Action:</b>	by Administrative Request					

1	City Council Regular Meeting	12/13/2006	Adopted by Resolution Aye: Ambrozaitis, Duistermars, Holder, Hooper, Raschke, Rosen and Yalamanchi	Pass
2	City Council Work Session	01/03/2007	Presented	

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**Text of Legislative File 2006-0857**

..Title

Request for an Industrial Facilities Exemption Certificate (IFT) for personal property at 2965 Technology Drive, Rochester Hills, MI 48309

..Body

**Whereas**, American Axle and Manufacturing, Inc., as owners of certain industrial property in the City of Rochester Hills, Oakland County, Michigan, is located within an Industrial Development District under the "Plant Rehabilitation and Industrial Development Districts Act of 1974," as amended, and

**Whereas**, the Industrial Development District is that property located at 2965 Technology Dr., Rochester Hills, Michigan, more particularly described as follows:

E, SEC 29 & 30 ROCHESTER HILLS EXECUTIVE PARK S 207 FT OF LOT 35,  
ALSO ALL OF LOT 36 6/9/03 FR 009 & 010.

**Whereas**, American Axle and Manufacturing, Inc. has made application to the Rochester Hills City Council for an Industrial Facilities Exemption Certificate under the above noted legislation, and

**Whereas**, a public hearing to consider this request was held on January 3, 2007 at 7:30 pm in the Council Chambers, located at 1000 Rochester Hills Dr., in Rochester Hills, MI., during which the owner of the property and all interested parties were given the opportunity to be heard, and

**Whereas**, the Rochester Hills City Council has reviewed the application and made the following findings:

- a. The granting of the Industrial Facilities Exemption Certificate, considered together with the aggregate amount of Industrial Facilities Exemption Certificates previously granted and currently in force, does not have the effect of substantially impeding the operation of the City of Rochester Hills or impairing the financial soundness of a taxing unit which levies an ad valorem property tax in the City of Rochester Hills in which the facility is located.
- b. Completion of the facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to retain and create employment.

c. Completion of the facility does not constitute merely the addition of machinery and equipment for the purpose of increasing productive capacity, but rather is primarily for the purpose and will primarily have the effect of providing a new facility on industrial property.

d. The construction of the industrial facility meets the objectives of job creation within the established industrial corridor of the City of Rochester Hills.

**Now, Therefore, Be It Resolved,** that pursuant to Section 9, (1) and (2) of Act 198 of Public Acts of 1974, as amended, the City Council of the City of Rochester Hills hereby approves the request of American Axle and Manufacturing, Inc. for an Industrial Facilities Exemption Certificate for a period of \_\_\_\_\_ years for personal property only, and

**Be It Further Resolved,** that the accompanying Development Agreement between American Axle and Manufacturing, Inc. and the City of Rochester Hills is hereby approved after review by the City Attorney as to form, and is to be sent to the Department of Treasury and the State Tax Commission along with this resolution.