Rochester Hills

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2010-0155

File ID: 2010-0155	**Type:** Exemptions	**Status:** To Council
Version: 2	**Reference:** 2010-0155	**Controlling Body:** City Council Regular Meeting
		File Created Date : 03/31/2010

File Name: Schedule Public Hearing for IFT for Lear Corp.

Final Action:

Title label: Request to Approve an Industrial Facilities Exemption Certificate for Personal Property for Lear Corporation

Notes: 04/12/10 Reg CC Meeting - RES0090-2010

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Development Agreement.pdf, Exhibit A Smart Investment Chart.pdf, Lear TB Analysis.pdf, Application.pdf, Public Hearing Notice.pdf, 041210 Agenda Summary.pdf, 041210 Resolution.pdf

Enactment Number:

Contact: M. Gentry 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	City Council Regular Meeting	04/12/2010	Adopted by Resolution				Pass
2	City Council Regular Meeting	04/26/2010					

Text of Legislative File 2010-0155

Title

Request to Approve an Industrial Facilities Exemption Certificate for Personal Property for Lear Corporation

Body

Whereas, Lear Corporation, 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 3000 Research Dr., also known as Tax Parcel No. 15-29-352-006, and further described as:

PART OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE SOUTHEAST 1/4 OF SECTION 30, T.3N, R.11E, LOT NO. 30 & 31 OF ROCHESTER HILLS EXECUTIVE PARK, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN LIBER 199, PAGE 27 & 28, CONTAINING 9.32 ACRES; AND

Whereas, Lear Corporation 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 regarding this request was held at City Council's Regular Meeting of April 26, 2010 in which the taxing authorities, applicant and public were given an 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 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.

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 Lear Corporaiton for an Industrial Facilities Exemption Certificate for a period of eight (8) years after project completion for personal property only; and

Be It Further Resolved, that the accompanying agreement between Lear Corporation and the City of Rochester Hills is hereby approved and is to be sent to the Department of Treasury and the State Tax Commission along with this resolution no later than June 25, 2010; and

Be It Finally Resolved, that the Mayor is authorized to sign the agreement after review by the City Attorney's office as to form.