



Rochester Hills

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

Master

File Number: 2008-0223

File ID: 2008-0223

Type: Exemptions

Status: Public Hearing

Version: 3

Reference: 2008-0223

Controlling Body: Planning
Commission

File Created Date : 05/05/2008

File Name: Raval USA, Inc. IFT

Final Action: 05/19/2008

Title label: Request for an Industrial Facilities Exemption Certificate (IFT) for Raval USA, Inc., 1939 Northfield Drive., Rochester Hills, MI 48309.

Notes: See 2008-0222

Sponsors:

Enactment Date:

Attachments: Agenda Summary Raval IFT.pdf ,Application.pdf
,Fiscal Statement.pdf ,Raval Development
Agreement Draft [1].pdf ,Raval Financial Analysis.pdf
,051908 Agenda Summary.pdf ,051908
Resolution.pdf ,051208 Agenda Summary.pdf
,051208 Resolution.pdf ,051208 Application.pdf
,051208 Springfield Letter.pdf

Enactment Number: RES0133-2008

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:
2	City Council Regular Meeting	05/12/2008					
1	City Council Regular Meeting	05/12/2008	Removed from Agenda				
2	City Council Regular Meeting	05/19/2008	Adopted by Resolution				Pass

Text of Legislative File 2008-0223

Title

Request for an Industrial Facilities Exemption Certificate (IFT) for Raval USA, Inc., 1939 Northfield Drive., Rochester Hills, MI 48309.

Body

Whereas, Raval USA, as owners of certain industrial property in the City of Rochester Hills, Oakland County, Michigan, are 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 1939 Northfield Dr., also known as Parcel Number 15-28-352-002, Rochester Hills, Michigan, more particularly described as follows:

T3N, R11E, SEC 28 NORTHFIELD INDUSTRIAL PARK E 40 FT OF LOT 2 & ALL OF LOTS 3 & 4,
and

Whereas, Raval USA 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 June 9, 2008 in which 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 is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to 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.

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 Raval USA for an Industrial Facilities Exemption Certificate for a period of _____ years for personal property only, subject to the following condition:

1. That the proposed facility is acquired by Raval USA, its agents or corporate designees no later than October 31, 2008; or, lease of said building occurs no later than same date for a minimum period of eight (8) years,

Be It Further Resolved, that the accompanying agreement between Raval USA 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, 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.