



Rochester Hills

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2020-0148

File ID: 2020-0148

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Status: Public Hearing

Version: 2

Reference: 2020-0148

Controlling Body: City Council Regular Meeting

File Created Date : 04/15/2020

File Name: Auburn Pharmaceutical Company Request for Tax Abatement

Final Action:

Title label: Request for Approval of an Industrial Facilities Exemption Certificate for Auburn Pharmaceutical Company located at 1744 Rochester Industrial Drive, in Rochester Hills, Michigan

Notes:

Sponsors:

Enactment Date:

Attachments: 06082020 Agenda Summary.pdf, IFT Application.pdf, Presentation.pdf, Development Agreement.pdf, Financial Analysis.pdf, Tax Exemption Chart.pdf, Tax Abatement Policy.pdf, Public Hearing Notice.pdf, Resolution (Draft).pdf

Enactment Number:

Contact: PED 6564660

Hearing Date:

Drafter:

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2020-0148

Title

Request for Approval of an Industrial Facilities Exemption Certificate for Auburn Pharmaceutical Company located at 1744 Rochester Industrial Drive, in Rochester Hills, Michigan

Body

Whereas, pursuant to PA 198 of 1974, as amended, after a duly noticed Public Hearing held on June 8, 2020, the Rochester Hills City Council by resolution established that Auburn Pharmaceutical Company, is located within an Industrial Development District; and

Whereas, the Industrial Development District is that property located at 1744 Rochester Industrial Dr., Rochester Hills, MI 48309 also known as Parcel No. 15-21-276-014 and further described as:

(1744 Rochester Industrial Dr.)

T3N, R11E, SEC 21 PART OF NE 1/4 BEG AT PT DIST N 02-27-24 W 358.71 FT & N 84-53-32 W 353.90 FT & N 54-53-32 W 70 FT & S 80-06-30 W 135.23 FT & N 84-53-32 W 109.96 FT & N 80-25-11 W 98.99 FT & S 54-34-50 W 28.48 FT FROM E 1/4 COR, TH S 54-34-50 W 514.25 FT, TH N 84-53-32 W 206.16 FT, TH S 01-49-58 W 70.11 FT, TH N 84-53-32 W 420.50 FT, TH N 39-54-26 E 1067.23 FT, TH S 35-28-25 E 621.73 FT TO BEG 9.62 A 6-11-07 FR 010

Whereas, Auburn Pharmaceutical Company has filed an application for an Industrial Facilities Exemption Certificate on March 18, 2020 for real property to be installed within the Industrial Development District; and

Whereas, installation of new facility had not begun earlier than six months before March 18, 2020, 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 June 8, 2020 via Zoom Conference Call 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 **and condition**:

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 PA 198 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.

Condition:

a. Applicant must provide the City with a lease amendment or other legal document satisfactory to the City Attorney making the applicant responsible for paying the 2021 property taxes/IFT.

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 Auburn Pharmaceutical Company 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 Auburn Pharmaceutical Company 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, 2020; and

Be it Finally Resolved, that the Mayor is authorized the sign the Agreement after review by the City Attorney's office as to form.