



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

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Legislative File No: 2009-0511

TO: Mayor and City Council Members
FROM: Ed Anzek, Planning & Development Director, ext. 2572
DATE: November 5, 2009
SUBJECT: Amendment of LDFA Development and Financing Plan

REQUEST:

To schedule a public hearing for City Council's Regular Meeting of January 11, 2010 regarding the proposed amendments to the Rochester Hills Local Development Finance Authority Development Plan and Financing Plan.

BACKGROUND:

At its October 8, 2009 meeting, the Rochester Hills Local Development Finance Authority approved an amended Development Plan and Financing Plan and has forwarded it to City Council for a public hearing and consideration as per the requirements of Public Act 281 of 1986, Sec. 17 (2).

The reasons that necessitated the Plan's amendment are summarized below:

1. Three new projects have been added, **Project 9: Research Dr. Reconstruction; Project 10: Master Infrastructure Plan Update; and, Project 12: Entranceway Grant Program.**
2. *Project 4a* has been eliminated. This project was the alternative to the Technology Dr. connection to Adams Rd. With the connection planned for construction in the spring of 2010, project 4a becomes unnecessary.
3. *Project 6b: Leach Street Paving North of Clinton River Walking Trail* was eliminated. This project was proposed as a precursor to the construction of Adams Road. It contemplated the construction of a new roadway to connect Leach Rd. to Technology Dr. in order to provide cross access. With the connection of Leach to Adams Road and the soon-to-be-completed connection of Technology Dr. to Adams Rd., this project is no longer necessary.
4. *Project 5: Connect Waterview Dr. to Leach St.* has been completed and will be removed from the Plan.
5. Project numbers have been reordered to include the new projects and eliminate those that have been completed or are now unnecessary.
6. The latest 2009 tax roll has replaced the previous 2007 tax roll of all properties in the district.
7. The construction schedule on page 36 has been revised. It reflects the changes to projects as noted above, updates construction schedules and cost estimates.
8. There have been some formatting changes, including the addition of title pages for maps, tables and attachments.
9. 2009 is the final year for *Project 7: Intelligent Infrastructure Upgrade*; however, it is anticipated that the need for this still exists. It is proposed that we leave the project in the plan but do not

provide annual funding. Instead, we'll fund any future intelligent infrastructure upgrade requests from fund balance with budget amendments and City Council approval.

It is expected that Council approval of the amended Plans indicate an acceptance of these changes. It should be noted that the majority of the changes to the Plans occurred on pages 10-14. Further, the Research Dr. Reconstruction project will require that a Capital Improvement Project be written and approved by the Planning Commission in 2010.

The process to approve an amended LDFA Development Plan and Financing Plan is straightforward. It requires two public notices in a paper of general circulation and a public hearing no sooner than 20 days after the initial notice. In addition, the taxing jurisdictions will be notified by certified mail as a courtesy.

Finally, it is anticipated that the M-59 Corridor Study and Master Infrastructure Plan Update, slated for completion in 2010, will necessitate another amendment to the LDFA's Development and Financing Plans in 2011. The completed Study and Master Infrastructure Plan Update will result in a 10-year plan to guide future activities of the LDFA. At that time, roads in the LDFA District in need of reconstruction and new projects will be considered for addition to the Plan.

RECOMMENDATION:

Schedule the public hearing for the Regular Meeting of January 11, 2010.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		