



Rochester Hills

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Master

File Number: 2009-0214

File ID: 2009-0214

Type: Exemptions

Status: Public Hearing

Version: 2

Reference: 2009-0214

Controlling Body: City Council
Regular Meeting

File Created Date : 05/19/2009

File Name: IFT Webasto (Public Hearing)

Final Action: 06/01/2009

Title label: Request to approve an Industrial Facilities Exemption Certificate for Webasto Roof Systems, Inc.

Notes:

Sponsors:

Enactment Date:

Attachments: Development Agreement.pdf ,TB Analysis.pdf ,Letter
MEDC 052609.pdf ,060109 Agenda Summary.pdf
,Application.pdf ,060109 Resolution.pdf

Enactment Number: RES0151-2009

Contact: M. Gentry 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	06/01/2009	Adopted by Resolution				Pass

Text of Legislative File 2009-0214

Title

Request to approve an Industrial Facilities Exemption Certificate for Webasto Roof Systems, Inc.

Body

Whereas, Webasto Roof Systems, 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 2700 Product Dr., further identified as:

Lots 16, 17, 18, 19, 20 and 21, TAN Industrial Park, as recorded in Liber 184 of Plats, pages 15 through 18, Oakland County Records; and

Whereas, Webasto Roof Systems, Inc. has made application to the Rochester Hills City Council for

an Industrial Facilities Exemption Certificate under the above noted legislation; and

Whereas, a Public Hearing regarding this request was held at City Council's Regular Meeting of June 22, 2009 in which the taxing authorities, applicant and public were given an opportunity to be heard; 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 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.

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 Webasto Roof Systems, Inc. for an Industrial Facilities Exemption Certificate for a period of eight (8) years after project completion for personal property only, and

Be It Further Resolved, that the accompanying agreement between Webasto Roof Systems, Inc. and the City of Rochester Hills is hereby approved and is to be sent to the Department of Treasury and the State Tax Commission along with this resolution no later than October 20, 2009, 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.