



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

**1000 Rochester Hills Dr.
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Legislative File No: 2006-0961 V2

TO: Mayor and City Council Members
FROM: Ed Anzek, Planning & Development Director, ext. 2572
DATE: January 8, 2007
SUBJECT: Establishment of an Industrial Development District at 1840 Enterprise Dr.

REQUEST:

First Industrial is requesting that City Council establish an Industrial Development District (IDD) at 1840 Enterprise Dr. under Public Act 198, of 1974, as amended.

BACKGROUND:

Public Act 198, of 1974, as amended, allows communities to establish IDD's on its own initiative or at the request of a property owner. First Industrial owns a 2.4-acre site and industrial building with two current building addresses, 1840 Enterprise Dr. and 2650 Commerce, also known as parcel 15-28-301-036.

A company located in an IDD, if eligible under PA 198, can apply for an Industrial Facilities Exemption Certificate (IFT), also known as tax abatement. Tesla Motors is an eligible company and has submitted an application for an IFT. It has entered into a lease agreement that is contingent upon receiving state and local incentives, including the tax abatement. The City Council typically considers the establishment of an IDD in conjunction with an IFT application.

City Council must hold a public hearing before making a determination on whether to establish an IDD.

A representative of Tesla Motors will make a presentation prior to the public hearing, which has been scheduled for January 24, 2007. Additional information, including staff recommendations, can be found in the Agenda Summary relating to the IFT application.

RECOMMENDATION:

Approve the request of First Industrial Realty Trust to establish an Industrial Development District at 1840 Enterprise Dr., also known as parcel 15-28-301-036.

The reasons for this recommendation can be found in the Agenda Summary relating to the IFT application of Tesla Motors.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		