

LDFA PLAN UPDATE

City of Rochester Hills LDFA

July 17, 2025



LDFA PLAN: HOW WE GOT HERE

- Learned a lot through the Request for Proposal process
- Timing is everything right now
- Change in scope
 - ◆ Hired legal counsel - Dickinson Wright
 - ◆ Requesting 20 year extension
 - ◆ NO changes in boundaries
 - ◆ Updating the Development & Tax Increment Financing Plans

LDFA PLAN: COMPLETED PROJECTS

Project	Years	Amount	Project	Years	Amount
Adams Road Realignment	2001-2006	\$3,035,455	Hamlin Road Reconstruction	2018-2018	\$2,000,000
LDFA Cross-Street Extensions (Leach & Waterview)	2004-2007	\$413,792	Technology Pathway (Auburn - 2,250' N)	2017-2018	\$500,000
Austin Avenue Extension	2008-2009	\$2,195,000	Waterview Reconstruction	2021-2022	\$2,156,400
Technology Drive Extension	2009-2010	\$260,000	Adams @ CRT: Pathway Crossing	2020-2024	\$500,000
Hamlin Road @ Old Adams	2008-2008	\$70,000	Leach Road Paving	2023-2024	\$2,300,000
Adams Road: Water & Sewer Extension	2006-2006	\$684,860	Marketplace Circle Rehabilitation	2024-2024	\$400,000
Austin Avenue: Water Extension	2008-2008	\$132,500	Traffic Signal Upgrade (Technology @ Auburn)	2024-2025	\$632,500
LDFA Roads Rehabilitation	2009-2016	\$1,800,000			

TOTAL \$17,080,507

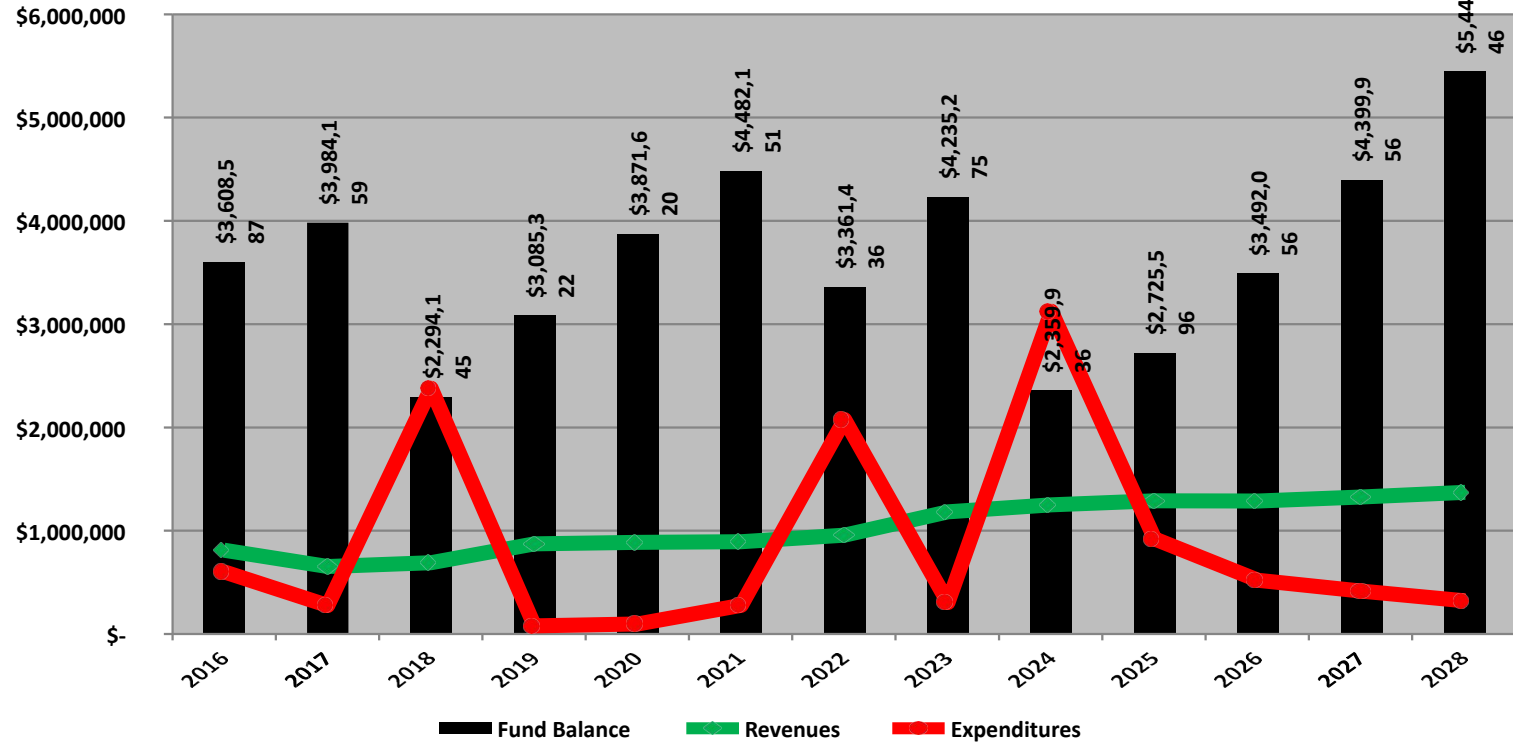
LDFA PLAN: PROJECTS LEFT TO DO

- ◆ Upgrade private Industrial Drive to a public road
- ◆ Extend public utilities to Industrial Drive
- ◆ Intelligent Infrastructure Upgrades - with new opportunities
- ◆ Annual Road Maintenance & Reconstruction projects
- ◆ Master Infrastructure Plan UPDATE
- ◆ NEW: Economic Development Strategy Implementation with focus on attracting & retaining businesses & talent

LDFA PLAN: NEXT STEPS

Present updated plans to LDFA Board for approval	AUGUST
Coordinate with taxing jurisdictions for their approval during public hearing process	JULY - NOVEMBER
City Council public hearing	SEPTEMBER
City Council approval of updated plans	NOVEMBER
Forward approved plans to State	DECEMBER

LDFA Fund



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