



Rochester Hills Master Report

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File Number: 2005-0040

File Number: 2005-0040	File Type: Project	Status: To Council
Version: 1	Reference: N/A	Controlling Body: City Council
Requester: Planning/Development	Cost:	Introduced: 01/07/2005
File Name: Schedule Public Hearing for Expansion of LDFA District		Final Action:

Title: Request to Schedule Public Hearing for expansion of the Rochester Hills Local Development Finance Authority District (Dan Casey, Economic Development Manager, Planning and Development).

Notes:

Code Sections:

Agenda Date:

Indexes:

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Agenda Summary .pdf, Timeline- Revised.pdf

Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2005-0040

..Title

Request to Schedule Public Hearing for expansion of the Rochester Hills Local Development Finance Authority District (Dan Casey, Economic Development Manager, Planning and Development).

..Body

Whereas, Public Act 281 of 1986 is an act to prevent urban deterioration and encourage economic development including, but not limited to, high-technology industries and activity and to encourage neighborhood revitalization and historic preservation and to provide a mechanism for developing and implementing plans within a development area, and

Whereas, the City of Rochester Hills and Michigan Economic Development Corporation have entered into an agreement that establishes the boundaries of a certified technology park within the City of Rochester Hills, and

Whereas, the Rochester Hills Local Development Finance Authority was established On May 4, 1994 and a Development Plan and Tax Increment Financing Plan, "the Plan", were

approved by City Council on May 3, 1995, and

Whereas, the Plan was amended and adopted by the City Council on July 15, 1998, and

Whereas, Public Act 281 of 1986, Section 4 (5) permits the governing body creating the authority to include or exclude land from the Authority District, and

Whereas, City Council and the Authority desire that the boundaries of the District and certified technology park be coterminus,

Resolved, that the City Council of the City of Rochester Hills determines that it is in the best interests of the public to increase property tax valuation, and to promote growth in an area of the City of Rochester Hills defined as a certified technology park and business development area, particularly growth related to industries engaged in high-technology, including, but not limited to, advanced manufacturing, advanced computing, research and development, life sciences and biotechnology, and

Be It Further Resolved, that the Council of the City of Rochester Hills intends to hold a public hearing regarding the adoption of a resolution to expand the local boundaries of the Rochester Hills Local Development Finance Authority District, and

Be It Further Resolved, that the amended Authority boundaries are coterminus with those of the certified technology park, further described as:

Part of sections 17, 18, 19, 21, 28, 29 and 30, T. 3 N., R. 11 E., City of Rochester Hills, Oakland County, Michigan.

More particularly described as being all of section 18 and that part of sections 17 and 19, described as beginning at the northwest corner of said section 18; thence easterly along the north line of said section 18, also being the centerline of Walton Boulevard, to the northeast corner of said section 18; thence southerly 2044.63 feet along the east line of said section 18, also being the centerline of Adams Road, to the southwest corner of Spring Hill Subdivision; thence easterly 1491.99 feet along the south line of said Spring Hill Subdivision to the southeast corner of said Spring Hill Subdivision, said point being on the west line of Spring Hill Subdivision No.2; thence southerly 820.73 feet to the southwest corner of said Spring Hill Subdivision No.2; thence easterly 727.90 feet along the south line of said Spring Hill Subdivision No.2 to the northwest corner of Meadowbrook Valley Sub No.2; thence southerly 1076.05 feet along the west line of said Meadowbrook Valley Sub No.2 to the southwest corner of said Meadowbrook Valley Sub No.2, said point being the northwest corner of Meadowbrook Valley Sub No.1; thence continuing southerly 698.07 feet along the westerly line of said Meadowbrook Valley Sub No.1; thence westerly 407.80 feet along the north line of lots 15, 16, 17 and 18 of said Meadowbrook Valley Sub No.1 to a point on the westerly line of said Meadowbrook Valley Sub No.1; thence southerly 1036.25 feet along said westerly line of Meadowbrook Valley Sub No.1 to the southwest corner of said Meadowbrook Valley Sub No.1 and the south line of said section 17, also being the centerline of Avon Road; thence westerly along said south

line of section 17 to the southwest corner of said section 17; thence southerly along the east line of said section 19, also being the centerline of Adams Road, to the centerline of Butler Road; thence westerly and southwesterly along said centerline of Butler Road to the west line of said section 19; thence northerly along said west line of section 19 and along the west line of said section 18 the point of beginning.

Also that part of section 19, 21, 28, 29 and 30 described as beginning at the southwest corner of said section 30; thence northerly along said west line of section 30 to the northwest corner of said section 30; thence North 00 degrees 22 minutes 28 seconds West, 225 feet along the west line of said section 19; thence North 52 degrees 09 minutes 50 seconds East, 260 feet; thence North 74 degrees 23 minutes 50 seconds East, 580 feet; thence North 64 degrees 33 minutes 42 seconds East 277.28 feet; thence southerly, in part along the west line of Rookery Woods Subdivision No.2 to a point on the centerline of Hamlin Road; thence easterly along said centerline of Hamlin Road to the centerline of Adams Road; thence continuing easterly along said centerline of Hamlin Road to the centerline of Crooks Road; thence continuing easterly along the centerline of Hamlin Road to the centerline of the Trail Corridor (formally Grand Trunk Western Railway); thence northeasterly along the centerline of said Trail Corridor to the centerline of Livernois Road; thence southerly along said centerline of Livernois Road to the centerline of Hamlin Road; thence continuing southerly along said centerline of Livernois Road to the centerline of Auburn Road; thence westerly along the centerline of said Auburn Road to the centerline of Crooks Road; thence continuing westerly along said centerline of Auburn Road to the point of beginning.

Be It Further Resolved, that the public hearing will be held in the City Council Chambers at 1000 Rochester Hills Dr. in the City of Rochester Hills at 7:30 p.m. on February 16, 2004 and

Be It Finally Resolved, that notice of the public hearing shall be published twice in a newspaper of general circulation in the City of Rochester Hills not less than twenty (20) nor more than forty (40) days before the date of the hearing, and that notice of the hearing shall also be mailed to the property taxpayers of record in the proposed Authority District not less than twenty (20) days before the hearing. (20) nor more than forty (40) days before the date of the hearing, and that notice of the hearing shall also be mailed to the property taxpayers of record in the proposed Authority District not less than twenty (20) days before the hearing.

Ayes:
Nays:
Absent:

Carried

Motion