



Planning and Economic Development
Sara Roediger, AICP, Director

From: Pamela Valentik
To: LDFA Board Members
Date: July 17, 2025
Re: Extension of the Rochester Hills LDFA

Approved in 1995, the Rochester Hills LDFA was created as means to foster economic growth and development that leads to the creation of new employment opportunities within the City, particularly focused on the industrial/technology parks found within the southwest portion of the city.

Thanks to its partnership with Oakland County and Oakland Community College, the City of Rochester Hills has invested heavily in infrastructure and programming that supports our businesses and its workforce and the City wishes to continue that partnership, expand its economic development outreach and extend the expiration date of the existing LDFA.

The Rochester Hills LDFA is scheduled to expire on December 31, 2025. For the past six months, City staff has been researching and working to develop a strategy to continue the LDFA. Some updates to note include:

- Hired Dickinson Wright to assist us with the extension process
- At this time the city electing to request a TIME ONLY, 20-year extension to the LDFA with no changes to the boundary
- The plan will continue to focus on supporting our shared economic development strategy to fund investments that ensure we as a community have the infrastructure and tools in place to attract and retain businesses and the jobs they provide to our residents
- The updated plan will include an updated tax increment financing plan/capture table, by jurisdiction, along with an update to the project list
- We will be looking to schedule a LDFA board meeting in August to request LDFA approval of updated plan to be forwarded to City Council in September
- After a 60-day review process by the taxing jurisdictions, we hope to have the updated plan finalized by the end of the year

At the upcoming meeting, staff will further discuss these updates and garner the LDFA board's insights to the future of the LDFA beyond 2025.