



Department of  
**PLANNING AND ECONOMIC DEVELOPMENT**



# OUR CHARGE

- Support and promote quality development & redevelopment
- Preserve residential neighborhoods
- Enhance tax base
- Jobs, jobs, jobs
- Rochester Hills = premier residential and business address

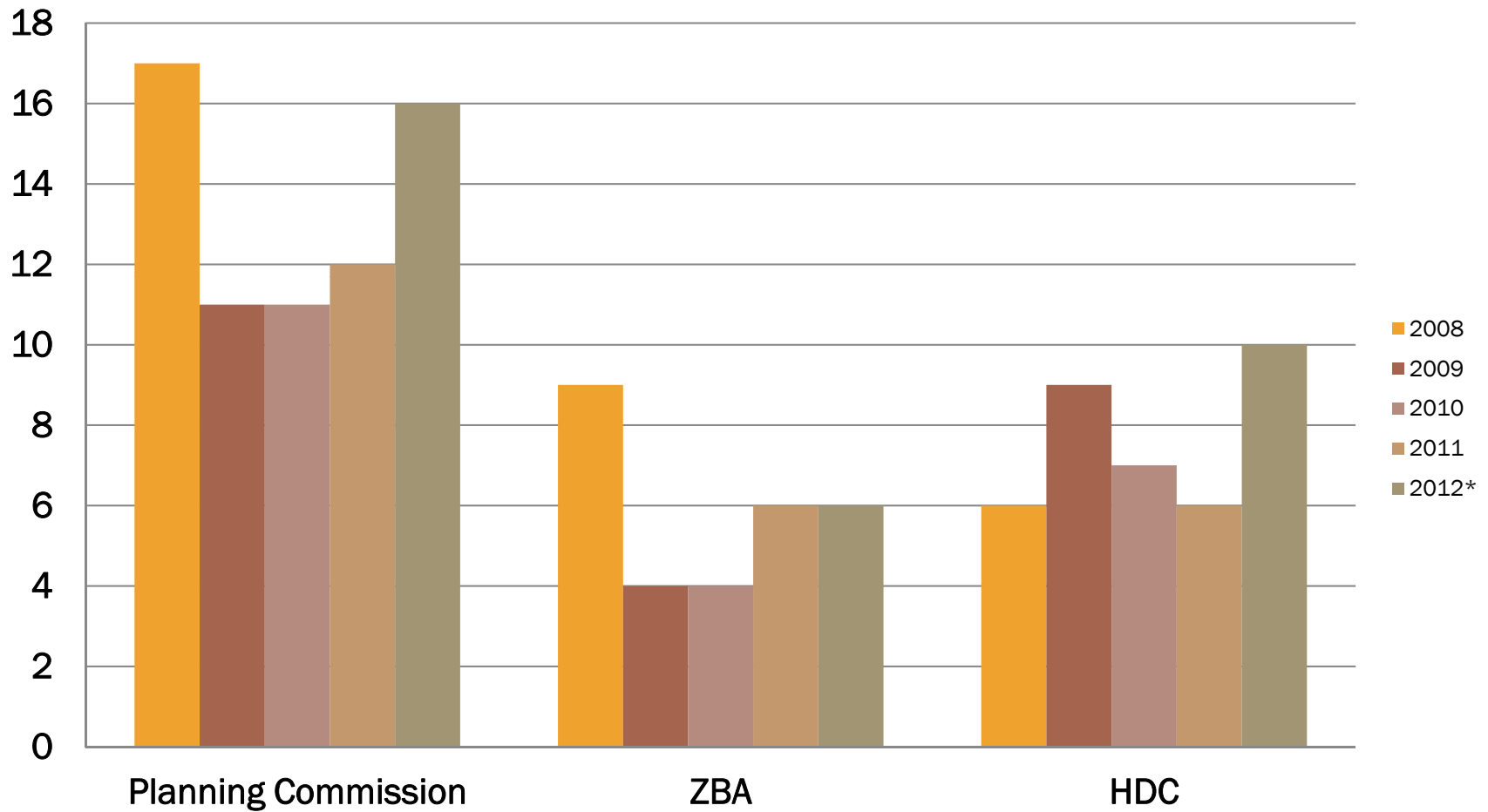


# OUR BOARDS AND COMMISSIONS

- Planning Commission
- Zoning/Sign Board of Appeals
- Historic Districts Commission
- Historic Districts Study Committee
- Brownfield Redevelopment Authority
- Local Development Finance Authority
- Economic Development Corporation



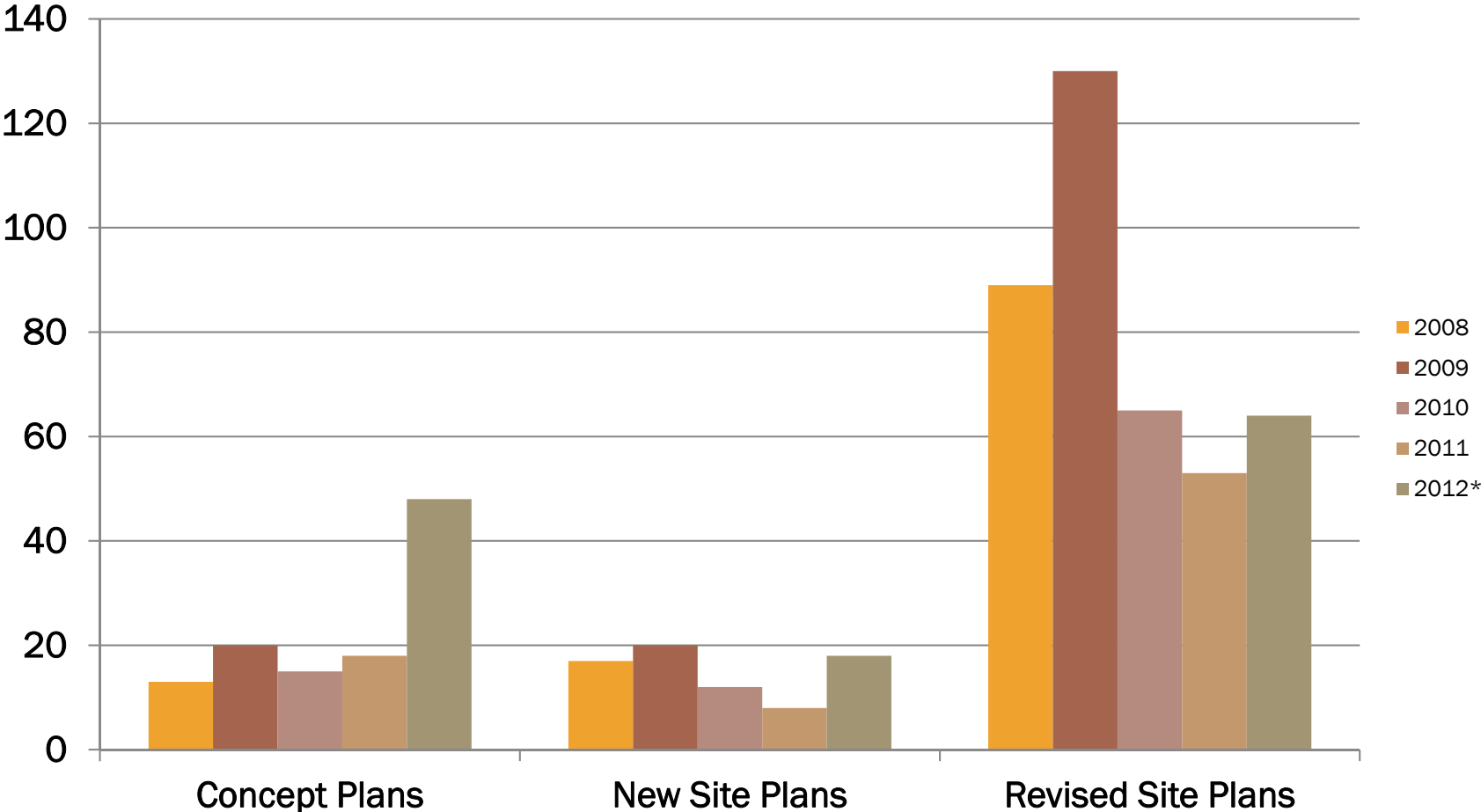
# MEETING ACTIVITY



\* Projected 12 month total based on meetings held in first six months of 2012



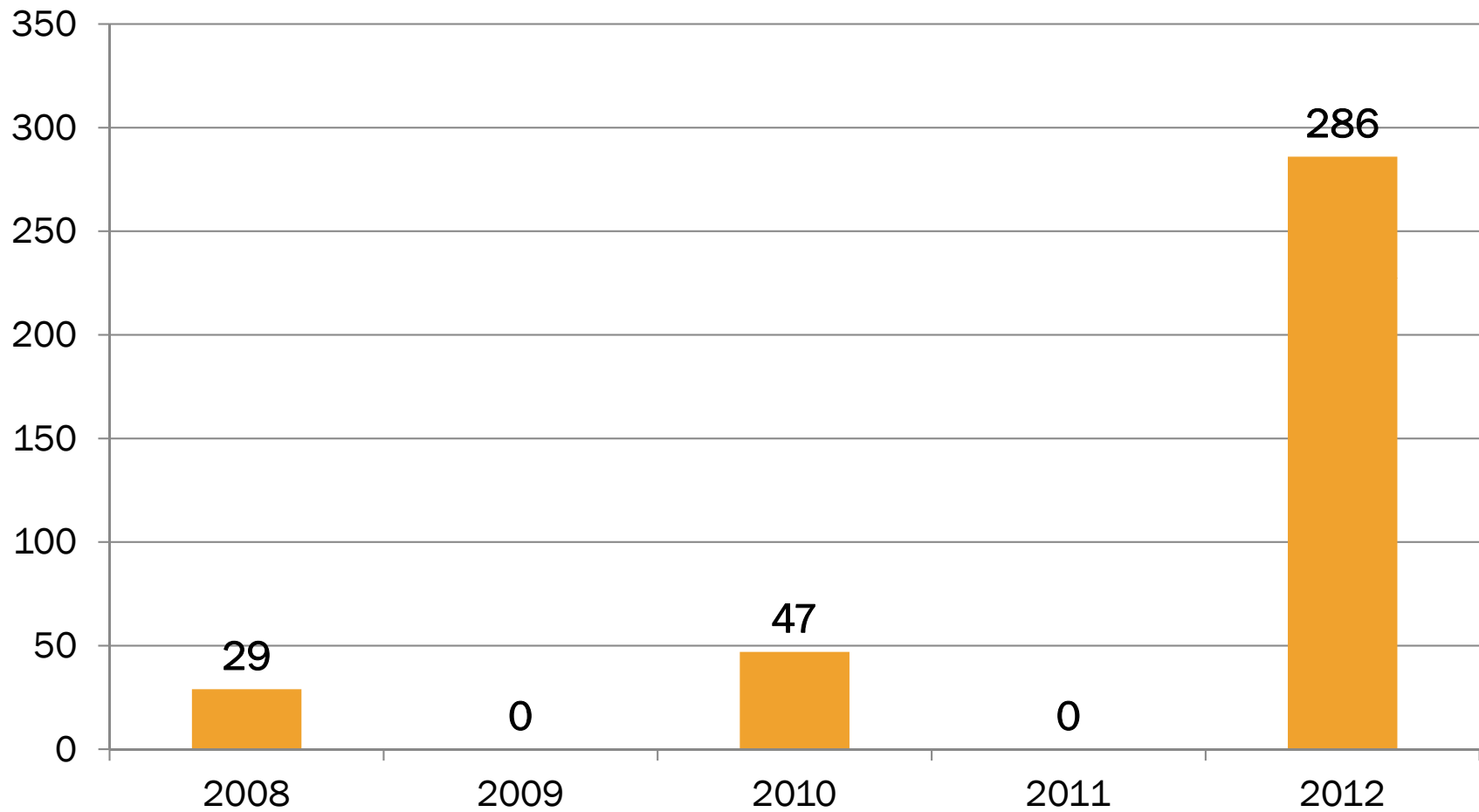
# SITE PLAN ACTIVITY



\* Projected 12 month total based on permits issued in first six months of 2012

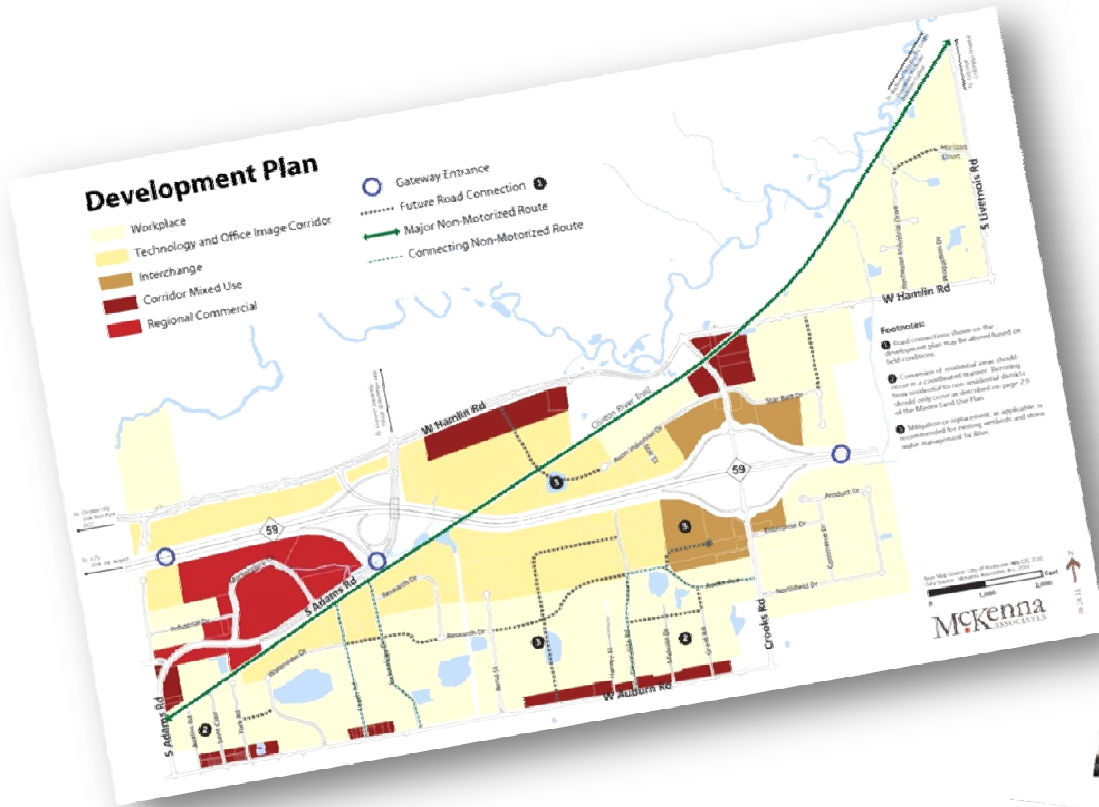


# RESIDENTIAL UNITS APPROVED/IN PROCESS



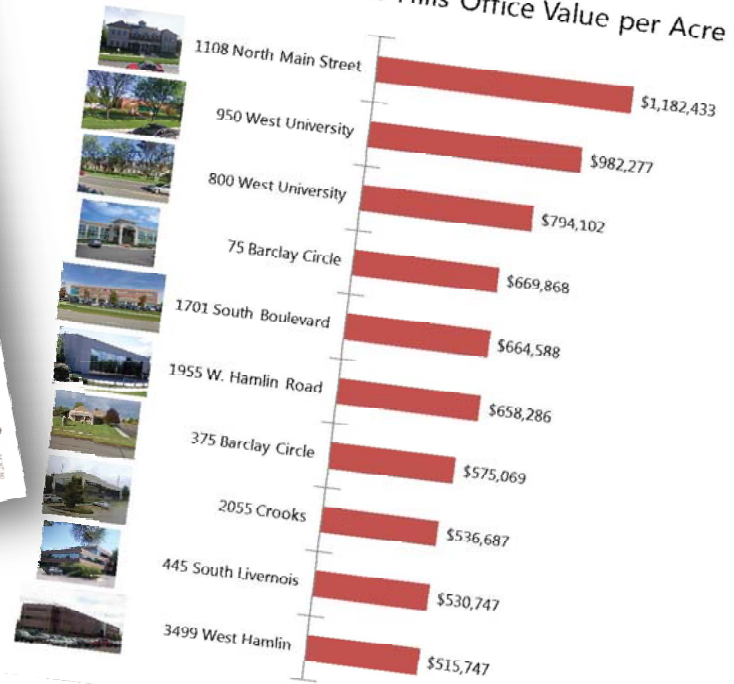


# PLANS AND STUDIES



Value per Acre Study  
Rochester Hills Planning and Economic Development  
May 29, 2012

## Rochester & Rochester Hills Office Value per Acre

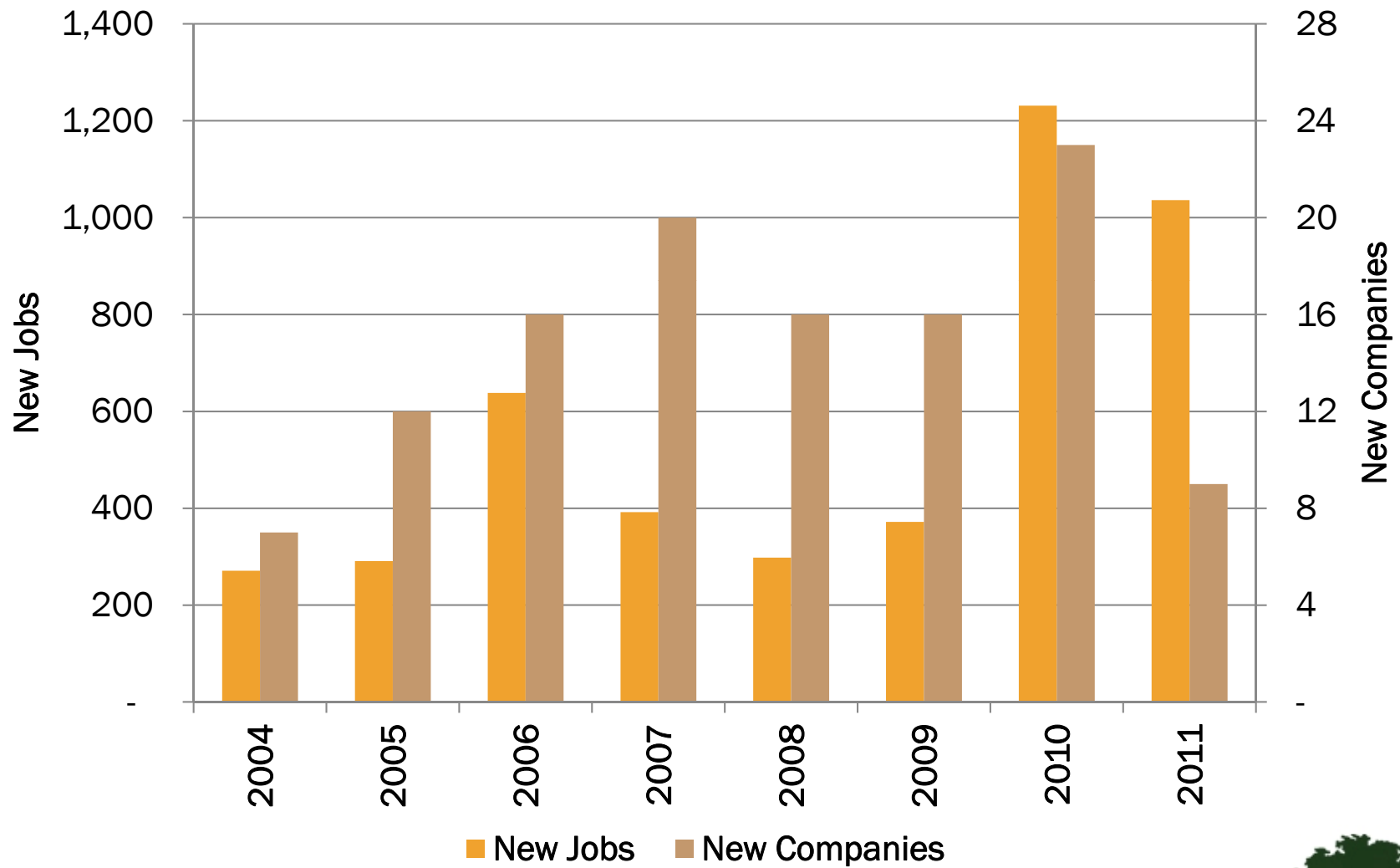




# Economic Development Results



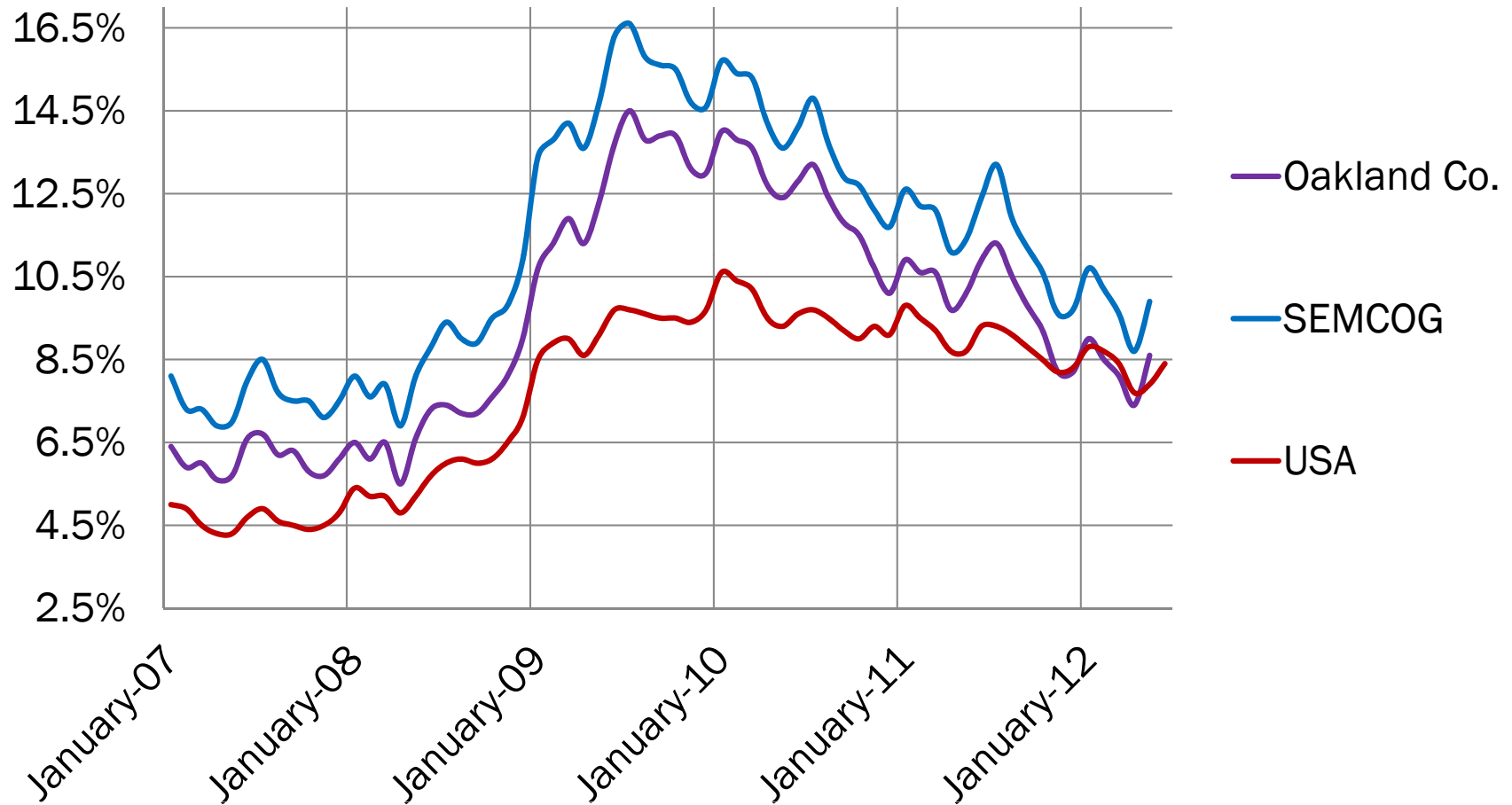
# NEW JOBS AND COMPANIES



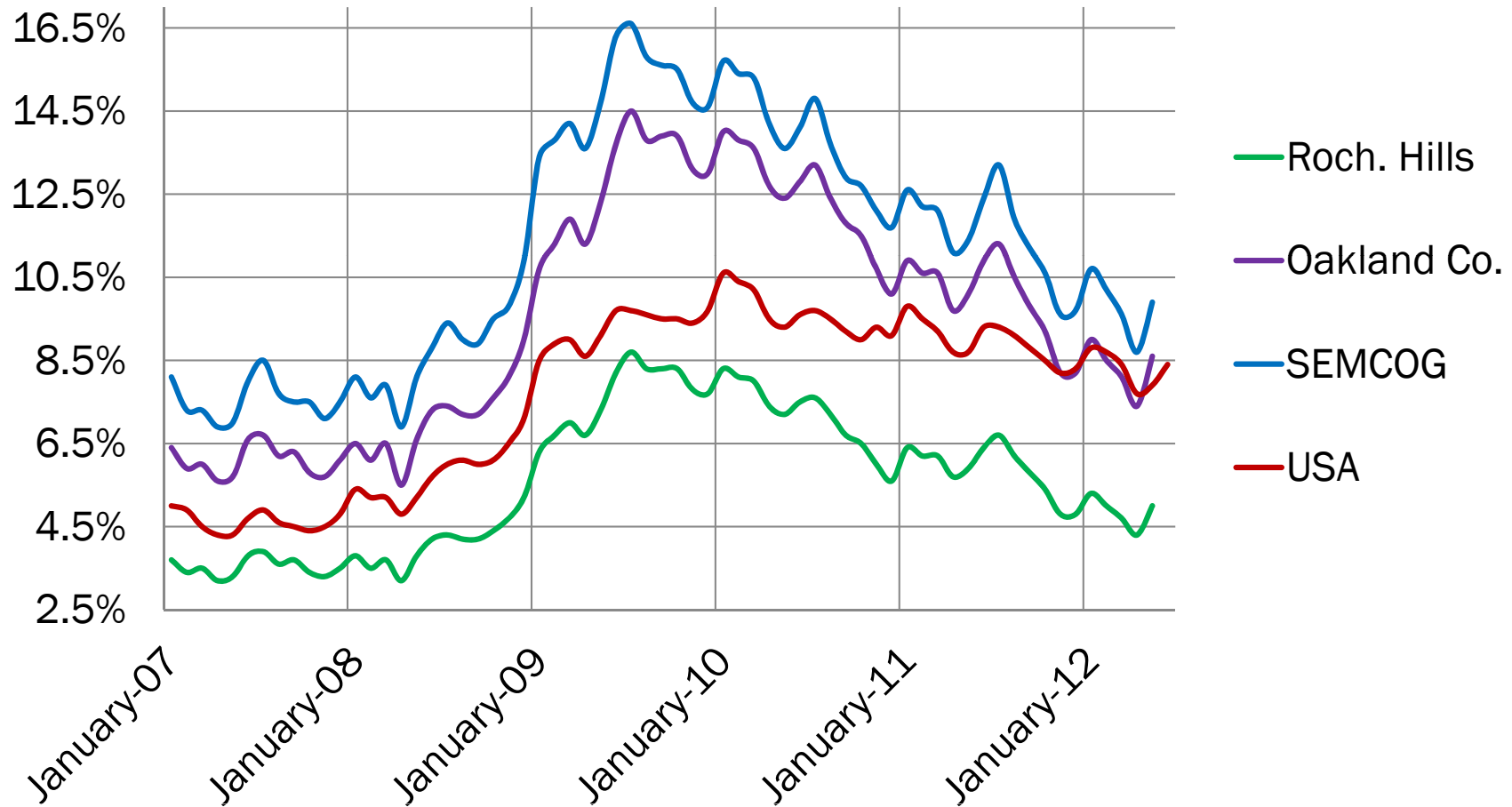
# UNEMPLOYMENT







# UNEMPLOYMENT



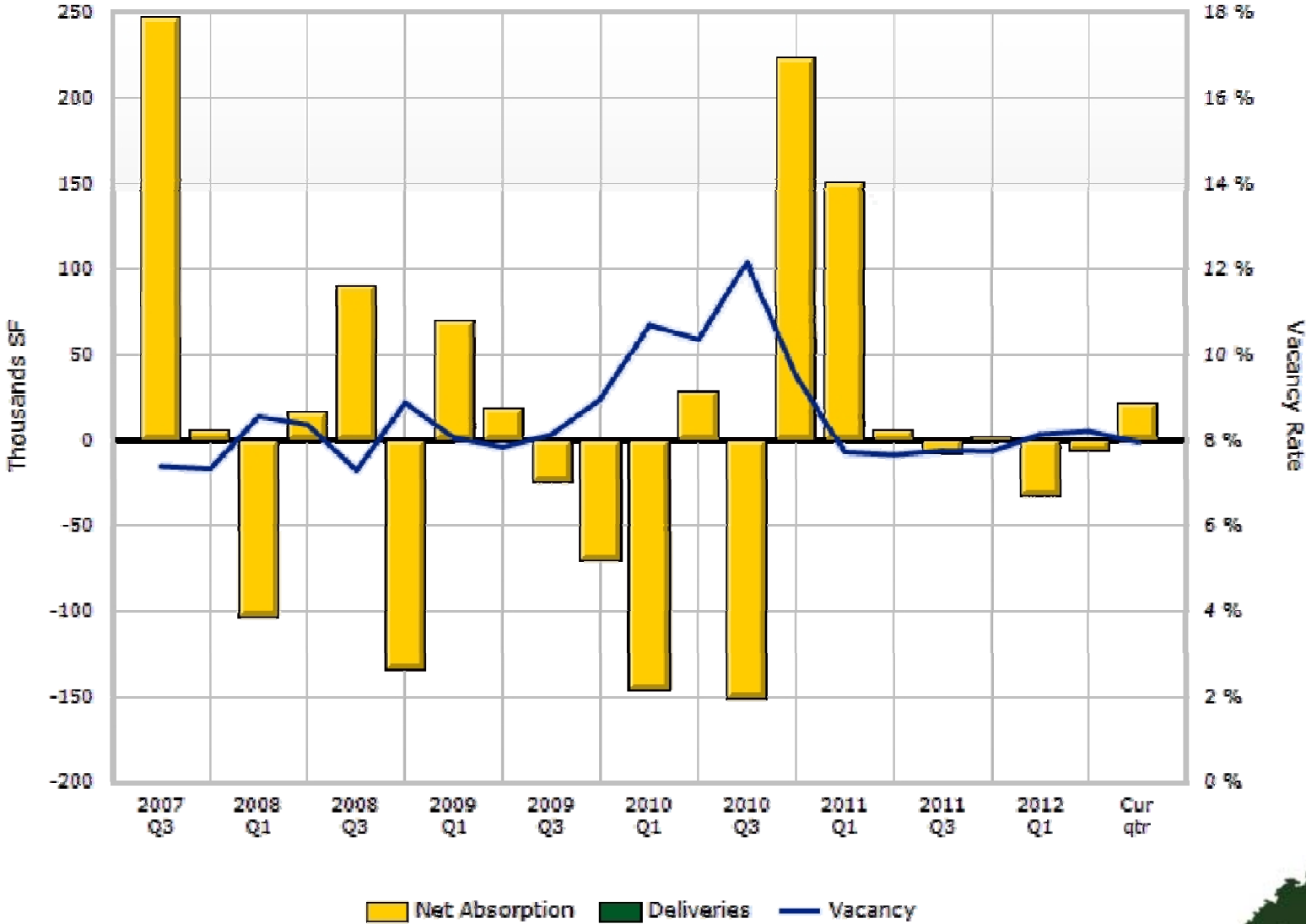
# UNEMPLOYMENT



# COSTAR

	Address Building/Park/Name	SF Avail	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
	<b>2737 S Adams Rd</b> Rochester Hills, MI 48309	148,917 SF	\$3.75/ftnn 1	148,917 SF 11.23 AC	18'0"-22'0" 1	16 ext -	None Yes
		<b>Parking:</b> 99 Surface Spaces are available			<b>Power:</b> -		
		<b>Expenses:</b> 2010 Tax @ \$0.39/sf			<b>Rail Line:</b> None		
		<b>Utilities:</b> Heating - Gas					
	Landlord Rep: Signature Associates / Joseph M. Banyai 248-948-0108						
	Sublet Contact: Signature Associates / Joseph M. Banyai 248-948-0108 Steve Gordon 248-948-0101 -- 148,917 SF (148,917 SF)						
	<b>2791 Research Dr</b> Rochester Hills Executive Park Dura Automotive Systems South Facility Rochester Hills, MI 48309	64,199 SF /31,207 etc	\$6.30/ftnn 1	64,199 SF 4.48 AC	24'0" 3	2 ext None	1/10 tons Yes
		<b>Parking:</b> 180 free Surface Spaces are available; Ratio of 2.80/1,000 SF			<b>Power:</b> 2000a/480v 3p		
		<b>Expenses:</b> 2011 Tax @ \$0.91/sf			<b>Rail Line:</b> None		
		<b>Utilities:</b> Heating - Electric					
	Landlord Rep: Grubb & Ellis / Geoffrey S. Hill 248-350-1492 / Daniel Labes 248-357-6578 -- 64,199 SF /31,207 etc (64,199 SF)						
	<b>6841 N Rochester Rd</b> Corporate Pk of Rochester Corporate Park Bldg #2 Rochester Hills, MI 48306	102,400 SF	\$0.50-\$8.00/ft 2	300,000 SF 33 AC	19'0"-23'0" 3	11 ext 11 ext	- Wet
		<b>Parking:</b> 500 Surface Spaces are available; Ratio of 1.67/1,000 SF			<b>Power:</b> 600a/120v		
		<b>Expenses:</b> 2009 Tax @ \$0.19/sf			<b>Rail Line:</b> None		
		<b>Utilities:</b> Heating, Lighting, Sewer, Water					
	Landlord Rep: Feister Warehousing / Dianne Heath 248-650-2870 / Fred Ferber 248-650-2172 -- 102,400 SF (2,400-50,000 SF)						
	<b>2910 Waterview Dr</b> Rochester Hills Corporate Center Rochester Hills, MI 48309	143,200 SF /57,600 etc	\$3.45/ftnn 2	143,200 SF 8.29 AC	22'0" 4 - 12'0"wx14'0" h	2 ext -	1/1 tons Yes
		<b>Parking:</b> 295 free Surface Spaces are available; Ratio of 2.10/1,000 SF			<b>Power:</b> 4000a/240-480v 3p		
		<b>Expenses:</b> 2009 Tax @ \$1.77/sf, 2010 Est Tax @ \$1.33/sf, 2009 Ops @ \$0.73/sf, 2010 Est Ops @ \$0.73/sf			<b>Rail Line:</b> None		
		<b>Utilities:</b> Heating - Gas, Lighting - Metal Halide					
	Landlord Rep: Signature Associates / John R. Boyd 248-948-0102 / Kris Pawlowski 248-359-3801 / John T. Gordy 248-948-4181 -- 143,200 SF /57,600 etc (29,623-113,577 SF)						

# INDUSTRIAL VACANCY



# MAYOR'S BUSINESS COUNCIL





# ECONOMIC DEVELOPMENT STRATEGY 2.0

- Changed environment for business attraction
- New Michigan tax structure
- Asset-based economic development
- Automotive sales growing
- Partners & municipalities getting competitive



# ECONOMIC DEVELOPMENT STRATEGY 2.0

## International business attraction

- 30% of businesses moving to town in last 5 years foreign owned
- Over 28 foreign companies representing 10 countries

KOSTAL

*Otto Bock®*



# ECONOMIC DEVELOPMENT STRATEGY 2.0

## Cluster mapping

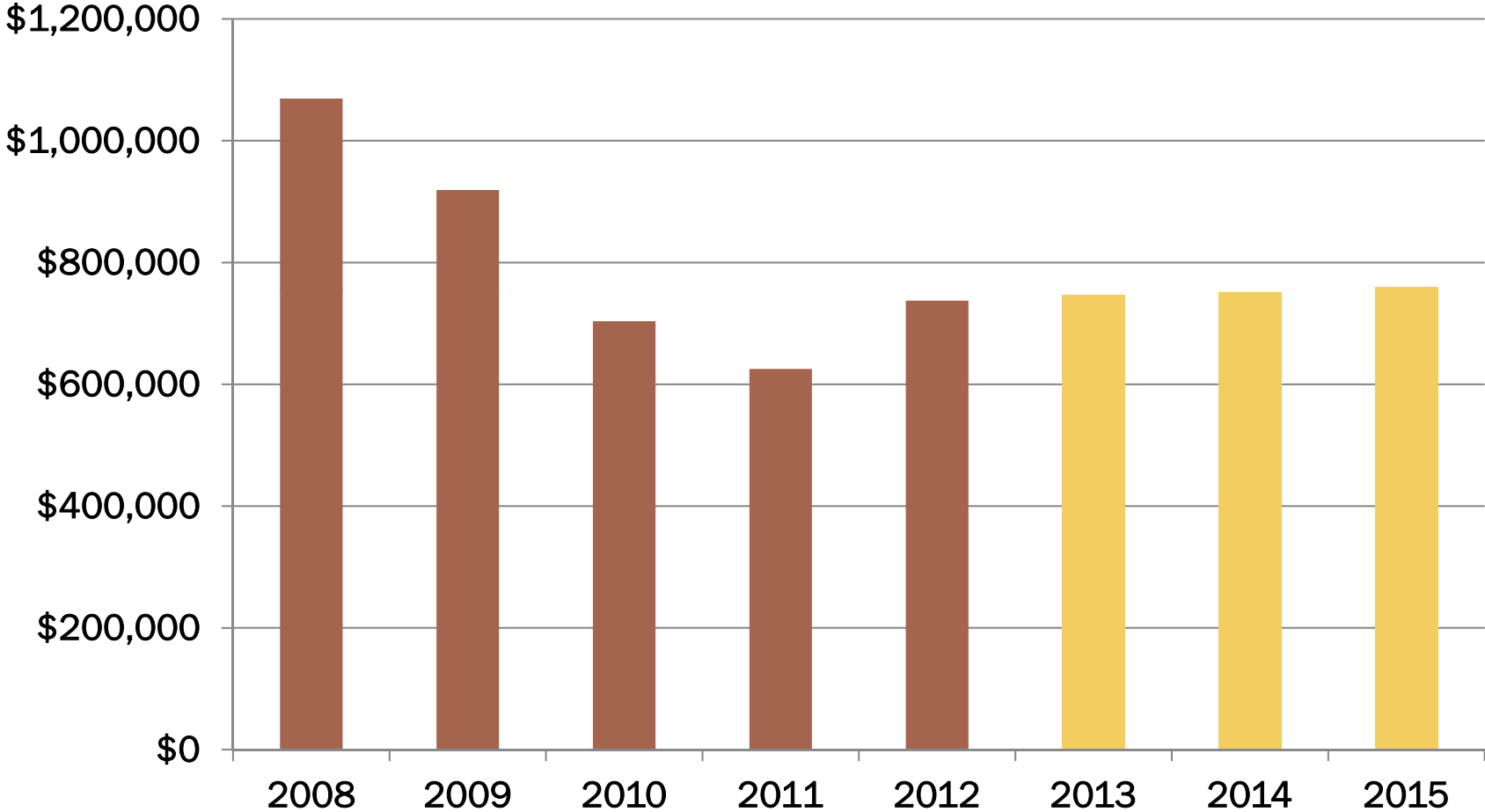


# ECONOMIC DEVELOPMENT STRATEGY 2.0

## Oakland County Medical Main Street



# GENERAL FUND COST



# CHANGES FOR 2013

- Increased activity requires additional Planning Commission meetings
- SmartZone property values re-approaching base year
- LDFA
  - M-59 Corridor Plan
  - Research Drive/concrete slab repair
  - Economic development activities





# THANK YOU!

- Our team
- Our clients
- Our results



## Questions & answers

