



Rochester Hills

Agenda Report

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File Number: 2006-0960

File Number: 2006-0960 **File Type:** Exemptions **Status:** Public Hearing
Version: 3 **Reference:** N/A **Controlling Body:** City Council
Regular Meeting
Requester: Planning/Development **Cost:** **Introduced:** 12/28/2006
File Name: Tesla Motors Industrial Facilities Exemption Certificate **Final Action:**

Title: Request for an Industrial Facilities Exemption Certificate (IFT) at 1840 Enterprise, Rochester Hills, MI 48309

Notes: Tesla Motors
1840 Enterprise and
2650 Commerce
Rochester Hills, MI 48309
Parcel No. 15-28-301-036

Ver. 1 - January 10, 2007 Council set the Public Hearing for Jan. 24th (RES0015-2007)

Code Sections: **Agenda Date:**
Indexes: **Agenda Number:**
Sponsors: **Enactment Date:**
Attachments: Agenda Summary IFT.pdf, Development Agreement.pdf, AA Financial Analysis-Personal.pdf, District Map.pdf, 011007 Agenda Summary.pdf, Legal Description.pdf, Set Public Hearing Resolution.pdf, Public Hearing Notice.pdf **Enactment Number:**

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council Regular Meeting	01/10/2007	Adopted by Resolution				Pass
2	City Council Work Session	01/17/2007	Discussed				

Text of Legislative File 2006-0960

..Title

Request for an Industrial Facilities Exemption Certificate (IFT) at 1840 Enterprise, Rochester Hills, MI 48309

..Body

Whereas, Tesla Motors, Inc., as owners of certain industrial property in the City of Rochester Hills, Oakland County, Michigan, is located within an Industrial Development District under the "Plant Rehabilitation and Industrial Development Districts Act of 1974," as amended, and

Whereas, the Industrial Development District is that property located at 1840 Enterprise Dr., Rochester Hills, Michigan, more particularly described as follows: E, SEC 28 TAN INDUSTRIAL PARK LOTS 44 & 45 11/06/87 FR 003 & 004.

Whereas, Tesla Motors has made application to the Rochester Hills City Council for an Industrial Facilities Exemption Certificate under the above noted legislation, and

Whereas, the Rochester Hills City Council has reviewed the application and 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, 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 retain and create employment.
- c. Completion of the facility does not constitute merely the addition of machinery and equipment for the purpose of increasing productive capacity, but rather is primarily for the purpose and will primarily have the effect of providing a new facility on industrial property.
- d. The construction of the industrial facility meets the objectives of job creation within the established industrial corridor of the City of Rochester Hills.

Now, Therefore, Be It Resolved, that pursuant to Section 9, (1) and (2) of Act 198 of Public Acts of 1974, as amended, the City Council of the City of Rochester Hills hereby approves the request of Tesla Motors for an Industrial Facilities Exemption Certificate for a period of three (3) years for personal property only, and

Be It Further Resolved, that the accompanying Development Agreement

between Tesla Motors and the City of Rochester Hills is hereby approved after review by the City Attorney as to form, and is to be sent to the Department of Treasury and the State Tax Commission along with this resolution.