



Rochester Hills Minutes City Council Work Session

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*John L. Dalton, Bryan K. Barnett, Jim Duistermars, Melinda Hill,
Barbara L. Holder, Linda Raschke, Gerald Robbins*

Wednesday, October 27, 2004

8:30 pm

1000 Rochester Hills Drive

This City Council Work Session was scheduled to commence immediately following the Joint Work Session held between City Council and the Sign Board of Appeals.

CALL TO ORDER

President Dalton called the Rochester Hills City Council Work Session Meeting to order at 8:36 p.m. Michigan Time.

ROLL CALL

Present: John Dalton, Bryan Barnett, Jim Duistermars, Melinda Hill, Barbara Holder, Linda Raschke and Gerald Robbins

Others Present:

*Pat Somerville, Mayor
John Staran, City Attorney
Bev Jasinski, City Clerk
Ed Anzek, Director of Planning/Development
Dan Casey, Manager of Economic Development
Scott Cope, Director of Building/Ordinance Enforcement
Derek Delacourt, Planner III*

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Mr. Tom Stevenson, 708 River Bend Drive, asked residents not to sign petitions being circulated in the community calling for the recall of President Dalton and Vice President Holder. He stressed that the reasons for the attempted recalls were not valid and any resulting special election would cost the City approximately \$30,000.

ADMINISTRATION

2004-0905

Discussion - Proposed modified Historic District at Rochester College - City File 94-426 (Derek Delacourt, liaison to Historic Districts Study Committee).

Attachments: Agenda Summary.pdf; Minutes cc 20031210.pdf; maps roch college hist dist - proposed.pdf; surveysheets.pdf; Minutes CC 20040407.pdf; 0905 Master Report.pdf

President Dalton explained that Rochester College had previously requested to delist their historic district, but the Historic District Study Committee (HDSC) and the College were still not in agreement about what historic buildings would be maintained.

Mr. Derek Delacourt, Planner III, provided a brief overview of the situation noting that the preliminary text for the PUD agreement does not include the farmhouse that is part of the existing historic district. He stated that the position of the farmhouse would interfere with the College's proposed Master Plan for expansion. The HDSC and the College requested that City Council make the final decisions as to what the modified historic district should be.

Mr. John Dziurman, 160 Oak Lane, and **Dr. Richard Stamps**, 756 Cambridge Drive, of the HDSC explained that the HDC and HDSC both follow the standard rules and regulations of historic preservation. To that end, the designation of a "farmstead" includes all of the buildings within "that grouping." To separate any pieces "diminishes" their historic significance. He also noted that, although the house was not part of the original farmstead, it was built in the 1940s and does qualify for the national registry.

Mr. John Gaber of Williams, Williams, Ruby & Plunkett, 380 North Old Woodward Avenue, Birmingham, appearing on behalf of the applicant also noted that the house in question was not part of the original homestead and has received many modifications. He stressed that, while it has been used by the College for administrative offices, due to its layout, it does not function well for that purpose. He stressed that Rochester College is a private, not-for-profit college that receives donations from private donors. There is no justification for the College to expend funds to maintain the house when it does not "further the mission of the College." He then suggested the building be relocated and introduced Mark Erikson.

Mr. Mark Erikson, 1402 East Fairview Lane, described his efforts at restoring the Avon Prairie House, noting that he had already acquired two (2) lots in the City and would like to purchase the farmhouse to relocate and restore it. He stated that he had already secured financing for the project through Flagstar Bank.

Ms. Hill, Ms. Raschke and **Mr. Duistermars** expressed their disappointment that the HDSC and the College were still unable to come to a compromise and noted their support for maintaining the house, specifically noting the house's educational value.

Ms. Holder, President Dalton and **Mr. Barnett** noted that considerable progress had been made in negotiations between the HDSC and the College and they felt encouraged that a "creative solution" may be possible.

Mr. Gaber stressed again that the privately funded College did not have the financial resources to maintain the farmhouse.

Ms. Hill stated her belief that the College had not exhausted all outside funding possibilities and suggested that City Staff examine the possibility of using CDBG funds.

It was determined that the PUD process should continue while the matter was still being examined and negotiated.

Discussed

(Recess 9:40 p.m. - 9:54 p.m.)

2004-0892

Discussion - Possible projects for inclusion in SmartZone TIF Plans (Dan Casey, Manager of Economic Development, Planning and Development)

Attachments: Agenda Summary.pdf; 0892 Master Report.pdf

Mr. Dan Casey, Manager of Economic Development, described four (4) projects for inclusion in the SmartZone tax increment financing (TIF) and development plans:

1) The property on Adams Road, including its proposed future extension and associated projects in the area. These plans can be amended to provide for the capture of mills

that currently are not being captured by the Local Development Financing Authority (LDFA) but are eligible in the Certified Technology Park (CTP).

2) Extension of Austin Drive to Devondale, providing access to land and redevelopment area totaling about thirty (30) acres. This project would contemplate a shared expense, negotiated with landowners.

3) The City's property on Hamlin provides an opportunity to use TIF to demolish some or all of the existing buildings and provide site preparation and fill as an incentive to lure a company or developer.

4) Oakland University's short-term plan is to use existing laboratory space on campus as a Business Incubator and hire a director to manage the program. To qualify for TIF capture the facility must be located in the CTP.

Mr. Casey introduced **Dr. Gary Russi**, President of Oakland University; **Mr. Victor Zambardi**, General Counsel of Oakland University; and **Mr. Patrick McGow** of Miller, Canfield, Paddock and Stone, LLC.

Dr. Russi stressed that SmartZones are "an attempt [by the State] to bring municipalities and Universities together for economic development." He described the role of the proposed manager who would oversee the Business Incubator noting "someone has to take the lead" and in the cases of other SmartZones in Michigan "leadership has made all the difference."

The consensus of City Council was for Mr. Casey to continue pursuing these SmartZone projects.

Discussed

2004-0283

Discussion - Tax Abatement Policy for the City of Rochester Hills

Attachments: Tax Abatement Agenda Summary.pdf; Tax Abatement Policy.pdf; Exhibit C - UPDATED 102204.pdf; Exhibit C - 031204.pdf; Exhibit D - UPDATED 102204.pdf; Exhibit D - 031204.pdf; Memo Casey 20040617.pdf; District 02 - Rehab.pdf; District 03 - Rehab.pdf; Distric

Mr. Dan Casey, Manager of Economic Development, noted that, in a global economy, it is difficult for him to retain and attract businesses to Rochester Hills without incentives. He discussed suggestions for a new Tax Abatement Policy for the City. He specifically noted the following aspects of the proposed new policy:

* Is neither a law nor an ordinance and, thus, provides a guideline to be exercised at the City Council's discretion.

* Would provide a framework for evaluating applications on a case-by-case basis.

* Through the use of a matrix tool, would provide "for a consistent method of evaluating applications."

* Provides a means of imposing penalties on companies that do not meet their obligations regarding investment and job creation.

* Disqualifies applications for projects that result in the transfer of employment from one Michigan community to Rochester Hills.

Mr. Casey asked that Council take his suggestions "under advisement and evaluate the policy." He noted that he would return to Council after the first of the year to gather feedback.

Council members expressed their support for a policy that allows review on a case-by-case basis and Ms. Hill noted that Mr. Casey had "laid out some good criteria to start with."

Mr. Casey notified the Council of a bill pending in the State Legislature that, if passed, would grant Council the authority to dissolve existing Industrial Development Districts. He noted that he would return before Council following Senate approval of the bill to discuss any legal ramifications.

Discussed

COMMENTS & ANNOUNCEMENTS

None.

ANY OTHER BUSINESS

None.

NEXT MEETING DATE

Regular Meeting - Wednesday, November 3, 2004 at 7:30 p.m.

ADJOURNMENT

There being no further business before Council, President Dalton adjourned the meeting at 10:46 p.m.

*JOHN L. DALTON, President
Rochester Hills City Council*

*BEVERLY A. JASINSKI, Clerk
City of Rochester Hills*

*MARGARET A. STRATE
Administrative Secretary
City Clerk's Office*

Approved as presented at the January 19, 2005 Regular City Council Meeting.

Complete proceedings recorded in the Official Minutes Book on file in the office of the City Clerk and by this reference is made a part hereof.