



# Rochester Hills

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## Master

**File Number: 2008-0294**

**File ID:** 2008-0294

**Type:** Exemptions

**Status:** Public Hearing

**Version:** 6

**Reference:** 2008-0293

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 06/09/2008

**File Name:** Rayconnect IFT

**Final Action:**

**Title label:** Request for Approval of an Industrial Facilities Exemption Certificate for real and personal property at 2350 Austin Ave. (Rayconnect, Inc.)

**Notes:** 06/16/08 RES0179-2008 CC  
06/23/08 RES0186-2008 CC  
9/24/12 - CC Update  
12/02/13 Sched PH RES0262-2013

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf, 2013 Development Agreement draft.pdf, Financial Analysis 2013 Sheet 1.pdf, Financial Analysis 2013.pdf, Application.pdf, Public Hearing Notice.doc, 120213 Agenda Summary.pdf, 092412 Agenda Summary.pdf, Suppl Presentation 092412.pdf, 062308 Agenda Summary.pdf, Application.pdf, Captured Taxes Analysis.pdf, RayConnect Financial Analysis-Personal 1.pdf, RayConnect TB Analysis-Real.pdf, Personal Property Depreciation.pdf, Public Hearing Notice.pdf, Resolution.pdf, Revised Resolution.pdf, 061608 Agenda Summary.pdf, 061608 Resolution.pdf, 120213 Resolution.pdf

**Enactment Number:**

**Contact:**

**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	06/16/2008	Adopted by Resolution				Pass
2	City Council Regular Meeting	06/23/2008					
3	City Council Regular Meeting	06/23/2008	Adopted by Resolution				Pass
4	City Council Regular Meeting	09/24/2012	Presented				

5	City Council Regular Meeting	12/02/2013	Adopted by Resolution	Pass
6	City Council Regular Meeting	12/09/2013		

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**Text of Legislative File 2008-0294**

Title

Request for Approval of an Industrial Facilities Exemption Certificate for real and personal property at 2350 Austin Ave. (Rayconnect, Inc.)

Body

**Whereas**, Rayconnect, Inc., as owners of certain industrial property in the City of Rochester Hills, Oakland County, Michigan are located within an Industrial Development District under the "Plant Rehabilitation and Industrial Development Districts Act of 1974," as amended; and

**Whereas**, the Industrial Development District is that property located at 2350 Austin Ave., further identified as Parcel Number 15-29-452-036, further identified as:

T3N, R11E, SEC 29 SUPERVISOR'S PLAT NO. 9 LOTS 1 & 2 MORE PARTICULARLY DESC AS BEG AT SW COR OF 'SD' LOT 1, TH N 03-02-01 W 354.65 FT, TH N 23-06-22 W 193.48 FT, TH N 02-58-23 W 28.52 FT, TH N 83-01-04 E 801.63 FT, TH S 02-26-26 E 588.59 FT.; AND

**Whereas**, Rayconnect, 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 December 9, 2013 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 under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, 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 is also for the purpose of providing an addition to the facility on industrial property.
- d. The addition to the industrial facility meets the objectives of job creation within the established industrial corridor of the City of Rochester Hills.
- e. The aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Rochester Hills, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

**Resolved**, that pursuant to Section 9 (1) and (2) of Act 198 of Public Acts of 19974, as amended, the City Council of the City of Rochester Hills hereby approves the request of Rayconnect, Inc. for an Industrial Facilities Exemption Certificate for a period of up to twelve (12) years for real and eight (8) years for personal property after completion of construction; and

**Be it Further Resolved**, that the accompanying agreement between Rayconnect 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; 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.