



Rochester Hills

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Master

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Type: Project

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Controlling Body: City Council
Regular Meeting

File Created Date : 11/03/2023

File Name: Request for Adoption of the Resolution Approving
Transfer of Industrial Facilities Exemption Certificate
2016-178 for T.A. Systems, Inc.

Final Action:

Title label: Request for Adoption of the Resolution Approving Transfer of Industrial Facilities
Exemption Certificate 2016-178 for T.A. Systems, Inc.

Notes:

Sponsors:

Enactment Date:

Attachments: 111323 Agenda Summary.pdf, T.A. Systems IFT
Transfer Application_2023-10.09.pdf, Rochester Hills
JENOPTIK Letter Oct 2023_A.pdf, T.A. Systems
Real Property Abatement Financial
Analysis_11.02.23.pdf, Public Hearing Notice.pdf, RH
08 Abatement Policy 2016R.pdf, 2008 Tax
Exemption Chart.pdf, TA Systems Lease
Agreement.pdf, TA Systems Industrial Facilities
Exemption Certificate-Signed.pdf, TA Systems IFE
Application Affidavit of Fees-Signed.pdf, Resolution
(Draft).pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2023-0518

Title

Request for Adoption of the Resolution Approving Transfer of Industrial Facilities Exemption
Certificate 2016-178 for T.A. Systems, Inc.

Body

Whereas, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on July
18, 2016, this City Council by resolution established Industrial Development District; and

Whereas, the Rochester Hills City Council approved an application from Jenoptik Automotive North America

requesting an Industrial Facilities Exemption Certificate 2016-178 for real property investments located at 1500 W. Hamlin Road; and

Whereas, T.A. Systems, Inc has filed an application for a transfer of Industrial Facilities Exemption Certificate 2016-178 with respect to real property components in the amount of \$12,883,382 of a new facility located within the Industrial Development District at 1500 W. Hamlin Road; and

Whereas, the applicant, the Assessor, and a representative of the affected taxing units were given written notice of the transfer application and were offered an opportunity to be heard on said application; and

Whereas, T.A. Systems, Inc has substantially met all the requirements under Public Act 198 of 1974 for the transfer of Industrial Facilities Exemption Certificate 2016-178; and

Whereas, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Rochester Hills, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted; and

Now, Therefore, Be It Resolved the City Council of Rochester Hills that:

1. The City Council finds and determines that the granting of the transfer of an Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, **shall 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 ad valorem property taxes in the City of Rochester Hills.**

2. The application from T.A. Systems, Inc. for a transfer of Industrial Facilities Exemption Certificate 2016-178, with respect to a New Facility on the following described parcel of real property situated within the Industrial Development District to wit: T3N, R11E, SEC 21 PART OF S 1/2 OF SEC BEG AT PT DIST N 86-50-00 E 1875.96 FT FROM SW SEC COR, TH N 03-10-00 W 825.53 FT, TH ALG CURVE TO LEFT, RAD 5789.65 FT, CHORD BEARS N 43-17-15 E 562.00 FT, DIST 562.22 FT, TH N 40-30-20 E 32.78 FT, TH S 03-10-00 E 1236.40 FT, TH S 86-50-00 W 430.00 FT TO BEG EXC S 60 FT, ALSO EXC E 11 FT OF N 12 FT OF S 72 FT 9.51 A) be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall remain in force for the remaining years approved under Industrial Facilities Exemption certificate 2016-178 with an end date of December 30, 2029.