



# Rochester Hills Master Report

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**File Number: 2004-0605**

**File Number:** 2004-0605

**File Type:** Project

**Status:** To Council

**Version:** 1

**Reference:** N/A

**Controlling Body:** City Council

**Requester:** Planning/Development

**Cost:**

**Introduced:** 07/12/2004

**File Name:** Set Public Hearing Date for Establishment of Multi-Jurisdictional LDFA

**Final Action:**

**Title:** Resolution of Intent to Create Joint Local Development Finance Authority (LDFA) with City of Auburn and Hills and to Hold a Public Hearing.

**Notes:**

**Code Sections:**

**Agenda Date:** 07/21/2004

**Indexes:** LDFA, Smart Zone

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary-to set Public Hearing.pdf, Map Smartzone.pdf, Timeline.pdf

**Enactment Number:**

## 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 2004-0605

..Title

Resolution of Intent to Create Joint Local Development Finance Authority (LDFA) with City of Auburn and Hills and to Hold a Public Hearing.

..Body

**WHEREAS**, the Local Development Financing Act (the “Act”), Public Act 281 of 1986, as amended, 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**, Section 3 (2) of Act 281 [MCL 125.2153] provides that a municipality may join with one or more other municipalities located within the same county to establish a joint authority under the Act, and

**WHEREAS**, Section 4 (7) of Act 281 [MCL 125.2154] provides that the city councils of two or

more municipalities may declare by resolution their intention to create and provide for the operation of a joint authority, and establish the time and place of a public hearing or hearings at which a resident, taxpayer or property owner from one of the municipalities or an official from a taxing jurisdiction with millage that would be subject to capture has a right to be heard in regard to the establishment of the joint authority and the boundaries of the proposed authority district, and

**WHEREAS**, Section 4 (7) of Act 281 [MCL 125.2154] provides that municipalities creating a joint authority shall enter into an agreement that includes provisions governing the number of members on the board, the method of appointment, the members to be represented by governmental units or agencies, the terms of initial and subsequent appointments to the board, the manner in which a member of the board may be removed for cause before expiration of his or her term, the manner in which the authority may be dissolved, and the disposition of assets upon dissolution, and

**WHEREAS**, Section 12a (10) of Act 281 [MCL 125.2162a] provides that the municipalities that have made a pledge to support the authority's tax increment bonds may approve by resolution an agreement among themselves establishing obligations each may have to the other party or parties to the agreement for reimbursement of all or any portion of a payment made by a municipality related to its pledge to support the authority's tax increment bonds, 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,

**NOW, THEREFORE, BE IT 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, 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 FUTHER RESOLVED** that the City Council of the City of Rochester Hills does hereby declare its intention to create and provide for the operation of a joint local development finance authority with the City of Auburn Hills pursuant to Public Act 281 of 1986, pending the approval by the Auburn Hills City Council of a corresponding Resolution of Intent, and

**BE IT FURTHER RESOLVED** that the City Council of the City of Rochester Hills intends to hold a public hearing on the adoption of a proposed resolution creating the joint authority and designating the boundaries of the Joint Local Development Finance Authority District, and

**BE IT FURTHER RESOLVED** that the City of Rochester Hills's proposed boundaries of the Joint Local Development Finance Authority District are coterminous with the boundaries of the Rochester Hills 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 proposed boundaries of the Certified Technology Park are further expanded to include the following properties in the City of Auburn Hills, described as:

Part of Sections 13, 14, 15, 23, 24, 25 and 26, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, more particularly described as follows:

Beginning at the intersection of the Northerly right-of-way line of M-59 and the Westerly

right-of-way line of Adams Road; thence Westerly 1,081.18 feet along the Northerly right-of-way line of M-59; thence along said North line the following three (3) courses: 1) Northwesternly 880.64 feet, 2) Northwest 150.0 feet, 3) Westerly 376 feet to the Centerline of N. Squirrel Road; thence Northerly 1,347.21 feet along said Centerline; thence Westerly 718.0 feet along the Northerly line of parcel No. 14-25-126-001 to the Easterly right-of-way line of Circle Drive E.; thence Northerly 452.80 feet along said Northerly line to the Centerline of Featherstone Road; thence 2,642.67 feet along said Centerline; thence south 1,876.91 feet; thence Southwesterly 712.57 feet; thence South 360.0 feet to the Northerly right-of-line of M-59; thence Westerly 2,755.75 feet to the Northerly right-of-way line of M-59; thence Westerly 1,357.0 feet along said Northerly line; thence Northerly 13,154.90 feet to the intersection of the Centerline of Walton Blvd. and the Centerline of Lapeer Road; thence 2,672.89 feet along the Centerline of Walton Blvd. to the intersection of Centerline of Walton Blvd. and Centerline of I-75; thence Southerly 4,189.37 feet along the centerline of I-75 to the intersection of Centerline of I-75 and the Centerline of University Drive; thence along the Centerline of University Drive the following four (4) courses: 1) Northeasterly 2,543.43 feet, 2) Northeasterly 865.0 feet, 3) Northeasterly 906.88 feet, 4) Easterly 373.41 feet to the intersection of University Dive and Joswick Road; thence 477.67 feet along the Centerline of Joswick Road to the intersection of Joswick Road and Five points Drive; thence along the Centerline of Five Points Dr. the following three (3) courses: 1) Northeasterly 1,607.81 feet, 2) Northeasterly 187.22 feet, 3) Easterly 148.0 feet; thence 101.92 feet to the intersection of Five Points Dr. and N. Squirrel Road; thence along the Centerline of N. Squirrel Road South 3,684.49 feet to the intersection of the Centerline of N. Squirrel Road and Lonedale Road; thence along the Centerline of Lonedale Rd. East 2,310.68 feet to the intersection of Centerline of Lonedale Rd. and the Westerly right-of-line of Adams Road; thence along the Westerly Right-of-way line of Adams Road South 8,518.19 feet 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 Wednesday, August 18, 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. Not less than twenty (20) days before the hearing, notice of the hearing shall also be mailed to the property taxpayers of record in the proposed Authority District, and to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the joint authority is established and a tax increment financing plan is approved.