



Rochester Hills

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Master

File Number: 2011-0069

File ID: 2011-0069

Type: Exemptions

Status: Public Hearing

Version: 2

Reference: 2011-0069

Controlling Body: City Council
Regular Meeting

File Created Date : 02/09/2011

File Name: WABCO No. 2 Product Development Center Sch. PH

Final Action:

Title label: Request for Approval of an Industrial Facilities Exemption Certificate for 2770 Research Dr.,
Rochester Hills for WABCO North America, LLC

Notes:

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Application.pdf, 2-Year Abatement of PP Calc.pdf, Development Agreement.pdf, 022811 Agenda Summary.pdf, Commitment Letter.pdf, WABCO TB Analysis 2 Years.pdf, WABCO Depreciation Schedule.pdf, 022811 Resolution.pdf

Enactment Number: RES0042-2011

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	02/28/2011	Adopted by Resolution				Pass
2	City Council Regular Meeting	03/21/2011					

Text of Legislative File 2011-0069

Title

Request for Approval of an Industrial Facilities Exemption Certificate for 2770 Research Dr., Rochester Hills for WABCO North America, LLC

Body

Whereas, WABCO North America, LLC is located within an Industrial Development District under the Plant Rehabilitation and Industrial Development Districts Act of 1974, as amended;

Whereas, the Industrial Development District is that property located at 2770 Research Dr., also known as Tax Parcel No. 15-29-352-003, and further described as:

T3N, R11E, SEC 29 & 30 ROCHESTER HILLS EXECUTIVE PARK LOT 29 11-18-87 FR 300-005 & 15-30-476-007; and

Whereas, the Industrial Development District was established on October 18, 2006; and

Whereas, WABCO North America, LLC filed an application for an Industrial Facilities Exemption Certificate on February 18, 2011 for personal property to be acquired and installed at the facility; and

Whereas, a Public Hearing regarding this request was held at the City Council's Regular Meeting of March 21, 2011 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 purposes 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 Rochester Hills City Council hereby approves the request of WABCO North America, LLC for an Industrial Facilities Exemption Certificate for a period of two (2) years after project completion for personal property only; and

Be It Further Resolved, that the accompanying agreement between WABCO North America, LLC 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 April 15, 2011; 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.