



Rochester Hills

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Master

File Number: 2010-0367

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Type: Exemptions

Status: Public Hearing

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Reference: 2010-0367

Controlling Body: City Council
Regular Meeting

File Created Date : 09/03/2010

File Name: KOSTAL IFET

Final Action:

Title label: Request for Approval of an Industrial Facilities Exemption Certificate for KOSTAL Kontakt Systeme, Inc.

Notes:

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Development Agreement.pdf, Analysis 12 Years.pdf, Public Hearing Notice.pdf, 091310 Agenda Summary.pdf, Application.pdf, Map.pdf, 091310 Resolution.pdf, Resolution.pdf

Enactment Number: RES0201-2010

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	09/13/2010	Adopted by Resolution				Pass
2	City Council Regular Meeting	09/20/2010					

Text of Legislative File 2010-0367

Title

Request for Approval of an Industrial Facilities Exemption Certificate for KOSTAL Kontakt Systeme, Inc.

Body

Whereas, KOSTAL Kontakt Systeme, Inc, is proposing to locate within a Plant Rehabilitation District under the "Plant Rehabilitation and Industrial Development Districts Act of 1974," as amended, and

Whereas, the Plant Rehabilitation District is that property located at 1350 W. Hamlin Rd., also known as Tax Parcel No. 15-21-476-054, and further described as:

T3N, R11E, SEC 21 PART OF S ½ OF SEC BEG AT PT DIST N 86-10-50 E 2305.96 FT FROM SW SEC COR, TH N 03-49-10 W 662.30 FT, TH N 86-10-50 E 99.46 FT, TH ALG CURVE TO LEFT, RAD 24.25 FT,

CHORD BEARSN 41-54-25 E 33.86 FT, DIST OF 37.48 FT TH N 02-22-00 W 36.13 FT TH N 88-18-43 E 1.29 FT, TH N 03-48-58 W 35.16 FT, TH N 86-02-13 E 187 FT, TH N 03-48-32 W 205.40 FT, TH N 86-02-13 E 100 FT, TH S 03-48-32 E 965.77 FT, TH S 86-45-45 W 245.14 FT, TH S 86- 10-50 W 167.64 FT TO BEG 7.39 A 09-05-00 FR 048 & 049; and

Whereas, the Plant Rehabilitation District was established on September 20, 2010, and

Whereas, KOSTAL Kontakt Systeme, 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 September 20, 2010 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.

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 KOSTAL Kontakt Systeme, Inc. for an Industrial Facilities Exemption Certificate for a period of twelve (12) years after project completion for personal property only, subject to the following condition:

That KOSTAL Kontakt Systeme, Inc. signs a lease agreement to occupy the building on or before October 31, 2010, and

Be It Further Resolved, that the accompanying agreement between Kostal Kontakt Systeme, 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 31, 2010, 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.