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## LDFA questions

Sara Roediger <roedigers@rochesterhills.org>

Mon, Sep 8, 2025 at 11:38 AM

To: Theresa Mungiolit <mungiolit@rochesterhills.org>, Bryan Barnett <barnettb@rochesterhills.org>

Cc: Pam Valentik <valentikp@rochesterhills.org>, Leanne Scott <scottl@rochesterhills.org>, Joe Snyder <snyderj@rochesterhills.org>

Good morning!

Please see our responses in blue below and let us know if you have any additional questions.



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**Sara Roediger**

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On Sun, Sep 7, 2025 at 9:32 PM Theresa Mungiolit <mungiolit@rochesterhills.org> wrote:

Pam and Sara

I am going thru the LDFA request and have a few questions.

- - Will the LDFA boundaries change with this extension? Are we planning to ask for an extension in the future. especially as we do the brownfield clean up? There are no changes to the existing boundaries as part of this extension. If the City wishes to change the boundaries in the future, that is a separate process that we would need to go through that would require extensive study to determine effects on the various taxing jurisdictions and their approvals. As for any of the brownfield clean up properties, this was something briefly explored during our early analysis of determining the future of the LDFA but that would seriously limit the abilities to use other brownfield tools on said properties.
  - Is there any revenue change as a result of this extension? There is no revenue change to the city's general fund and the TIF plan provides a best estimate of the revenue to be generated over the next 20 years based on information we have today. As much of the district is developed, we anticipate slight to moderate revenue growth moving forward.
  - What is the future plan the city has for the LDFA area? The Development Plan shares the long term strategy which is to continue to invest in the infrastructure that is necessary to support the LDFA district where many of our larger, global, high tech companies have chosen to invest and grow. In addition to strategic attraction of new businesses that align with the City's Economic Development Strategy, we want to focus on retention of the businesses in the LDFA and support their workforce development needs with talent attraction and retention programs.
  - What is 5B - development of a city owned facility? While we have no current plans to purchase or develop a city owned facility, we do not want to rule it out in the future. The idea of developing a high

tech incubator or multi-tenant building that would allow entrepreneurs/small companies a starting location has been discussed and if the opportunity presents itself, we wanted to ensure that we would have the ability to pursue it if it was deemed desirable at that time.

- ○ Is the new car wash in the LDFA? Yes it is located within the boundaries, however the LDFA does not collect from commercial business. Every year Assessing and Treasury review the businesses located in the district and collect only from industrial businesses.



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