



# Rochester Hills

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## Master

**File Number: 2016-0243**

**File ID:** 2016-0243

**Type:** Project

**Status:** Public Hearing

**Version:** 2

**Reference:** 2016-0243

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 06/09/2016

**File Name:** IFT - JENOPTIK

**Final Action:**

**Title label:** Request for Adoption of a Resolution Approving an Industrial Facilities Exemption Certificate for JENOPTIK Automotive North America, 1500 W. Hamlin Road

**Notes:** 6/20/2016 RES0137-2016 V1 Schedule PH

See also 2016-0242

**Sponsors:**

**Enactment Date:**

**Attachments:** 071816 Agenda Summary.pdf, 2016 Development Agreement.pdf, Financial Analysis Jenoptik 2016.pdf, Tax Abatement Policy.pdf, Highlighted Tax Exemption Chart.pdf, Public Hearing Notice.pdf, 062016 Agenda Summary.pdf, Letter of Intent JENOPTIK 051116.pdf, Application.pdf, 062016 Resolution (Draft).pdf

**Enactment Number:**

**Contact:** 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	06/20/2016	Adopted by Resolution				Pass

### Text of Legislative File 2016-0243

Title

Request for Adoption of a Resolution Approving an Industrial Facilities Exemption Certificate for JENOPTIK Automotive North America, 1500 W. Hamlin Road

Body

**Whereas**, pursuant to PA 198 of 1974, as amended, after a duly notice Public Hearing held on July 18, 2016, the Rochester Hills City Council by resolution established that JENOPTIK Automotive North America is located within an Industrial Development District; and

**Whereas**, the Industrial Development District is that property located at 1500 W. Hamlin Rd., also known as Parcel No. 15-21-376-011 and further described as:

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 CURV 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 A9-22-05 FR 004AME; and

**Whereas**, JENOPTIK Automotive North America filed an application for an Industrial Facilities Exemption Certificate on May 12, 2016 for real property to be installed within the Industrial Development District; and

**Whereas**, installation of a new facility had not begun earlier than six months before May 12, 2016, the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and

**Whereas**, before acting on said application, the Rochester Hills City Council held a Public Hearing on July 18, 2016 at 1000 Rochester Hills Drive, Rochester Hills, MI 48309 at 7:00 p.m. for which Hearing the applicant, the Assessor and the taxing authorities were given written notice and were afforded an opportunity to be heard and after review of the application, the City Council 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 under Act. No. 198 of the Public Acts of 1974 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. The addition of the facility meets the objectives of job creation within the established industrial corridor of the City of Rochester Hills.
- d. 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 City of Rochester Hills, plus the SEV of personal and real property thus exempted.

**Resolved**, that pursuant to Section 9, (1) and (2) of Act 198 of Public Acts of 1974, as amended, the Rochester Hills City Council hereby approves the request of JENOPTIK Automotive North America for an Industrial Facilities Exemption Certificate for a period of 12 years after project completion for real property only; and

**Be it Further Resolved**, that the accompanying agreement between JENOPTIK Automotive North America and the City of Rochester Hills is hereby approved and is to be received by the Department of Treasury and the State Tax Commission along with the Resolution by October 31, 2016; 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.