



2025 RESTATED DEVELOPMENT PLAN and TAX INCREMENT FINANCING PLAN

LOCAL DEVELOPMENT FINANCE AUTHORITY (LDFA)

Adopted by the Rochester Hills LDFA
August __, 2025

Adopted by the Rochester Hills City Council
November __, 2025

Rochester Hills Local Development Finance Authority Board

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INTRODUCTION

The purpose of Act 57, Public Acts of Michigan, 2018, as amended (Act 57 or LDFA Act) (formerly Act 281, Public Acts of Michigan, 1986, as amended), is to encourage local development; prevent conditions of unemployment; and promote economic growth. This valuable Michigan economic development tool provides that if a municipality determines that it is necessary for the achievement of the purposes of Act 57 that a Local Development Finance Authority (LDFA or Authority) be created, the LDFA is required to prepare and submit a tax increment financing plan to the City Council. The Act further provides that a tax increment financing plan shall include a development plan.

On May 4, 1994, the City of Rochester Hills City Council approved the establishment of the Rochester Hills LDFA and its initial Development and Tax Increment Financing Plan with a focus on the Hamlin/Adams corridor of industrial parks. In 2005, the City entered into a partnership with Oakland University to create a SmartZone/Certified Technology Park. The City of Rochester Hills amended the boundaries of the LDFA to be coterminous with those of the Certified Technology Park. The Plan applies to property located in Sections 17, 18, 19, 21, 28, 29 and 30 in the City of Rochester Hills. A legal description of the land is attached as Appendix A.

The Rochester Hills industrial market plays a fundamental role in the City's economy, boasting many high-performing advanced manufacturing, robotics, and mobility companies. These businesses are considered essential basic industries as they serve national and global markets, generate jobs, and attract outside capital, which helps sustain a local network of suppliers, contractors, and service providers. Rochester Hills has also experienced strong levels of foreign direct investment, with international companies establishing North American operations due to the skilled workforce, strategic location, and business-friendly environment.

In 2025, the city had nearly 8 million square feet of industrial space with a low vacancy rate of 3.5% in its technology parks, which is lower than the county's rate of 3.9%. Over the past 10 years, more than 5,000 new jobs have been created in Rochester Hills. The Rochester Hills' LDFA represents an alliance between the City and its regional economic development partners to ensure the community continues to provide the necessary infrastructure and programs that support innovative business growth and promising jobs for the region.

PURPOSE OF PLANS

It is the purpose of this Development Plan and the accompanying Tax Increment Financing Plan to establish the legal basis and procedure for the capture and expenditure of tax increment revenues in accordance with Act 57. The proposals in the plan will facilitate projects that foster new economic growth and development and lead to the creation of new employment opportunities within the City of Rochester Hills.

The purpose of the Development Plan and Tax Increment Financing Plan is to provide for the construction and financing of public facilities within the City of Rochester Hills necessary for the project. Specifically, it will include ongoing maintenance and repair of public infrastructure in the District; and provide funding for administrative and marketing costs.

The Finance Plan will provide for the capture of tax revenues from certain property within the District including the capture of City, Oakland County, Oakland Community College, Huron-Clinton Metro Parks, and Rochester Hills Public Library.

The construction of the public facilities described herein will facilitate economic growth and development in the LDFA District and other areas of the City and Oakland County.

The Development Plan contains the information required by Section 415(2) of Act 57 and the Tax Increment Financing Plan contains the information required by Section 412 of Act 57.

DEVELOPMENT PLAN

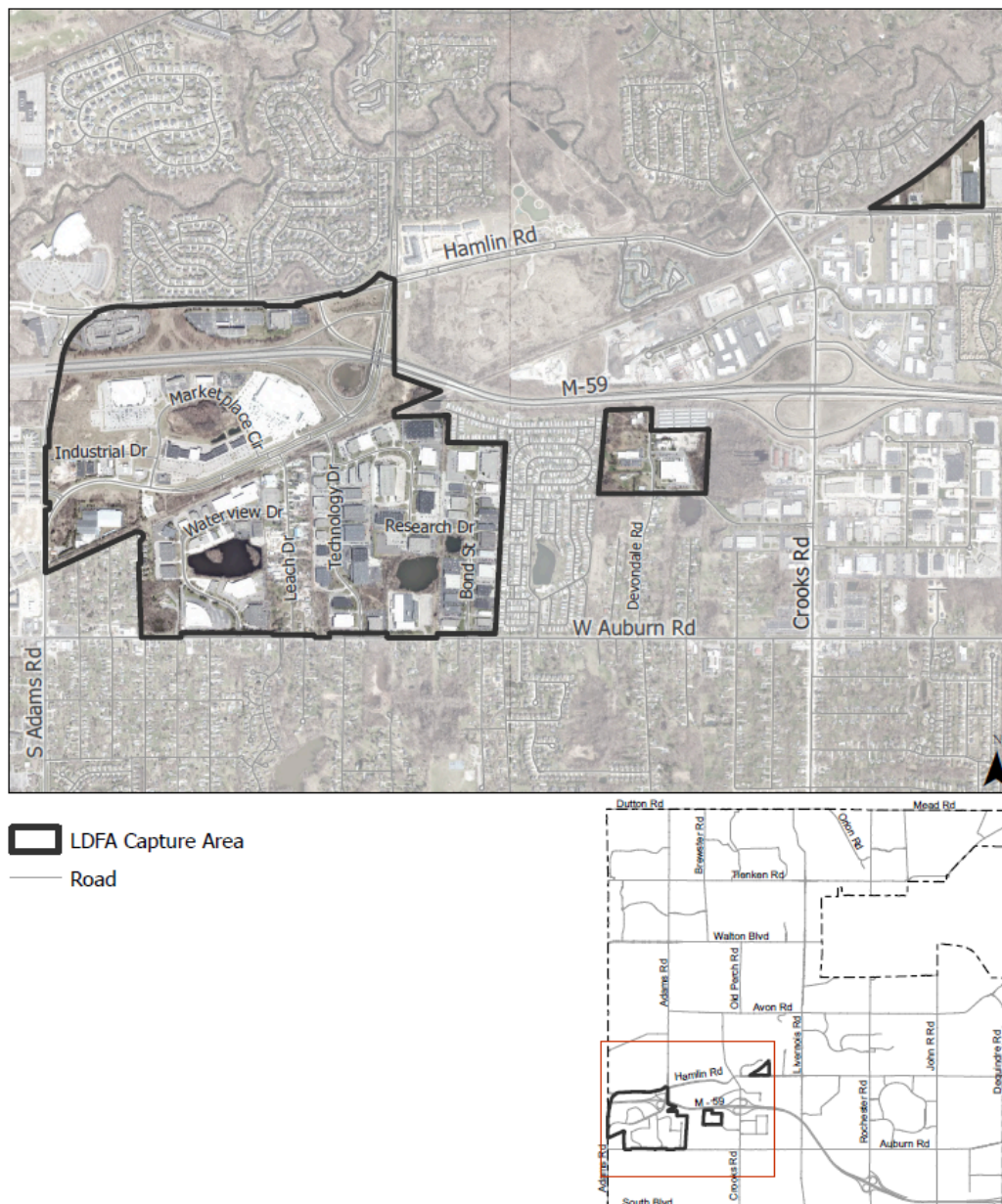
Boundaries

Section 415 (2) (a) a description of the property to which the plan applies in relation to the boundaries of the authority district, legal description;

Section 415 (2) (b) The designation of boundaries of the property to which the plan applies in relation to highways, streets, or otherwise;

The boundaries for the City of Rochester Hills LDFA as established by Resolution of the Rochester Hills City Council are shown on Map 1 below. A legal description of the district is attached in Appendix A.

Map 1 LDFA District Boundary



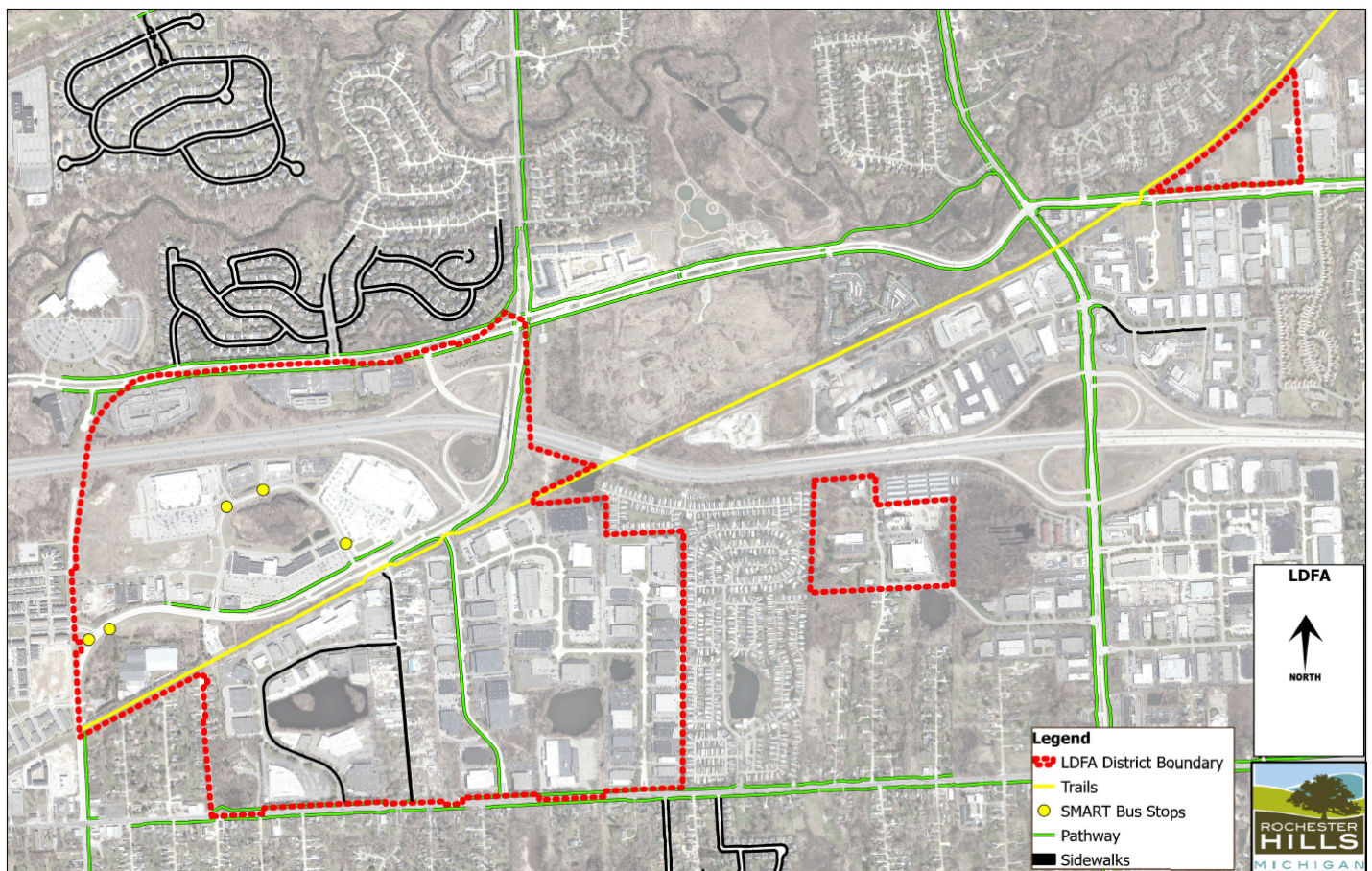
The full text of the resolution establishing the LDFA and legal description may be found in Appendix B. The resolution for LDFA amendments including expanding the boundaries of the LDFA and legal description of the new boundaries may also be found in Appendix B. All capture eligible real and personal properties within the LDFA and their respective values are listed in Appendix C.

Existing Conditions

Section 415 (2) (c) The location and extent of existing streets and other public facilities in the vicinity of the property to which the plan applies; the location and extent of the public and private land uses existing and proposed for the property to which the plan applies, including residential, recreational, commercial, industrial, educational, and other uses;

Existing streets and public facilities including pathways, trails and bus stops in the LDFA District are shown on Map 2. The vast majority of the properties are zoned Employment Center District (EC) and consist primarily of the City's existing light industrial and technology parks developed in the 1980s and 1990s. It is the intent of the EC district to allow for their continued evolution and support job creation in the city. The properties between the south side of M-59 and the north side of the Clinton River Trail are a combination of Industrial (I), Office (O), and Highway Business (HB), and many are regulated under a Consent Judgment that dictates the uses of the properties as a combination of commercial and industrial.

Map 2 LDFA Existing Conditions



Public Facilities

Section 415 (2) (d) A description of public facilities to be acquired for the property to which the plan applies, a description of repairs or alterations necessary to make those improvements, and an estimate of the time required for completion of the improvements;

Section 415 (2) (e) The location, extent, character, and estimated cost of the public facilities for the property to which the plan applies and an estimate of the required time for completion;

Section 415 (2) (f) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage;

As part of the original LDFA Development Plan, it was identified to complete an engineering study of the district. The *Master Plan for Infrastructure Development of the Local Development Finance Authority District* for the City of Rochester Hills was prepared by a joint venture of Hubbell, Roth and Clark, Inc. and Orchard, Hiltz and McCliment, Inc. in 1996.

In 2009, the City and consultants conducted the M-59 Corridor Study. Considered in the City's 2006 Master Plan, this study evaluated how the revisions to the Master Plan would affect land uses, road systems, pathways and other infrastructure within the LDFA District. The M-59 Corridor Study identified development/redevelopment opportunities and what changes may occur and infrastructure that may be needed to support these changes.

As we enter the next phase of the Rochester Hills LDFA, an updated Master Infrastructure Plan will focus on incorporating the needed changes for the duration of the district. In this manner, funding sources can be determined, projects prioritized, and incorporated into the City's Capital Improvement Plan. For this section, it's important to note that LDFA funds may be used for the acquisition of private property for road rights-of-way and other public purposes.

Project Descriptions

A summary of proposed projects including estimated costs and a tentative schedule can be found below, followed by a more detailed description of each project. Cost estimates for ongoing projects reflect a total to be spent over the duration of the 20-year extension.

Table 1 Summary of LDFA Projects						
Project		Schedule				Cost Estimate
		Short Term	Mid Term	Long Term	Ongoing	
1 Road Construction & Maintenance						\$10,250,000
A	Reconstruction of Old Adams Rd./Forester Blvd.	X				\$1,500,000
B	Upgrade Industrial Drive to a Public Road	X				\$750,000
C	Annual Road Maintenance				X	\$8,000,000
2 Infrastructure/Utilities Enhancements						\$1,825,000
A	Public Utilities to Industrial Drive	X				\$750,000
B	Intelligent Infrastructure Upgrades			X		\$500,000
C	Advanced Mobility Infrastructure		X			\$500,000
D	Master Infrastructure Plan Update	X				\$75,000
3 Multimodal Transit Projects						\$2,250,000
A	Construction of Pathways/Sidewalks	X				\$1,000,000
B	Clinton River Trail Enhancements		X			\$1,000,000
C	Capital Investments supporting Transit Network			X		\$250,000
4 Placemaking Investments						\$1,250,000
A	Entryway Beautification Program				X	\$1,000,000
B	District Signage/Branding		X			\$250,000
5 Strategic Planning & Stakeholder Economic Development Initiatives						\$5,250,000
A	Updated Studies		X			\$250,000
B	Development of a City Owned Facility			X		\$5,000,000
Program Development/Marketing/Promotions of Rochester Hills LDFA: Business						
6 Attraction & Retention						\$300,000
A	Participation/Support of targeted, high-tech Industries' business development programs				X	\$100,000

Table 1 Summary of LDFA Projects

Project		Schedule				Cost Estimate
		Short Term	Mid Term	Long Term	Ongoing	
B	Advertising/communications/marketing materials promoting the Rochester Hills LDFA				X	\$100,000
C	Program development & implementation that promotes the Rochester Hills LDFA				X	\$100,000
Program Development/Marketing/Promotions of Rochester Hills LDFA: Talent 7 Attraction & Retention						\$650,000
A	RHISE Cup				X	\$500,000
B	Live + Work in Rochester Hills	X				\$50,000
C	Advertising/communications/marketing materials promoting talent attraction & retention needs & workforce opportunities				X	\$50,000
D	Program development & implementation that promotes talent attraction, retention, training & empowerment				X	\$50,000
TOTAL						\$21,775,000

Project 1

Road Construction and Maintenance

Project 1 A Reconstruction of Old Adams Rd./Forester Blvd.

Description: This project involves upgrading the existing Old Adams Rd and Forester Blvd to accommodate access needs for proposed industrial/high-tech development opportunity at current vacant land.

Schedule: Short Term

Cost Estimate: \$1,500,000

Project 1 B Upgrade Industrial Drive to a Public Road

Description: This project involves upgrading the existing private Industrial Drive to a paved public road standard meeting current Engineering standards.

Schedule: Short Term

Cost Estimate: \$750,000

Project 1 C Annual Road Maintenance

Description: Maintaining viable business corridors within the LDFA District is an important goal, particularly as existing infrastructure ages. This project utilizes tax increment financing capture to reimburse City expenses related to road maintenance within the LDFA District. Road expenses may include patching, sectional replacement of concrete slabs, and other unanticipated repairs. Generally, road maintenance work is conducted or overseen by the City's Department of Public Services. Only maintenance of City Major Roads and Local Streets that provide primary access to eligible uses will be funded.

Schedule: Ongoing

Cost Estimate: \$8,000,000 (\$400,000 annually)

Project 2 Infrastructure/Utilities Enhancements

Project 2 A Extend Public Utilities to Industrial Drive

Description: This project involves extending watermain, sanitary sewers, and storm sewers/drainage to Industrial Drive. Easements will be needed for the extension of these utilities.

Schedule: Short Term

Cost Estimate: \$750,000

Project 2 B Intelligent Infrastructure Upgrades

Description: This project will provide upgrades or installation of intelligent infrastructure on a case-by-case basis as business needs change. Intelligent infrastructure may include: upgrades or installation of advanced fiber optics; pods, nodes or other technology related to the development of wireless area networks; telephone or other communication infrastructure, including electric capacity. The goal of this project is to provide for capacity of improved communications or utilities in areas where it does not exist or is insufficient to meet the needs of business.

Schedule: Long Term

Cost Estimate: \$500,000

Project 2 C Advanced Mobility Infrastructure

Description: As the district is home to many companies involved in the engineering and product development of various advanced mobility programs, invest in necessary and innovative infrastructure that supports the development and deploying of these industry technologies. A current example may be an EV charging network.

Schedule: Mid Term

Cost Estimate: \$500,000

Project 2 D Master Infrastructure Plan Update

Description: The Master Infrastructure Plan was originally written and adopted in 1996. Many of the projects in the Plan have been completed and others have been approved by the LDFA and constructed that weren't originally conceived. An updated Master Infrastructure Plan will focus on incorporating the needed changes for the duration of the LDFA District. In this manner, funding sources can be determined, projects prioritized, and incorporated into the City's Capital Improvement Plan.

Schedule: Short Term

Cost Estimate: \$75,000

Project 3 Multimodal Transit Projects

Project 3 A Construction of Pathways/Sidewalks

Description: To help improve non-motorized access to businesses within the district, the construction of pathways along key corridors including Adams Rd., Auburn Rd., Hamlin Rd., Bond St., Research Dr., Old Adams Rd., Industrial Dr., Austin Ave. or Devondale Rd.

Schedule: Short Term

Cost Estimate: \$1,000,000

Project 3 B Clinton River Trail Enhancements

Description: As the Clinton River Trail serves as a means of access for LDFA workforce, explore opportunities to enhance the trail access and connectivity for/to the businesses.

Schedule: Mid Term

Cost Estimate: \$1,000,000

Project 3 C Capital Investments Supporting Transit Network

Description: Improving aesthetics and ADA access to bus stops, which may include addition of seating or shelters at busy locations.

Schedule: Long Term

Cost Estimate: \$250,000

Project 4

Placemaking Investments

Project 4 A Entranceway Beautification Program

Description: Maintaining and improving the marketability of the business parks within the District is an important endeavor. Beautiful and professional entranceways create a lasting positive impression about the parks within the District and help to maintain and improve property values. This project provides for a matching program to help the industrial and office condominium associations and land owners with multiple properties that are designed in a park-like setting to upgrade signage, lighting, landscaping and maintenance. The signs may or may not be located in public rights-of-way.

Schedule: Ongoing

Cost Estimate: \$1,000,000

Project 4 B District Signage/Branding

Description: Implement physical assets that align with the LDFA District branding strategy including signage, streetscape improvements, and other improvements to help identify and enhance the District.

Schedule: Mid Term

Cost Estimate: \$250,000

Project 5

Strategic Planning & Stakeholder Economic Development Initiatives

Project 5 A Updated Studies

Description: Develop and deliver products, plans, programs that jointly promote the mission and partnership opportunities of our supporting stakeholders and taxing jurisdictions with the LDFA business community.

Schedule: Mid Term

Cost Estimate: \$250,000

Project 5 B Development of a City Owned Facility

Description: Explore and develop market driven industrial/flex spaces for small high tech businesses looking to locate and expand within the LDFA District including potential property acquisition for shared meeting spaces and the development of a potential Sensitive Compartmented Information Facility (SCIF).

Schedule: Long Term

Cost Estimate: \$5,000,000

Project 6

Program Development/Marketing/Promotions of Rochester Hills LDFA: Business Attraction & Retention

Description: In line with the mission of Act 57 to promote economic growth, deliver business development programs that support retention and attraction efforts on targeted, high-tech industries/clusters. This may include conferences, events, membership forums. It may also include program development and implementation, advertising, communications or marketing materials promoting the Rochester Hills LDFA.

Project 6A Participation/Support of targeted, high-tech Industries' business development programs

Schedule: Ongoing

Cost Estimate: \$100,000

Project 6B Advertising/communications/marketing materials promoting the Rochester Hills LDFA

Schedule: Ongoing

Cost Estimate: \$100,000

Project 6C Program development & implementation that promotes the Rochester Hills LDFA

Schedule: Ongoing

Cost Estimate: \$100,000

Project 7

Program Development/Marketing/Promotions of Rochester Hills LDFA: Talent Attraction & Retention

Description: In line with the mission of Act 57 to support job creation within this high -tech business corridor, develop and deliver workforce development programs that support talent retention, attraction and community engagement. This may include programs like RHISE Cup, Live + Work in Rochester Hills campus campaigns or other advertising, communications, events, market research reports, programs and marketing materials.

Project 7 A RHISE Cup

Schedule: Ongoing

Cost Estimate: \$500,000 (\$25,000 annually)

Project 7 B Live + Work in Rochester Hills

Schedule: Short Term

Cost Estimate: \$50,000

Project 7 C Advertising/communications/marketing materials promoting talent attraction & retention needs & workforce opportunities

Schedule: Ongoing

Cost Estimate: \$50,000

Project 7 D Program development & implementation that promotes talent attraction, retention, training & empowerment

Schedule: Ongoing

Cost Estimate: \$50,000

Conveyance of Property

Section 415 (2) (g) A description of any portions of the property to which the plan applies, which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms;

The LDFA does not own any property at this time, and there are no plans to sell, donate, exchange or lease to or from the City of Rochester Hills any improvements or land in the District. LDFA funds may be used for acquisition of road rights-of-way or property for a public use, in which case acquisition will occur through the auspices of the City; the responsibilities of ownership and final disposition will rest with the City.

Zoning Changes

Section 415 (2) (h) A description of desired zoning changes and changes in streets, street levels, intersections and utilities;

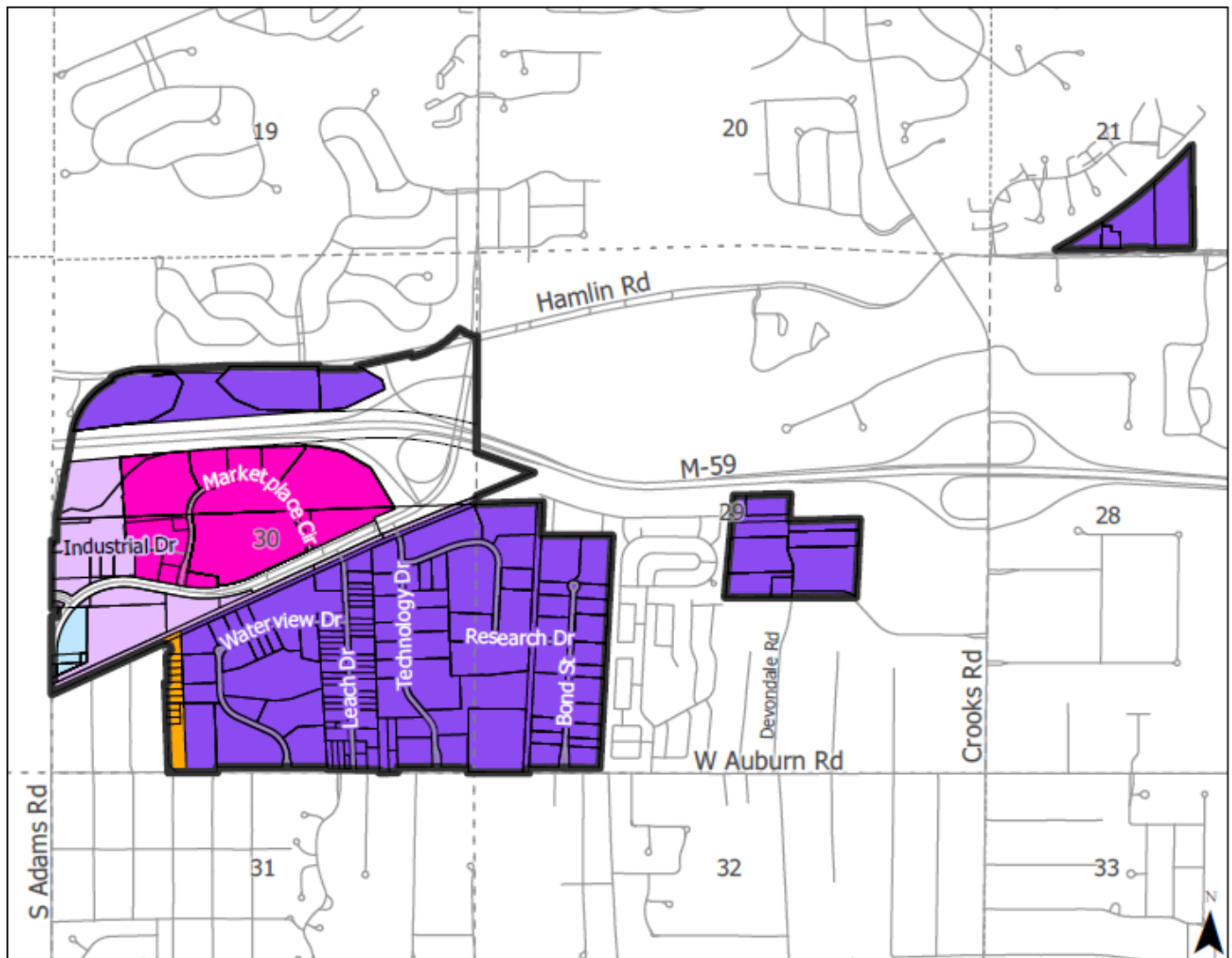
The zoning districts of the properties in the LDFA District are illustrated in Map 2 on the following page. Except for the improvement of vacant or underutilized sites in accordance with existing zoning or the City's Future Land Use Plan, changes to land uses are not proposed. Changes in streets, street levels, intersections and utilities are also not contemplated as part of this plan.

Development Costs and Financing

Section 415 (2) (i) An estimate of the cost of the public facility or facilities, a statement of the proposed method of financing the public facility or facilities, and the ability of the authority to arrange the financing;

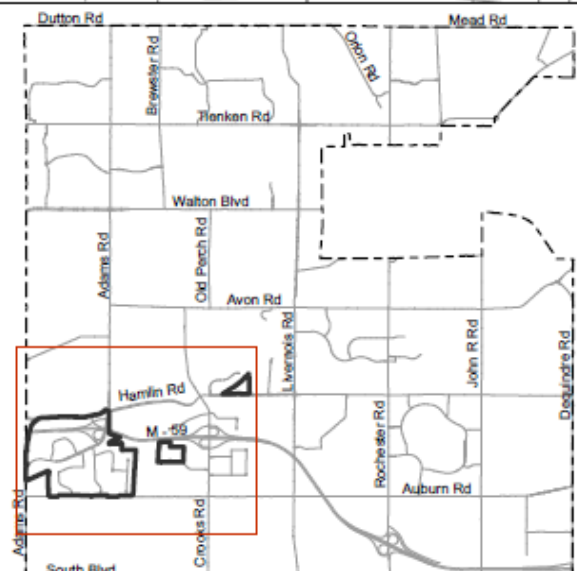
The budget for proposed projects is included in Table 1Summary of LDFA Projects. The LDFA intends to use several sources of funds to finance its projects. The Authority may use a mix of Water and Sewer Fund Reserves, Special Assessments, Michigan Department of Transportation, Economic Development Funds, LDFA Tax Increment Financing, as well as City tax increment from non-manufacturing investment to finance its projects.

Map 2 LDFA District Zoning



Zoning

- R-4 One-Family Residential District
- HB Highway Business District
- O Office District
- I Industrial District
- EC Employment Center District
- LDFA Capture Area
- Road
- Parcel
- 1 Section



Private Conveyance

Section 415 (2) (j) Designation of person or persons, natural or corporate, to whom all or a portion of the public facility or facilities to be leased, sold or conveyed and for whose benefit the project is being undertaken, if that information is available to the authority;

Section 415 (2) (k) The procedures for bidding for the leasing, purchasing or conveying in any manner of all or a portion of the public facility or facilities upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed to those persons;

The Authority does not own any property at this time. Should the LDFA purchase, receive a donation, acquire real or personal property, or otherwise come to own property in the area, the adoption of appropriate procedures for the management and disposition of the property will occur at a regularly scheduled public meeting of the Authority. All LDFA disposition procedures shall be in compliance with Federal, State, and City of Rochester Hills regulations.

Should the LDFA acquire property, the procedures for acquisition of property will be consistent with the City's procedures as directed by legal counsel.

Relocation

Section 415 (2) (l) Estimates of the number of persons residing on the property to which the plan applies and the number of families and individuals to be displaced;

Section 415 (2) (m) Plan for establishing priority for the relocation of persons displaced by the development;

Section 415 (2) (n) Provisions for costs of relocating displaced persons and financial assistance and reimbursement of expenses in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, 42 u.s.c. 4601 to 4655;

Section 415 (2) (o) Plan for compliance with act no. 227 of p.a. of 1972, being sections 213.321 to 213.332 of the Michigan compiled laws.

There are no projects proposed that will require the relocation of any persons residing on or businesses operating in any property in the LDFA District.

Other Information

Section 415 (2) (p) Other material which the authority or governing body considers pertinent.

There is no other pertinent information regarding the Development Plan at this time.

TAX INCREMENT FINANCING PLAN

Reasons That the Plan Will Result in Captured Assessed Value

Section 412 (1) (a) A statement of the reasons that the plan will result in the development of captured assessed value which could not otherwise be expected.

Proposed public improvements, as described in the Development Plan, are necessary to provide required accessibility to various areas in the LDFA boundaries, to provide a level of service in roads and public services that are necessary to attract industrial and technology development, and to improve vehicular circulation within the LDFA area. The implementation of the public improvements addressed by the Development Plan will stimulate further economic growth, provide new employment opportunities, and create additional assessed valuation. The limited availability of outside funding sources for these public improvements has led the City to turn to the LDFA, as provided for by Act 57, for tax increment financing as the method to generate required funds.

Captured Assessed Value and Tax Increment Revenues

Section 412 (1) (b) An estimate of the captured assessed value for each year of the plan.

Section 412 (1) (c) The estimated tax increment revenues for each year of the plan.

A schedule of the projected captured assessed value and tax increment revenues is provided in Table 2. Additional increases beyond the projected amounts may result from additional construction, appreciation in property values, site improvements, development of an industrial/technology park plat, and higher inflation.

The following assumptions were made to determine the projected captured assessed value for the LDFA area.

1. Annual inflationary increase of an average 1.5% per year.
2. An average investment of \$2,643,000 (true cash value) per year in both real and personal property. Note:
3. New manufacturing/technology investment to total new investment, which will be 20%. Approximately 58% of the property value is manufacturing/technology in the LDFA District.
4. New construction occurring at a rate equal to 1/5 of the projected based on the historic absorption rate of \$15 million in SEV.
5. Actual eligible and ineligible taxable value reported for years 2026 to 2045 appear in the chart.

It is projected that the LDFA will have sufficient income from the annual tax increment revenue to pay for current improvements, debt service, and operating costs. Any debt will be structured in a manner that allows for servicing of the debt with special assessments, LDFA revenues, and City funds. Projected LDFA tax increment revenues are based upon the captured assessed value resulting from increased value of eligible properties shown in Table 2 on the following page.

Table 2 LDFA Captured Assessed Value and Tax Increment Revenues

Rochester Hills														
Taxable Value Growth							Taxing Jurisdictions							
Tax Year	Original Eligible Base	Original Ineligible Base	Future Eligible	Future Ineligible	Eligible TV Capture	Ineligible TV Capture	Tax Year	City of Rochester Hills	Oakland County - 75%	Oakland County - 50%	County Parks	Huron-Clinton Metro Parks	Oakland Transit	Oakland Comm. College
			+ 1.5%	+ 1.5%				11.2753	2.947575	1.96505	-	0.2050	-	1.4747
								Eligible - Capture						
2026	38,146,360	32,265,300	78,965,153	58,048,266	40,818,793	25,782,966	2026	\$ 460,244	\$ 120,316	\$ 80,211	\$ -	\$ 8,368	\$ -	\$ 60,195
2027	38,146,360	32,265,300	80,149,630	58,918,990	42,003,270	26,653,690	2027	\$ 473,599	\$ 123,808	\$ 82,539	\$ -	\$ 8,611	\$ -	\$ 61,942
2028	38,146,360	32,265,300	81,351,874	59,802,775	43,205,514	27,537,475	2028	\$ 487,155	\$ 127,351	\$ 84,901	\$ -	\$ 8,857	\$ -	\$ 63,715
2029	38,146,360	32,265,300	82,572,153	60,699,817	44,425,793	28,434,517	2029	\$ 500,914	\$ 130,948	\$ 87,299	\$ -	\$ 9,107	\$ -	\$ 65,515
2030	38,146,360	32,265,300	83,810,735	61,610,314	45,664,375	29,345,014	2030	\$ 514,880	\$ 134,599	\$ 89,733	\$ -	\$ 9,361	\$ -	\$ 67,341
2031	38,146,360	32,265,300	85,067,896	62,534,469	46,921,536	30,269,169	2031	\$ 529,054	\$ 138,305	\$ 92,203	\$ -	\$ 9,619	\$ -	\$ 69,195
2032	38,146,360	32,265,300	86,343,914	63,472,486	48,197,554	31,207,186	2032	\$ 543,442	\$ 142,066	\$ 94,711	\$ -	\$ 9,880	\$ -	\$ 71,077
2033	38,146,360	32,265,300	87,639,073	64,424,573	49,492,713	32,159,273	2033	\$ 558,045	\$ 145,883	\$ 97,256	\$ -	\$ 10,146	\$ -	\$ 72,987
2034	38,146,360	32,265,300	88,953,659	65,390,941	50,807,299	33,125,641	2034	\$ 572,868	\$ 149,758	\$ 99,839	\$ -	\$ 10,415	\$ -	\$ 74,926
2035	38,146,360	32,265,300	90,287,964	66,371,806	52,141,604	34,106,506	2035	\$ 587,912	\$ 153,691	\$ 102,461	\$ -	\$ 10,689	\$ -	\$ 76,893
2036	38,146,360	32,265,300	91,642,283	67,367,383	53,495,923	35,102,083	2036	\$ 603,183	\$ 157,683	\$ 105,122	\$ -	\$ 10,967	\$ -	\$ 78,890
2037	38,146,360	32,265,300	93,016,918	68,377,893	54,870,558	36,112,593	2037	\$ 618,682	\$ 161,735	\$ 107,823	\$ -	\$ 11,248	\$ -	\$ 80,918
2038	38,146,360	32,265,300	94,412,171	69,403,562	56,265,811	37,138,262	2038	\$ 634,414	\$ 165,848	\$ 110,565	\$ -	\$ 11,534	\$ -	\$ 82,975
2039	38,146,360	32,265,300	95,828,354	70,444,615	57,681,994	38,179,315	2039	\$ 650,382	\$ 170,022	\$ 113,348	\$ -	\$ 11,825	\$ -	\$ 85,064
2040	38,146,360	32,265,300	97,265,779	71,501,284	59,119,419	39,235,984	2040	\$ 666,589	\$ 174,259	\$ 116,173	\$ -	\$ 12,119	\$ -	\$ 87,183
2041	38,146,360	32,265,300	98,724,766	72,573,804	60,578,406	40,308,504	2041	\$ 683,040	\$ 178,559	\$ 119,040	\$ -	\$ 12,419	\$ -	\$ 89,335
2042	38,146,360	32,265,300	100,205,638	73,662,411	62,059,278	41,397,111	2042	\$ 699,737	\$ 182,924	\$ 121,950	\$ -	\$ 12,722	\$ -	\$ 91,519
2043	38,146,360	32,265,300	101,708,722	74,767,347	63,562,362	42,502,047	2043	\$ 716,685	\$ 187,355	\$ 124,903	\$ -	\$ 13,030	\$ -	\$ 93,735
2044	38,146,360	32,265,300	103,234,353	75,888,857	65,087,993	43,623,557	2044	\$ 733,887	\$ 191,852	\$ 127,901	\$ -	\$ 13,343	\$ -	\$ 95,985
2045	38,146,360	32,265,300	104,782,868	77,027,190	66,636,508	44,761,890	2045	\$ 751,347	\$ 196,416	\$ 130,944	\$ -	\$ 13,660	\$ -	\$ 98,269
								\$ 11,986,058	\$ 3,133,380	\$ 2,088,920	\$ -	\$ 217,923	\$ -	\$ 1,567,660

Tax Increment Procedure

Section 412 (1) (d) A detailed explanation of the tax increment procedure.

As provided for in Act 57, as amended, tax increment financing is a tool for the financing of public facilities in support of eligible properties (as defined in Act 57).

The City Council of the City of Rochester Hills adopted a resolution at the May 4, 1994 regular meeting of the City Council to create the Rochester Hills LDFA and designating the boundaries of the Authority district. This is the area within which the Authority exercises its powers. The boundaries were amended in 2005 to be coterminous with the SmartZone that was created in partnership with Oakland University and the Certified Technology Park designation, which was granted in 2002. Further the District was redefined as a “business development area”, as was permitted under Act 281 (now Act 57). The SmartZone operated under its own Development and TIF Plans which expired in 2019.

The paragraphs that follow describe the procedures involved in establishing the base years, initial assessed value, and tax increment for each year.

Chronologically, establishing the “base year”, which will serve as the point of reference for determining future tax increments, is the first step in the tax increment financing procedure. The Rochester Hills City Council takes this step at the time it adopts an ordinance approving the Tax Increment Financing Plan. Adoption of the Plan establishes the “initial assessed value”, which is defined in the Act as follows:

“Initial assessed value means the assessed value, as equalized, of the eligible property identified in the tax increment financing plan at the time the resolution establishing the tax increment financing plan is approved as shown by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted.” In this case, the “initial assessed value” is based on the assessment roll in place on December 31, 1993 (1994 tax year). Values for all real and personal property are provided in Appendix C.

As the Development Plan is carried out, resulting in private sector investment on the eligible properties, the planned investments will result in additions of real and personal property value to the tax base. Each year following adoption of this Plan, the total current assessed value of the eligible properties will be compared to their initial assessed value. This comparison indicates the amount of “captured assessed value for eligible properties”, which is the amount by which the current assessed value exceeds the initial assessed value.

The tax increment revenues are determined for each year by applying the total current millage rate for all taxing jurisdictions (City of Rochester Hills, Oakland County, Oakland Community College, Huron-Clinton Metro Parks, and Rochester Hills Public Library) against the captured assessed value. The property tax revenues which are generated as a result of the difference in assessed value between the base year and the current year provide tax increment revenues which can be used by the LDFA to carry out the Development Plan. Throughout the duration of this Plan, the taxing jurisdictions will continue to collect property taxes, which are based on the initial assessed value.

The tax increment revenues to be collected by the LDFA will be based on the *operating millage* of the taxing jurisdictions, rather than total millage. Thus the *debt millage* of the taxing jurisdictions will be unaffected by this Plan and will continue to generate tax revenue for the taxing jurisdictions based on the current assessed value, rather than on the initial assessed value. Millage rates are set forth in Appendix D.

Maximum Amount of Bonded Indebtedness

Section 412 (1) (e) The maximum amount of note or bonded indebtedness to be incurred, if any.

There are no projects proposed that will require the issuance of bonds or indebtedness in the LDFA District. To the extent financing needs change over the life of the plan, the plan will be updated pursuant to Act 57.

Costs, Expenditures, and Duration of the Plan

Section 412 (1) (f) The amount of operating and planning expenditures of the authority and the municipality, the amount of advances extended by or indebtedness incurred by the municipality and the amount of advances by others to be repaid from tax increment revenues;

Section 412 (1) (g) The costs of the plan anticipated to be paid from tax increment revenues as received;

Future operating and planning expenditures of the LDFA, including legal and professional fees, administrative costs, and other operational costs, will be paid from annual revenues. Annual budgets will be presented and approved according to procedures described in Act 57 and any other applicable State law and adopted by both the LDFA Board as well as the Rochester Hills City Council.

The cost of the plan to be met by the expenditure of tax increment revenues is shown in the Development Plan. The LDFA intends to operate on a pay-as-you-go basis in lieu of issuing bonds.

This plan will commence upon its approval by the City Council in November of 2025 for tax year 2025 and will end December 31, 2045, unless this plan is amended to extend or shorten its duration.

Impacts on Other Taxing Jurisdictions

Section 412 (1) (i) An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is or is anticipated to be located.

The impact of the proposed incremental tax financing on affected jurisdictions is the amount of tax that will be captured by the LDFA, which would otherwise have been available to the taxing jurisdictions. The impact is shown in Table 2 based on the assumptions stated. In addition, all incremental Rochester Hills city taxes collected within the LDFA boundaries, including non-manufacturing real and personal property from 2025 through 2045, will be allocated by the City for LDFA projects.

Legal Description

Section 412 (1) (j) A legal description of eligible property to which the tax increment financing plan applies or shall apply upon qualification as eligible property.

The legal description of the LDFA area is in Appendix A. A list of all LDFA eligible and ineligible properties is in Appendix C.

Job Creation

Section 12 (2) (k) An estimate of the number of jobs created as a result of the implementation of the tax increment financing plan.

Based on research completed by the City of Rochester Hills, an average of 100 new jobs (based on 2 businesses starting each year) is expected annually for the LDFA. The LDFA can be expected to generate approximately 2,000 jobs over the duration of this extension from 2025 till 2045.

Appendix A

Legal Description

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.

APPENDIX B

Council Resolutions

CITY OF ROCHESTER HILLS

Office of the Mayor

Date: May 9, 1994
To: Bev Jasinski
From: Mayor Ireland
Subj: LDFA Resolution

Attached please find a resolution adopted by the City Council at its May 4, 1994 Regular Meeting.

Please file a certified copy of the resolution with the Michigan Secretary of State and forward a copy of the resolution to the *Rochester Eccentric* for publication.


BILLIE M. IRELAND, Mayor
City of Rochester Hills

cc w/attach: P. Goodwin

BMI:ah
050494fu.ldf

CITY OF ROCHESTER HILLS

At a Regular Rochester Hills City Council Meeting held at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Oakland County, Michigan, on Wednesday, May 4, 1994:

Present: President Patricia Roberts, Members Scot Beaton, Jon Buller, Linda Raschke, Lauren Shepherd, Pat Somerville
Absent: Member Kenneth Snell QUORUM PRESENT

MOTION by Buller, seconded by Beaton,

Whereas, the City of Rochester Hills, County of Oakland, State of Michigan ("the city"), is authorized by the provisions of Act 281, Public Acts of Michigan, 1986, as amended, ("Act 281"), to create a local development finance authority; and

Whereas, the creation of jobs and the promotion of economic growth in the city are essential governmental functions and constitute essential public purposes; and

Whereas, the creation of jobs and the promotion of economic growth stabilize and strengthen the tax base upon which local units of government rely; and

Whereas, the provisions of Act 281 were enacted to provide a means for local units of government to eliminate the conditions of unemployment, underemployment and joblessness, and to promote economic growth in the communities served by these local units of government; and

Whereas, the City Council, in accordance with Act 281, held a public hearing on January 19, 1994 on the adoption of a resolution creating a local development finance authority and designating the boundaries of the authority district.

Now, therefore, be it resolved,

1. That the City Council hereby determines that it is in the best interest of the city to establish a local development finance authority pursuant to Act 281 in order to help eliminate the causes of unemployment, underemployment and joblessness, and to promote economic growth.
2. That the City Council hereby establishes a local development finance authority pursuant to Act 281, such authority to be known as the "Local Development Finance Authority of the City of Rochester Hills."
3. That the City Council hereby designates as the boundaries of the authority district within which the authority shall exercise its powers the Description of the Authority District set forth in Exhibit A attached hereto.

LDFA Resolution

May 4, 1994

Page Two

4. That the City Clerk shall cause a certified copy of this resolution to be filed with the Michigan Secretary of State promptly after its adoption and shall also cause a certified copy of this resolution to be published in the *Rochester Eccentric*, a newspaper of general circulation in the city.
5. That all resolutions and parts of resolutions, insofar as they conflict with the provisions of this resolution, be and the same hereby are rescinded.

Ayes: Beaton, Buller, Raschke, Somerville, Roberts

Nays: Shepherd

Absent: Snell

MOTION CARRIED

Certification

I, Beverly A. Jasinski, Acting City Clerk for the City of Rochester Hills, do hereby certify that the foregoing is a true and complete copy of a resolution, the original of which is on file in my office, adopted by the Rochester Hills City Council at a Regular Meeting thereof held on Wednesday, May 4, 1994.

BEVERLY A. JASINSKI, Acting Clerk
City of Rochester Hills

Dated: May 9, 1994

BAJ:ah



Rochester Hills
Certified Copy
Project: 2005-0040

1000 Rochester Hills
Drive
Rochester Hills, MI 48309
(248) 656-4660
Home Page:
www.rochesterhills.org

File Number: 2005-0040

Enactment Number: RES0019-2005

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

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 Drive 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 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.

I, Beverly Jasinski, City Clerk, certify that this is a true copy of RES0019-2005, passed at a Regular Rochester Hills City Council meeting held on 1/19/2005 by the following vote:

Moved by Dalton, Seconded by Raschke,

Aye: Hill, Barnett, Dalton, Holder and Raschke
Absent: Duistermars and Robbins


Beverly Jasinski, City Clerk

March 9, 2005

Date Certified



Rochester Hills
Certified Copy
Project: RES0128-2005

1000 Rochester Hills
Drive
Rochester Hills, MI 48309
(248) 656-4660
Home Page:
www.rochesterhills.org

File Number: 2005-0191

Enactment Number: RES0128-2005

Approval of Restated Rochester Hills Local Development Finance Authority TIF and Development Plans

Whereas, on April 20, 2005, the boundaries of the Authority District were expanded by Resolution of City Council to conform with those of the certified technology park; and

Whereas, the Rochester Hills Local Development Finance Authority (RHL DFA) 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, the board of a Local Development Finance Authority may amend a development plan and financing plan, pursuant to Public Act 281 of 1986, as amended, Section 17 [MCL 125.2167]; and

Whereas, the RHL DFA has amended the Plan, as permitted by Act 281 of 1986, and the Plan meets the requirements as set forth in the Act; and

Whereas, the Council has found that the RHL DFA's Development Plan and Tax Increment Financing Plan meet the requirements set forth in the Local Development Financing Act, Act 281 of 1986; and

Whereas, the Council has found that the proposed method of financing the public facilities is feasible and the Authority has the ability to arrange the financing; and

Whereas, the Council has found that the proposed development is reasonable and necessary to carry out the purposes of the Plan and the purposes of said Act; and

Whereas, the Council has found that the amount of captured assessed value estimated to result from the adoption of the SmartZone Plan is reasonable; and

Whereas, the Council has found that the land to be acquired under the development plan is reasonably necessary to carry out the purposes of the Plan and the purposes of said Act; and

Whereas, the Council has found that the development is in reasonable accord with the approved Master Plan of the City of Rochester Hills; and

Whereas, the Council has found that public services are adequate to service the property in the development plan; and

Whereas, the Council has found that the proposed improvements are reasonably necessary for the project and for the City of Rochester Hills; and

Whereas, a public hearing has been held to elicit comments and concerns of the public.

Resolved that the Council determines that both said development plan and tax increment financing plan constitute a public purpose; and

Be It Further Resolved that the Council approves the Restated Rochester Hills Local Development Finance Authority Development Plan and Tax Increment Financing Plan; and

Be It further Resolved that the Council redefines the entire District as a business development area, as permitted by Act 281 of 1986, as amended; and

Be It Further Resolved that all resolutions and parts of resolutions, insofar as they conflict with the provisions of this resolution, are hereby rescinded; and

Be It Finally Resolved that the City Clerk is directed to inform the taxing jurisdictions of the fiscal impact of the Development Plan and Tax Increment Financing Plan by forwarding a copy of the Plans to the chief financial officer of each jurisdiction.

I, Jane Leslie, City Clerk, certify that this is a true copy of RES0128-2005, passed at a Regular Rochester Hills City Council meeting held on 4/20/2005 by the following vote:

Moved by Robbins, Seconded by Barnett,

Aye: Hill, Barnett, Duistermars, Holder, Raschke and Robbins

Nay: Dalton



Jane Leslie, City Clerk

April 22, 2005

Date Certified



Rochester Hills

Certified Copy

Finance: RES0008-2010

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

File Number: 2009-0511

Enactment Number: RES0008-2010

Request to Approve the Rochester Hills Local Development Finance Authority 2009 Restated Development Plan and Tax Increment Financing Plan

Whereas, the Rochester Hills Local Development Finance Authority (RHLDFA) 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, on April 20, 2005, the boundaries of the Authority District were expanded by Resolution of City Council to conform with those of the certified technology park; and

Whereas, the Plan was further amended and adopted by the City Council on April 20, 2005, and again on February 25, 2008; and

Whereas, the board of a Local Development Finance Authority may amend a development plan and financing plan, pursuant to Public Act 281 of 1986, as amended, Section 17 [MCL 125.2167]; and

Whereas, the RHLDFA has amended the Plan, as permitted by Act 281 of 1986, and the Plan meets the requirements as set forth in the Act; and

Whereas, the Council has found that the RHLDFA's Development Plan and Tax Increment Financing Plan meet the requirements set forth in the Local Development Financing Act, Act 281 of 1986; and

Whereas, the Council has found that the proposed method of financing the public facilities is feasible and the Authority has the ability to arrange the financing; and

Whereas, the Council has found that the proposed development is reasonable and necessary to carry out the purposes of the plan and the purposes of said Act; and

Whereas, the Council has found that the amount of captured assessed value estimated to result from the adoption of the SmartZone Plan is reasonable; and

Whereas, the Council has found that the land to be acquired under the development plan is reasonably necessary to carry out the purposes of the plan and the purposes of said Act; and

Whereas, the Council has found that the development is in reasonable accord with the approved master plan of the City of Rochester Hills; and

Whereas, the Council has found that public services are adequate to service the property in the development plan; and

Whereas, the Council has found that the proposed improvements and zoning are reasonably necessary for the project and for the City of Rochester Hills; and

Whereas, a public hearing was held on January 11, 2010 to elicit comments and concerns of the public.

Resolved, that the Rochester Hills City Council determines that both said development plan and tax increment financing plan constitute a public purpose; and

Be it Further Resolved, that the Rochester Hills City Council approves the Restated Rochester hills Local Development Finance Authority Development Plan and Tax Increment Financing Plan; and

Be it Further Resolved, that all resolutions and parts of resolutions, insofar as they conflict with the provisions of this resolution, are hereby rescinded; and

Be it Finally Resolved, that the City Clerk is hereby directed to inform the taxing jurisdictions of the fiscal impact of the Development Plan and Tax Increment Financing Plan by forwarding a copy of the Plans to the chief financial officer of each jurisdiction.

I, Leanne Scott, City Clerk, certify that this is a true copy of RES0008-2010 passed at the Rochester Hills City Council Regular Meeting held on 1/11/2010 by the following vote:

Moved by Michael Webber, Seconded by Vern Pixley

Aye – Brennan, Hooper, Klomp, Pixley, Rosen, Webber and Yalamanchi



Leanne Scott, MMC, City Clerk

August 8, 2025
Date Certified

Appendix C
Parcel Identification and Initial Assessed Value

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2025	Captured Value
70-15-29-300-006	301	2930 W AUBURN RD	Active	0.0000	70-LE-AVON-1994	1,741,000	2,519,160	778,160
70-15-29-301-008	301	2619 BOND ST	Active	0.0000	70-LE-AVON-1994	465,100	709,680	244,580
70-15-29-301-028	301	2637 BOND ST	Active	0.0000	70-LE-AVON-1994	85,400	481,800	396,400
70-15-29-301-030	301	2610 BOND ST	Active	0.0000	70-LE-AVON-1994	398,200	400,220	2,020
70-15-29-301-039	301	2889 BOND ST	Active	0.0000	70-LE-AVON-1994	451,500	440,180	-11,320
70-15-29-301-040	301	2745 BOND ST	Active	0.0000	70-LE-AVON-1994	587,000	1,021,860	434,860
70-15-29-301-041	301	2781 BOND ST	Active	0.0000	70-LE-AVON-1994	329,400	352,130	22,730
70-15-29-301-045	301	2600 BOND ST	Active	0.0000	70-LE-AVON-1994	1,160,000	1,204,830	44,830
70-15-29-301-046	301	2607 BOND ST	Active	0.0000	70-LE-AVON-1994	233,000	1,505,090	1,272,090
70-15-29-301-049	301	2638 BOND ST	Active	0.0000	70-LE-AVON-1994	601,000	1,176,970	575,970
70-15-29-301-050	301	2700 BOND ST	Active	0.0000	70-LE-AVON-1994	535,000	671,720	136,720
70-15-29-301-051	301	2871 BOND ST	Active	0.0000	70-LE-AVON-1994	482,300	692,050	209,750
70-15-29-302-001	301	2911 RESEARCH DR	Active	0.0000	70-LE-AVON-1994	1,450,000	1,610,210	160,210
70-15-29-302-003	301	2831 RESEARCH DR	Active	0.0000	70-LE-AVON-1994	123,000	871,480	748,480
70-15-29-302-004	301	2791 RESEARCH DR	Active	0.0000	70-LE-AVON-1994	1,264,000	2,126,810	862,810
70-15-29-351-012	301	2868 BOND ST	Active	0.0000	70-LE-AVON-1994	859,000	1,151,340	292,340
70-15-29-351-014	301	2960 BOND ST	Active	0.0000	70-LE-AVON-1994	546,000	951,030	405,030
70-15-29-351-015	301	2904 BOND ST	Active	0.0000	70-LE-AVON-1994	491,200	478,660	-12,540
70-15-29-352-003	301	2770 RESEARCH DR	Active	0.0000	70-LE-AVON-1994	214,000	1,528,290	1,314,290
70-15-29-352-006	301	3000 RESEARCH DR	Active	0.0000	70-LE-AVON-1994	546,000	3,206,300	2,660,300
70-15-29-352-007	301	2730 RESEARCH DR	Active	0.0000	70-LE-AVON-1994	1,271,000	2,171,520	900,520
70-15-29-401-007	301	2222 DEVONDALE RD	Active	0.0000	70-LE-AVON-1994	188,220	176,990	-11,230
70-15-29-401-008	301	2474 DEVONDALE RD	Active	0.0000	70-LE-AVON-1994	202,990	176,960	-26,030
70-15-29-452-036	301	2350 AUSTIN AVE	Active	0.0000	70-LE-AVON-1994	254,010	1,736,810	1,482,800
70-15-30-376-008	301	2932 WATERVIEW DR	Active	0.0000	70-LE-AVON-1994	313,700	344,530	30,830

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2025	Captured Value
70-15-30-376-010	301	2944 WATERVIEW DR	Active	0.0000	70-LE-AVON-1994	320,400	435,190	114,790
70-15-30-376-011	301	2950 WATERVIEW DR	Active	0.0000	70-LE-AVON-1994	536,000	711,010	175,010
70-15-30-376-017	301	2998 WATERVIEW DR	Active	0.0000	70-LE-AVON-1994	2,338,000	2,498,210	160,210
70-15-30-376-022	301	2956 WATERVIEW DR	Active	0.0000	70-LE-AVON-1994	178,030	1,240,990	1,062,960
70-15-30-376-023	301	2968 WATERVIEW DR	Active	0.0000	70-LE-AVON-1994	120,170	844,360	724,190
70-15-30-377-006	301	2925 WATERVIEW DR	Active	0.0000	70-LE-AVON-1994	263,800	371,970	108,170
70-15-30-377-010	301	2967 WATERVIEW DR	Active	0.0000	70-LE-AVON-1994	122,000	527,560	405,560
70-15-30-377-011	301	2937 WATERVIEW DR	Active	0.0000	70-LE-AVON-1994	340,000	1,192,920	852,920
70-15-30-402-005	301	3091 RESEARCH DR	Active	0.0000	70-LE-AVON-1994	1,438,000	2,281,150	843,150
70-15-30-451-038	301	2516 LEACH RD	Active	0.0000	70-LE-AVON-1994	379,400	409,110	29,710
70-15-30-451-041	301	2909 WATERVIEW DR	Active	0.0000	70-LE-AVON-1994	720,000	823,630	103,630
70-15-30-451-042	301	2917 WATERVIEW DR	Active	0.0000	70-LE-AVON-1994	429,000	545,980	116,980
70-15-30-451-044	301	2983 WATERVIEW DR	Active	0.0000	70-LE-AVON-1994	680,000	1,746,540	1,066,540
70-15-30-451-046	301	2975 WATERVIEW DR	Active	0.0000	70-LE-AVON-1994	352,000	2,159,560	1,807,560
70-15-30-451-049	301	2910 WATERVIEW DR	Active	0.0000	70-LE-AVON-1994	2,006,400	2,543,680	537,280
70-15-30-452-062	301	2511 LEACH RD	Active	0.0000	70-LE-AVON-1994	135,000	244,700	109,700
70-15-30-476-008	301	2870 TECHNOLOGY DR	Active	0.0000	70-LE-AVON-1994	515,000	870,920	355,920
70-15-30-476-014	301	2930 TECHNOLOGY DR	Active	0.0000	70-LE-AVON-1994	350,500	627,920	277,420
70-15-30-476-015	301	2950 TECHNOLOGY DR	Active	0.0000	70-LE-AVON-1994	391,600	675,340	283,740
70-15-30-476-016	301	2960 TECHNOLOGY DR	Active	0.0000	70-LE-AVON-1994	882,000	1,430,620	548,620
70-15-30-476-018	301	2890 TECHNOLOGY DR	Active	0.0000	70-LE-AVON-1994	558,000	648,540	90,540
70-15-30-476-020	301	2920 TECHNOLOGY DR	Active	0.0000	70-LE-AVON-1994	467,800	546,560	78,760
70-15-30-476-022	301	2990 TECHNOLOGY DR	Active	0.0000	70-LE-AVON-1994	185,390	1,675,860	1,490,470
70-15-30-477-012	301	2923 TECHNOLOGY DR	Active	0.0000	70-LE-AVON-1994	180,900	1,234,260	1,053,360
70-15-30-477-013	301	2943 TECHNOLOGY DR	Active	0.0000	70-LE-AVON-1994	204,500	1,339,550	1,135,050

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2025	Captured Value
70-15-30-477-014	301	2965 TECHNOLOGY DR	Active	0.0000	70-LE-AVON-1994	413,100	2,506,730	2,093,630
70-15-30-477-015	301	3098 RESEARCH DR	Active	0.0000	70-LE-AVON-1994	89,460	470,300	380,840
70-15-30-477-016	301	3072 RESEARCH DR	Active	0.0000	70-LE-AVON-1994	88,860	462,360	373,500
70-15-30-477-017	301	3044 RESEARCH DR	Active	0.0000	70-LE-AVON-1994	134,680	760,680	626,000
70-99-00-130-282	351	2968 WATERVIEW DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-130-676	251	2956 WATERVIEW DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-130-680	251	2956 WATERVIEW DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-140-801	351	2930 W AUBURN RD	Active	100.0000	70-LE-AVON-1994	728,200	0	-728,200
70-99-00-146-130	351	2516 LEACH RD	Active	100.0000	70-LE-AVON-1994	45,100	0	-45,100
70-99-00-146-302	351	2691 LEACH RD	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-220-591	351	2911 RESEARCH DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-220-634	003	2709 BOND ST	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-220-636	003	2709 BOND ST	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-250-023	351	2943 TECHNOLOGY DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-253-024	251	2781 BOND ST	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-253-623	351	2944 WATERVIEW DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-256-034	351	2791 RESEARCH DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-260-003	351	2637 BOND ST	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-260-011	351	2600 BOND ST	Active	100.0000	70-LE-AVON-1994	0	49,810	49,810
70-99-00-260-037	251	2889 BOND ST	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-260-038	003	2904 BOND ST	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-260-040	351	2904 BOND ST	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-260-096	351	2871 BOND ST	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-260-134	351	2619 BOND ST	Active	100.0000	70-LE-AVON-1994	0	45,490	45,490
70-99-00-260-141	351	2950 WATERVIEW DR	Active	100.0000	70-LE-AVON-1994	0	33,060	33,060

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2025	Captured Value
70-99-00-260-260	351	2955 WATERVIEW DR	Active	100.0000	70-LE-AVON-1994	260,300	0	-260,300
70-99-00-260-271	251	2831 RESEARCH DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-260-272	351	2917 WATERVIEW DR	Active	100.0000	70-LE-AVON-1994	0	92,470	92,470
70-99-00-260-273	251	2831 RESEARCH DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-260-293	351	2868 BOND ST	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-260-310	351	2700 BOND ST	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-260-312	351	2975 WATERVIEW DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-260-314	351	2967 WATERVIEW DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-260-316	003	2983 WATERVIEW DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-260-658	003	2960 BOND ST	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-260-659	351	2960 BOND ST	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-260-800	351	2607 BOND ST	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-260-801	003	2610 BOND ST	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-261-011	351	2350 AUSTIN AVE	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-261-012	351	2474 DEVONDALE RD	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-261-013	351	2900 TECHNOLOGY DR 100	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-261-015	003	2474 DEVONDALE RD	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-261-016	351	2474 DEVONDALE RD	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-261-029	003	2770 RESEARCH DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-261-031	003	2770 RESEARCH DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-261-045	351	3091 RESEARCH DR	Active	100.0000	70-LE-AVON-1994	940,200	0	-940,200
70-99-00-261-046	351	3044 RESEARCH DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-261-047	351	3072 RESEARCH DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-261-051	003	3098 RESEARCH DR	Active	100.0000	70-LE-AVON-1994	0	60,000	60,000
70-99-00-261-054	003	2638 BOND ST	Active	100.0000	70-LE-AVON-1994	0	0	0

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2025	Captured Value
70-99-00-262-007	351	2920 WATERVIEW DR	Active	100.0000	70-LE-AVON-1994	0	1,200,000	1,200,000
70-99-00-262-011	003	2730 RESEARCH DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-262-175	003	2870 TECHNOLOGY DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-262-176	351	2870 TECHNOLOGY DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-262-191	351	2930 TECHNOLOGY DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-262-192	351	2900 TECHNOLOGY DR 100	Active	100.0000	70-LE-AVON-1994	0	474,240	474,240
70-99-00-262-264	351	2937 WATERVIEW DR	Active	100.0000	70-LE-AVON-1994	0	105,000	105,000
70-99-00-262-294	351	2923 TECHNOLOGY DR	Active	100.0000	70-LE-AVON-1994	0	1,459,900	1,459,900
70-99-00-262-326	351	2990 WATERVIEW DR	Active	100.0000	70-LE-AVON-1994	0	510,730	510,730
70-99-00-262-475	351	2909 WATERVIEW DR	Inactive	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-262-477	351	2998 WATERVIEW DR	Active	100.0000	70-LE-AVON-1994	0	198,110	198,110
70-99-00-262-490	351	2943 TECHNOLOGY DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-262-602	351	2990 TECHNOLOGY DR	Active	100.0000	70-LE-AVON-1994	0	259,920	259,920
70-99-00-262-604	351	2890 TECHNOLOGY DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-262-656	351	2950 TECHNOLOGY DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-262-800	351	2960 TECHNOLOGY DR	Active	100.0000	70-LE-AVON-1994	4,472,300	0	-4,472,300
70-99-00-262-890	351	2965 TECHNOLOGY DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-262-900	351	3000 RESEARCH DR	Inactive	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-262-901	351	3000 RESEARCH DR	Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-300-770	351	2222 DEVONDALE RD	Active	100.0000	70-LE-AVON-1994	57,100	0	-57,100
70-99-00-400-140	251		Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-401-002	351		Active	100.0000	70-LE-AVON-1994	0	0	0
70-99-00-406-002	251		Active	100.0000	70-LE-AVON-1994	0	90,000	90,000
70-99-00-900-007	351		Active	100.0000	70-LE-AVON-1994	122,600	0	-122,600
70-IN-14-200-011	301	2350 AUSTIN AVE	Active	0.0000	70-LE-AVON-1994	0	663,000	663,000

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2025	Captured Value
70-IN-17-401-008	301	2474 DEVONDALE RD	Active	0.0000	70-LE-AVON-1994	0	679,970	679,970
70-IP-00-140-801	003	2930 W AUBURN RD	Active	100.0000	70-LE-AVON-1994	0	0	0
70-IP-14-200-011	351	2350 AUSTIN AVE 100	Active	100.0000	70-LE-AVON-1994	0	0	0
70-15-21-376-011	201	1500 W HAMLIN RD	Active	0.0000	70-LE-ROCH-1994	0	907,570	907,570
70-15-30-103-002	201	3901 W HAMLIN RD	Active	0.0000	70-LE-ROCH-1994	996,000	2,872,040	1,876,040
70-15-30-227-004	201	3499 W HAMLIN RD	Active	0.0000	70-LE-ROCH-1994	912,550	4,865,910	3,953,360
70-99-00-130-173	351	3499 W HAMLIN RD	Active	100.0000	70-LE-ROCH-1994	0	0	0
70-99-00-130-175	351	3499 W HAMLIN RD	Active	100.0000	70-LE-ROCH-1994	0	4,970	4,970
70-99-00-130-602	251	3255 W HAMLIN RD	Active	100.0000	70-LE-ROCH-1994	0	0	0
70-99-00-130-681	251	3903 W HAMLIN RD	Active	100.0000	70-LE-ROCH-1994	0	218,820	218,820
70-99-00-130-683	351	3949 W HAMLIN RD	Active	100.0000	70-LE-ROCH-1994	0	0	0
70-99-00-130-686	351	3985 W HAMLIN RD	Active	100.0000	70-LE-ROCH-1994	0	112,550	112,550
70-99-00-246-021	351	1500 W HAMLIN RD	Active	100.0000	70-LE-ROCH-1994	0	0	0
70-IN-16-376-011	301	1500 W HAMLIN RD	Active	0.0000	70-LE-ROCH-1994	0	2,761,040	2,761,040
70-IN-17-227-004	301	3499 W HAMLIN RD	Active	0.0000	70-LE-ROCH-1994	0	600,760	600,760
70-15-29-300-002	302		Active	0.0000	70-LX-AVON-1994	23,400	46,470	23,070
70-15-29-301-025	301	2925 BOND ST	Active	0.0000	70-LX-AVON-1994	242,300	279,730	37,430
70-15-29-301-029	301	2709 BOND ST	Active	0.0000	70-LX-AVON-1994	956,000	599,420	-356,580
70-15-29-301-032	301	2961 BOND ST	Active	0.0000	70-LX-AVON-1994	508,000	475,230	-32,770
70-15-29-301-047	301	2817 BOND ST	Active	0.0000	70-LX-AVON-1994	736,000	757,170	21,170
70-15-29-302-002	301	2871 RESEARCH DR	Active	0.0000	70-LX-AVON-1994	973,000	0	-973,000
70-15-29-351-011	402		Active	0.0000	70-LX-AVON-1994	0	0	0
70-15-29-351-016	301	2930 BOND ST	Active	0.0000	70-LX-AVON-1994	65,800	372,410	306,610
70-15-29-401-002	301	2384 DEVONDALE RD	Active	0.0000	70-LX-AVON-1994	72,590	114,590	42,000
70-15-29-401-004	301	2360 DEVONDALE RD	Active	0.0000	70-LX-AVON-1994	56,570	82,760	26,190

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2025	Captured Value
70-15-29-402-008	301	2385 DEVONDALE RD	Active	0.0000	70-LX-AVON-1994	116,580	113,610	-2,970
70-15-29-402-009	301	2397 DEVONDALE RD	Active	0.0000	70-LX-AVON-1994	170,550	180,390	9,840
70-15-29-451-043	301	2538 DEVONDALE RD	Active	100.0000	70-LX-AVON-1994	94,390	113,430	19,040
70-15-29-451-044	301	2540 DEVONDALE RD	Active	0.0000	70-LX-AVON-1994	110,800	92,550	-18,250
70-15-29-604-001	210	2399 DEVONDALE RD	Active	0.0000	70-LX-AVON-1994	58,350	64,680	6,330
70-15-30-301-012	202		Active	0.0000	70-LX-AVON-1994	360,790	0	-360,790
70-15-30-301-014	202		Active	0.0000	70-LX-AVON-1994	71,100	98,160	27,060
70-15-30-301-040	201	2748 S ADAMS RD	Active	0.0000	70-LX-AVON-1994	83,120	455,430	372,310
70-15-30-301-041	202		Active	0.0000	70-LX-AVON-1994	559,480	660,180	100,700
70-15-30-301-043	202		Active	0.0000	70-LX-AVON-1994	481,950	568,680	86,730
70-15-30-301-044	202		Active	0.0000	70-LX-AVON-1994	43,960	74,020	30,060
70-15-30-302-013	301	3925 INDUSTRIAL DR	Active	0.0000	70-LX-AVON-1994	102,700	128,750	26,050
70-15-30-302-014	301	3909 INDUSTRIAL DR	Active	0.0000	70-LX-AVON-1994	247,900	308,390	60,490
70-15-30-302-026	301	3885 INDUSTRIAL DR	Active	0.0000	70-LX-AVON-1994	188,000	283,930	95,930
70-15-30-302-028	302		Active	0.0000	70-LX-AVON-1994	430	0	-430
70-15-30-302-029	301	2737 S ADAMS RD	Active	0.0000	70-LX-AVON-1994	1,582,570	2,767,290	1,184,720
70-15-30-302-030	202		Active	0.0000	70-LX-AVON-1994	7,480	0	-7,480
70-15-30-302-031	202	2603 S ADAMS RD	Active	0.0000	70-LX-AVON-1994	126,640	756,990	630,350
70-15-30-302-032	202		Active	0.0000	70-LX-AVON-1994	2,300	0	-2,300
70-15-30-302-034	202		Active	0.0000	70-LX-AVON-1994	114,500	208,760	94,260
70-15-30-302-035	202		Active	0.0000	70-LX-AVON-1994	60,790	0	-60,790
70-15-30-302-036	201	2727 S ADAMS RD	Active	0.0000	70-LX-AVON-1994	1,010	49,920	48,910
70-15-30-302-037	202		Active	0.0000	70-LX-AVON-1994	910	0	-910
70-15-30-302-038	201	2731 S ADAMS RD	Active	0.0000	70-LX-AVON-1994	126,890	181,610	54,720
70-15-30-302-039	202		Active	0.0000	70-LX-AVON-1994	48,280	234,940	186,660

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2025	Captured Value
70-15-30-302-040	201	2754 S ADAMS RD	Active	0.0000	70-LX-AVON-1994	220,680	618,980	398,300
70-15-30-302-041	301	2581 OLD ADAMS RD	Active	0.0000	70-LX-AVON-1994	112,700	122,130	9,430
70-15-30-326-010	302	2589 S ADAMS RD	Active	0.0000	70-LX-AVON-1994	101,000	92,500	-8,500
70-15-30-326-014	202		Active	0.0000	70-LX-AVON-1994	38,130	0	-38,130
70-15-30-326-015	201		Active	0.0000	70-LX-AVON-1994	535,770	6,434,230	5,898,460
70-15-30-326-016	201	2744 S ADAMS RD	Active	0.0000	70-LX-AVON-1994	35,120	399,050	363,930
70-15-30-326-017	202		Active	0.0000	70-LX-AVON-1994	181,900	0	-181,900
70-15-30-326-018	202		Active	0.0000	70-LX-AVON-1994	8,000	0	-8,000
70-15-30-376-009	301	2938 WATERVIEW DR	Active	0.0000	70-LX-AVON-1994	313,700	344,480	30,780
70-15-30-376-019	401	2831 YORK RD	Active	100.0000	70-LX-AVON-1994	49,900	89,420	39,520
70-15-30-376-020	401	2845 YORK RD	Active	100.0000	70-LX-AVON-1994	58,800	104,410	45,610
70-15-30-376-021	401	2859 YORK RD	Active	100.0000	70-LX-AVON-1994	54,900	91,760	36,860
70-15-30-376-024	401	2815 YORK RD	Active	100.0000	70-LX-AVON-1994	4,000	143,320	139,320
70-15-30-376-025	401	2799 YORK RD	Active	100.0000	70-LX-AVON-1994	4,000	104,980	100,980
70-15-30-376-026	401	2783 YORK RD	Active	100.0000	70-LX-AVON-1994	4,000	106,930	102,930
70-15-30-376-027	401	2767 YORK RD	Active	100.0000	70-LX-AVON-1994	4,000	181,380	177,380
70-15-30-376-028	401	2751 YORK RD	Active	100.0000	70-LX-AVON-1994	4,000	100,550	96,550
70-15-30-377-004	402		Active	0.0000	70-LX-AVON-1994	0	0	0
70-15-30-377-007	301	2927 WATERVIEW DR	Active	0.0000	70-LX-AVON-1994	164,400	227,740	63,340
70-15-30-377-008	301	2935 WATERVIEW DR	Active	0.0000	70-LX-AVON-1994	231,800	267,340	35,540
70-15-30-401-006	402		Active	0.0000	70-LX-AVON-1994	22,830	0	-22,830
70-15-30-401-007	402		Active	0.0000	70-LX-AVON-1994	0	0	0
70-15-30-401-008	202		Active	0.0000	70-LX-AVON-1994	131,690	1,383,660	1,251,970
70-15-30-401-009	202		Active	0.0000	70-LX-AVON-1994	19,480	0	-19,480
70-15-30-451-009	201	2614 LEACH RD	Active	0.0000	70-LX-AVON-1994	54,500	91,460	36,960

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70-15-30-451-011	201	2640 LEACH RD	Active	0.0000	70-LX-AVON-1994	28,400	133,280	104,880
70-15-30-451-012	301	2656 LEACH RD	Active	0.0000	70-LX-AVON-1994	35,100	60,950	25,850
70-15-30-451-013	301	2666 LEACH RD	Active	79.0000	70-LX-AVON-1994	26,900	66,800	39,900
70-15-30-451-014	301	2678 LEACH RD	Active	0.0000	70-LX-AVON-1994	27,800	24,470	-3,330
70-15-30-451-015	301	2698 LEACH RD	Active	0.0000	70-LX-AVON-1994	0	24,390	24,390
70-15-30-451-016	301	2710 LEACH RD	Active	0.0000	70-LX-AVON-1994	28,600	23,020	-5,580
70-15-30-451-019	201	2752 LEACH RD	Active	0.0000	70-LX-AVON-1994	26,900	38,860	11,960
70-15-30-451-020	301	2760 LEACH RD	Active	0.0000	70-LX-AVON-1994	42,100	76,060	33,960
70-15-30-451-021	002	2772 LEACH RD	Inactive	0.0000	70-LX-AVON-1994	31,700	0	-31,700
70-15-30-451-022	002	2790 LEACH RD	Inactive	0.0000	70-LX-AVON-1994	28,300	0	-28,300
70-15-30-451-024	201	2822 LEACH RD	Active	0.0000	70-LX-AVON-1994	42,700	88,760	46,060
70-15-30-451-027	201	2870 LEACH RD	Active	0.0000	70-LX-AVON-1994	19,900	48,000	28,100
70-15-30-451-028	301	2866 LEACH RD	Active	100.0000	70-LX-AVON-1994	25,200	48,000	22,800
70-15-30-451-031	302		Active	0.0000	70-LX-AVON-1994	20,200	3,330	-16,870
70-15-30-451-032	302		Active	0.0000	70-LX-AVON-1994	20,200	3,330	-16,870
70-15-30-451-033	401	3320 W AUBURN RD	Active	0.0000	70-LX-AVON-1994	31,100	56,430	25,330
70-15-30-451-034	301	2910 LEACH RD	Active	100.0000	70-LX-AVON-1994	38,100	64,600	26,500
70-15-30-451-035	301	3310 W AUBURN RD	Active	0.0000	70-LX-AVON-1994	43,400	51,100	7,700
70-15-30-451-037	301	2740 LEACH RD	Active	0.0000	70-LX-AVON-1994	66,100	76,990	10,890
70-15-30-451-047	201	2808 LEACH RD	Active	0.0000	70-LX-AVON-1994	24,700	57,080	32,380
70-15-30-451-050	302	2890 LEACH RD	Active	0.0000	70-LX-AVON-1994	46,900	43,080	-3,820
70-15-30-451-051	301	2856 LEACH RD	Active	100.0000	70-LX-AVON-1994	44,100	77,380	33,280
70-15-30-452-006	202		Active	0.0000	70-LX-AVON-1994	17,600	21,700	4,100
70-15-30-452-007	301	2573 LEACH RD	Active	0.0000	70-LX-AVON-1994	29,900	48,790	18,890
70-15-30-452-012	201	2641 LEACH RD	Active	0.0000	70-LX-AVON-1994	27,800	45,140	17,340

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2025	Captured Value
70-15-30-452-013	301	2653 LEACH RD	Active	0.0000	70-LX-AVON-1994	29,500	139,320	109,820
70-15-30-452-017	201	2707 LEACH RD	Active	0.0000	70-LX-AVON-1994	26,200	45,570	19,370
70-15-30-452-020	201	2757 LEACH RD	Active	0.0000	70-LX-AVON-1994	25,900	32,910	7,010
70-15-30-452-023	301	2791 LEACH RD	Active	0.0000	70-LX-AVON-1994	28,600	68,950	40,350
70-15-30-452-024	301	2811 LEACH RD	Active	0.0000	70-LX-AVON-1994	29,300	45,860	16,560
70-15-30-452-025	201	2819 LEACH RD	Active	0.0000	70-LX-AVON-1994	25,000	47,060	22,060
70-15-30-452-031	301	2915 LEACH RD	Active	0.0000	70-LX-AVON-1994	33,700	51,940	18,240
70-15-30-452-037	201	2591 LEACH RD	Active	0.0000	70-LX-AVON-1994	43,700	73,000	29,300
70-15-30-452-039	201	3220 W AUBURN RD	Active	0.0000	70-LX-AVON-1994	56,700	68,080	11,380
70-15-30-452-040	201	2885 LEACH RD	Active	0.0000	70-LX-AVON-1994	56,800	103,310	46,510
70-15-30-452-043	402		Inactive	0.0000	70-LX-AVON-1994	500	0	-500
70-15-30-452-045	402		Inactive	0.0000	70-LX-AVON-1994	500	0	-500
70-15-30-452-047	402		Inactive	0.0000	70-LX-AVON-1994	500	0	-500
70-15-30-452-048	302		Active	0.0000	70-LX-AVON-1994	14,500	21,580	7,080
70-15-30-452-049	402		Inactive	0.0000	70-LX-AVON-1994	500	0	-500
70-15-30-452-050	301	2739 LEACH RD	Active	0.0000	70-LX-AVON-1994	31,300	55,650	24,350
70-15-30-452-051	201	3194 W AUBURN RD	Active	0.0000	70-LX-AVON-1994	65,700	80,980	15,280
70-15-30-452-052	201	2873 LEACH RD	Active	0.0000	70-LX-AVON-1994	71,300	84,060	12,760
70-15-30-452-054	302	2621 LEACH RD	Active	0.0000	70-LX-AVON-1994	26,500	21,650	-4,850
70-15-30-452-056	201	2583 LEACH RD	Active	0.0000	70-LX-AVON-1994	32,200	87,250	55,050
70-15-30-452-057	201	2691 LEACH RD	Active	0.0000	70-LX-AVON-1994	83,100	319,430	236,330
70-15-30-452-058	201	2515 LEACH RD	Active	0.0000	70-LX-AVON-1994	54,800	259,340	204,540
70-15-30-452-060	201	2545 LEACH RD	Active	0.0000	70-LX-AVON-1994	63,900	76,290	12,390
70-15-30-452-061	401	2771 LEACH RD	Active	0.0000	70-LX-AVON-1994	44,500	77,880	33,380
70-15-30-476-002	302	3164 W AUBURN RD	Active	0.0000	70-LX-AVON-1994	84,300	36,900	-47,400

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70-15-30-476-003	302		Active	0.0000	70-LX-AVON-1994	46,800	12,390	-34,410
70-15-30-476-004	301	3140 W AUBURN RD	Active	0.0000	70-LX-AVON-1994	27,100	16,030	-11,070
70-15-30-476-019	301	2900 TECHNOLOGY DR	Active	0.0000	70-LX-AVON-1994	385,000	1,153,610	768,610
70-15-30-476-021	301	2980 TECHNOLOGY DR	Active	0.0000	70-LX-AVON-1994	116,610	1,154,880	1,038,270
70-15-30-477-006	402		Active	0.0000	70-LX-AVON-1994	0	0	0
70-15-30-477-007	301	2993 TECHNOLOGY DR	Active	0.0000	70-LX-AVON-1994	178,000	792,260	614,260
70-15-30-477-011	301	2903 TECHNOLOGY DR	Active	0.0000	70-LX-AVON-1994	129,500	825,820	696,320
70-15-30-603-001	210	3786 INDUSTRIAL DR	Active	0.0000	70-LX-AVON-1994	0	12,240	12,240
70-15-30-603-002	210	3790 INDUSTRIAL DR	Active	0.0000	70-LX-AVON-1994	0	51,480	51,480
70-15-30-604-001	210	2855 LEACH RD	Active	0.0000	70-LX-AVON-1994	0	60,700	60,700
70-99-00-130-678	251	2831 RESEARCH DR	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-130-679	251	2775 BOND ST	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-140-570	251	3310 W AUBURN RD	Active	100.0000	70-LX-AVON-1994	1,700	0	-1,700
70-99-00-140-800	351	2930 W AUBURN RD	Inactive	100.0000	70-LX-AVON-1994	614,700	0	-614,700
70-99-00-146-023	351		Inactive	100.0000	70-LX-AVON-1994	1,100	0	-1,100
70-99-00-146-063	351		Inactive	100.0000	70-LX-AVON-1994	1,000	0	-1,000
70-99-00-146-064	251	2397 DEVONDALE RD 101	Active	100.0000	70-LX-AVON-1994	0	273,870	273,870
70-99-00-146-065	251	2397 DEVONDALE RD 101	Active	100.0000	70-LX-AVON-1994	0	792,190	792,190
70-99-00-146-067	003	2397 DEVONDALE RD 101	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-146-100	351		Inactive	100.0000	70-LX-AVON-1994	7,100	0	-7,100
70-99-00-146-129	251	3385 YORK RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-146-175	251	2873 LEACH RD	Active	100.0000	70-LX-AVON-1994	0	123,150	123,150
70-99-00-146-176	351	2873 LEACH RD	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-146-200	351	2760 LEACH RD	Inactive	100.0000	70-LX-AVON-1994	2,300	0	-2,300
70-99-00-146-202	351	2772 LEACH RD	Inactive	100.0000	70-LX-AVON-1994	0	0	0

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70-99-00-146-203	251	2614 LEACH RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-146-204	251	2752 LEACH RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-146-205	003	2640 LEACH RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-146-207	251	2707 LEACH RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-146-278	251	2591 LEACH RD	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-146-280	251	2573 LEACH RD	Active	100.0000	70-LX-AVON-1994	29,400	0	-29,400
70-99-00-146-281	251	2583 LEACH RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-146-286	251	2541 LEACH RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-146-287	003	2533 LEACH RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-146-300	351	2511 LEACH RD	Inactive	100.0000	70-LX-AVON-1994	5,600	0	-5,600
70-99-00-146-301	251	2691 LEACH RD	Active	100.0000	70-LX-AVON-1994	11,600	0	-11,600
70-99-00-146-304	251	2511 LEACH RD	Active	100.0000	70-LX-AVON-1994	0	97,570	97,570
70-99-00-146-324	251	2791 LEACH RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-146-325	251	2757 LEACH RD	Inactive	100.0000	70-LX-AVON-1994	12,500	0	-12,500
70-99-00-146-326	251	2808 LEACH RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-146-400	251	2856 LEACH RD	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-146-470	251	2885 LEACH RD	Active	100.0000	70-LX-AVON-1994	8,200	0	-8,200
70-99-00-220-590	351	2911 RESEARCH DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-220-630	351	2709 BOND ST W	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-220-638	351	3790 INDUSTRIAL DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-250-680	251	2930 BOND ST	Inactive	100.0000	70-LX-AVON-1994	10,000	0	-10,000
70-99-00-253-622	351	2944 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-253-624	251	2944 WATERVIEW DR	Active	100.0000	70-LX-AVON-1994	0	130,000	130,000
70-99-00-253-661	351	2943 TECHNOLOGY DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-254-115	251	3885 INDUSTRIAL DR	Active	100.0000	70-LX-AVON-1994	40,000	50,000	10,000

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2025	Captured Value
70-99-00-256-035	351	2791 RESEARCH DR	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-258-261	351	2998 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	828,400	0	-828,400
70-99-00-260-002	351	2637 BOND ST	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-260-004	351	2709 BOND ST	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-260-010	351	2600 BOND ST	Inactive	100.0000	70-LX-AVON-1994	184,100	0	-184,100
70-99-00-260-014	251	2677 BOND ST	Active	100.0000	70-LX-AVON-1994	0	20,000	20,000
70-99-00-260-020	351		Inactive	100.0000	70-LX-AVON-1994	63,100	0	-63,100
70-99-00-260-033	351	2889 BOND ST	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-260-034	351	2904 BOND ST	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-260-036	003	2889 BOND ST	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-260-065	251	2781 BOND ST	Inactive	100.0000	70-LX-AVON-1994	26,200	0	-26,200
70-99-00-260-067	351		Inactive	100.0000	70-LX-AVON-1994	134,600	0	-134,600
70-99-00-260-068	251	2817 BOND ST	Active	100.0000	70-LX-AVON-1994	0	149,480	149,480
70-99-00-260-069	351	2817 BOND ST	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-260-095	251	2871 BOND ST	Inactive	100.0000	70-LX-AVON-1994	138,900	0	-138,900
70-99-00-260-097	351		Inactive	100.0000	70-LX-AVON-1994	193,600	0	-193,600
70-99-00-260-130	351	2619 BOND ST	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-260-140	351	2950 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-260-147	351		Inactive	100.0000	70-LX-AVON-1994	11,900	0	-11,900
70-99-00-260-180	351	2700 BOND ST	Inactive	100.0000	70-LX-AVON-1994	205,100	0	-205,100
70-99-00-260-250	351		Inactive	100.0000	70-LX-AVON-1994	302,500	0	-302,500
70-99-00-260-251	351		Inactive	100.0000	70-LX-AVON-1994	269,900	0	-269,900
70-99-00-260-252	351		Inactive	100.0000	70-LX-AVON-1994	119,300	0	-119,300
70-99-00-260-267	251	2938 WATERVIEW DR	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-260-270	351	2831 RESEARCH DR	Inactive	100.0000	70-LX-AVON-1994	34,900	0	-34,900

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2025	Captured Value
70-99-00-260-311	351	2925 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-260-315	251	2925 WATERVIEW DR	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-260-485	351		Inactive	100.0000	70-LX-AVON-1994	422,400	0	-422,400
70-99-00-260-655	251	2930 BOND ST	Active	100.0000	70-LX-AVON-1994	54,700	0	-54,700
70-99-00-260-657	003	2925 BOND ST	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-260-680	351		Inactive	100.0000	70-LX-AVON-1994	335,600	0	-335,600
70-99-00-261-010	351	3011 RESEARCH DR	Inactive	100.0000	70-LX-AVON-1994	2,671,000	0	-2,671,000
70-99-00-261-030	351	2770 RESEARCH DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-261-032	251	2770 RESEARCH DR	Active	100.0000	70-LX-AVON-1994	0	921,330	921,330
70-99-00-261-049	251	3072 RESEARCH DR	Active	100.0000	70-LX-AVON-1994	0	0	0*
70-99-00-261-117	351		Inactive	100.0000	70-LX-AVON-1994	600	0	-600
70-99-00-261-161	351		Inactive	100.0000	70-LX-AVON-1994	212,200	0	-212,200
70-99-00-261-196	351		Inactive	100.0000	70-LX-AVON-1994	25,100	0	-25,100
70-99-00-261-227	251	2731 S ADAMS RD 106	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-261-228	251	2731 S ADAMS RD 100	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-261-229	003	2731 S ADAMS RD 100	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-261-235	251	2731 S ADAMS RD 105	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-261-285	351	2871 RESEARCH DR	Inactive	100.0000	70-LX-AVON-1994	563,700	0	-563,700
70-99-00-261-295	351		Inactive	100.0000	70-LX-AVON-1994	466,300	0	-466,300
70-99-00-261-320	351	2791 RESEARCH DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-262-001	351		Inactive	100.0000	70-LX-AVON-1994	266,100	0	-266,100
70-99-00-262-003	251		Inactive	100.0000	70-LX-AVON-1994	164,900	0	-164,900
70-99-00-262-004	351	2910 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	1,975,000	0	-1,975,000
70-99-00-262-005	351	2967 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-262-010	351	2910 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0

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70-99-00-262-147	351	2870 TECHNOLOGY DR	Inactive	100.0000	70-LX-AVON-1994	240,300	0	-240,300
70-99-00-262-190	251	2930 TECHNOLOGY DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-262-251	251	2920 TECHNOLOGY DR	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-262-260	351	2935 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	66,200	0	-66,200
70-99-00-262-263	251	2935 WATERVIEW DR	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-262-275	351	2946 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-262-281	351	2956 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-262-282	351	2956 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-262-284	351	2983 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-262-290	351	2956 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-262-313	351	2961 BOND ST	Inactive	100.0000	70-LX-AVON-1994	229,000	0	-229,000
70-99-00-262-314	351	2961 BOND ST	Active	100.0000	70-LX-AVON-1994	0	504,210	504,210
70-99-00-262-325	351	2917 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	114,500	0	-114,500
70-99-00-262-375	351	2932 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	151,100	0	-151,100
70-99-00-262-380	351	2927 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	154,600	0	-154,600
70-99-00-262-381	251	2927 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-262-383	251	2927 WATERVIEW DR	Active	100.0000	70-LX-AVON-1994	0	85,280	85,280
70-99-00-262-400	351		Inactive	100.0000	70-LX-AVON-1994	31,600	0	-31,600
70-99-00-262-470	351		Inactive	100.0000	70-LX-AVON-1994	76,400	0	-76,400
70-99-00-262-471	251	2158 AVON INDUSTRIAL DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-262-480	351	2909 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	1,250,000	0	-1,250,000
70-99-00-262-600	351	2890 TECHNOLOGY DR	Inactive	100.0000	70-LX-AVON-1994	673,600	0	-673,600
70-99-00-262-650	351	2920 TECHNOLOGY DR	Inactive	100.0000	70-LX-AVON-1994	74,400	0	-74,400
70-99-00-262-892	251	2980 TECHNOLOGY DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-262-894	251	2993 TECHNOLOGY DR	Active	100.0000	70-LX-AVON-1994	0	0	0

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70-99-00-263-200	351		Inactive	100.0000	70-LX-AVON-1994	600	0	-600
70-99-00-263-216	251	2731 S ADAMS RD 200	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-263-607	351		Inactive	100.0000	70-LX-AVON-1994	800	0	-800
70-99-00-263-610	351		Inactive	100.0000	70-LX-AVON-1994	1,000	0	-1,000
70-99-00-263-611	251	2731 S ADAMS RD 112	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-263-615	351		Inactive	100.0000	70-LX-AVON-1994	1,700	0	-1,700
70-99-00-263-655	351		Inactive	100.0000	70-LX-AVON-1994	2,500	0	-2,500
70-99-00-263-720	351	2637 S ADAMS RD	Inactive	100.0000	70-LX-AVON-1994	19,700	0	-19,700
70-99-00-263-731	251	2731 S ADAMS RD 109	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-263-732	251	2727 S ADAMS RD	Inactive	100.0000	70-LX-AVON-1994	4,800	0	-4,800
70-99-00-263-742	351		Inactive	100.0000	70-LX-AVON-1994	2,900	0	-2,900
70-99-00-263-761	003	2737 S ADAMS RD	Inactive	100.0000	70-LX-AVON-1994	405,600	0	-405,600
70-99-00-263-762	251	2737 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	65,000	65,000
70-99-00-263-780	351	2731 S ADAMS RD 205	Inactive	100.0000	70-LX-AVON-1994	1,500	0	-1,500
70-99-00-264-075	003	3909 INDUSTRIAL DR	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-264-076	003	3909 INDUSTRIAL DR	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-264-101	351	3925 INDUSTRIAL DR	Inactive	100.0000	70-LX-AVON-1994	68,500	0	-68,500
70-99-00-264-103	251	3925 INDUSTRIAL DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-264-104	251	3925 INDUSTRIAL DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-264-105	251	3925 INDUSTRIAL DR	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-264-150	351	3910 INDUSTRIAL DR	Inactive	100.0000	70-LX-AVON-1994	686,800	0	-686,800
70-99-00-264-306	351	3811 INDUSTRIAL DR	Inactive	100.0000	70-LX-AVON-1994	45,100	0	-45,100
70-99-00-264-311	351	3801 INDUSTRIAL DR	Inactive	100.0000	70-LX-AVON-1994	14,000	0	-14,000
70-99-00-264-375	351		Inactive	100.0000	70-LX-AVON-1994	186,800	0	-186,800
70-99-00-265-001	251	2508 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	131,300	131,300

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2025	Captured Value
70-99-00-265-002	003	2532 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-265-003	251	2536 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-265-004	003	2524 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-265-005	251	2520 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-265-007	251	2524 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	8,000	8,000
70-99-00-265-010	251	2528 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-265-013	003	2606 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-265-016	251	2552 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-265-018	251	2544 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	60,530	60,530
70-99-00-265-019	251	2754 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	63,950	63,950
70-99-00-265-022	251	2540 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-265-023	251	2594 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-265-024	003	2576 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-265-030	251	900 W AVON RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-265-031	251	2614 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-265-033	251	2626 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	30,000	30,000
70-99-00-265-036	251	2688 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	96,000	96,000
70-99-00-265-037	251	2724 S ADAMS RD	Active	100.0000	70-LX-AVON-1994	0	307,930	307,930
70-99-00-300-045	251	3570 MARKETPLACE CIR	Active	100.0000	70-LX-AVON-1994	0	17,610	17,610
70-99-00-300-061	251	2385 DEVONDALE RD	Inactive	100.0000	70-LX-AVON-1994	840	0	-840
70-99-00-300-063	003	2397 DEVONDALE RD 102	Inactive	100.0000	70-LX-AVON-1994	9,230	0	-9,230
70-99-00-300-064	251	2540 DEVONDALE RD 110	Active	100.0000	70-LX-AVON-1994	1,000	0	-1,000
70-99-00-300-065	351	2384 DEVONDALE RD	Inactive	100.0000	70-LX-AVON-1994	13,920	0	-13,920
70-99-00-300-069	251	2399 DEVONDALE RD	Active	100.0000	70-LX-AVON-1994	129,820	42,540	-87,280
70-99-00-300-088	251	2855 LEACH RD	Active	100.0000	70-LX-AVON-1994	0	56,160	56,160

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2025	Captured Value
70-99-00-300-100	251	3786 INDUSTRIAL DR	Active	100.0000	70-LX-AVON-1994	0	59,730	59,730
70-99-00-300-102	003	3784 INDUSTRIAL DR	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-300-110	003	3782 INDUSTRIAL DR	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-300-150	003	2538 DEVONDALE RD	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-300-173	251	2401 DEVONDALE RD	Active	100.0000	70-LX-AVON-1994	0	30,150	30,150
70-99-00-401-016	251		Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-408-112	003	2791 RESEARCH DR	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-501-882	251	2925 WATERVIEW DR	Active	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-900-001	351		Inactive	100.0000	70-LX-AVON-1994	49,000	0	-49,000
70-99-00-900-002	251		Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-900-003	251		Inactive	100.0000	70-LX-AVON-1994	1,400	0	-1,400
70-99-00-900-004	251		Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-900-005	251		Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-00-900-006	251		Inactive	100.0000	70-LX-AVON-1994	87,700	0	-87,700
70-99-49-262-284	351	2983 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-99-49-262-285	351	2983 WATERVIEW DR	Inactive	100.0000	70-LX-AVON-1994	0	0	0
70-15-21-376-008	201	1750 W HAMLIN RD	Active	0.0000	70-LX-ROCH-1994	0	227,700	227,700
70-15-21-376-009	201	1700 W HAMLIN RD 110	Active	0.0000	70-LX-ROCH-1994	0	438,190	438,190
70-15-21-376-010	201	1600 W HAMLIN RD	Active	0.0000	70-LX-ROCH-1994	0	585,010	585,010
70-15-30-176-003	202		Active	0.0000	70-LX-ROCH-1994	154,120	0	-154,120
70-15-30-176-004	202		Active	0.0000	70-LX-ROCH-1994	32,230	0	-32,230
70-15-30-176-006	201	3610 MARKETPLACE CIR	Active	0.0000	70-LX-ROCH-1994	253,650	3,918,890	3,665,240
70-15-30-176-010	201	3576 MARKETPLACE CIR	Active	0.0000	70-LX-ROCH-1994	70,210	2,108,320	2,038,110
70-15-30-176-011	201	3544 MARKETPLACE CIR	Active	0.0000	70-LX-ROCH-1994	70,210	1,705,330	1,635,120
70-15-30-176-012	202		Active	0.0000	70-LX-ROCH-1994	58,880	998,760	939,880

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2025	Captured Value
70-15-30-227-003	402		Active	0.0000	70-LX-ROCH-1994	1,650,750	0	-1,650,750
70-15-30-227-005	201	3255 W HAMLIN RD	Active	0.0000	70-LX-ROCH-1994	456,920	2,180,610	1,723,690
70-15-30-227-006	302		Inactive	0.0000	70-LX-ROCH-1994	40,780	0	-40,780
70-15-30-276-004	402		Active	0.0000	70-LX-ROCH-1994	511,000	0	-511,000
70-15-30-276-005	402		Active	0.0000	70-LX-ROCH-1994	0	0	0
70-15-30-276-006	201	2500 S ADAMS RD	Active	0.0000	70-LX-ROCH-1994	331,540	4,641,310	4,309,770
70-15-30-276-007	201	3512 MARKETPLACE CIR	Active	0.0000	70-LX-ROCH-1994	71,690	834,780	763,090
70-15-30-276-008	202		Active	0.0000	70-LX-ROCH-1994	14,470	0	-14,470
70-99-00-112-391	251	1700 W HAMLIN RD 100	Active	100.0000	70-LX-ROCH-1994	0	0	0
70-99-00-130-159	251	3851 W HAMLIN RD	Inactive	100.0000	70-LX-ROCH-1994	0	0	0
70-99-00-130-164	251	3851 W HAMLIN RD	Active	100.0000	70-LX-ROCH-1994	0	1,607,000	1,607,000
70-99-00-130-165	351	3949 W HAMLIN RD	Inactive	100.0000	70-LX-ROCH-1994	0	0	0
70-99-00-130-167	351	3985 W HAMLIN RD	Inactive	100.0000	70-LX-ROCH-1994	0	0	0
70-99-00-130-170	251	3499 W HAMLIN RD	Inactive	100.0000	70-LX-ROCH-1994	0	0	0
70-99-00-130-171	251	3499 W HAMLIN RD	Inactive	100.0000	70-LX-ROCH-1994	0	0	0
70-99-00-130-172	003	3499 W HAMLIN RD	Active	100.0000	70-LX-ROCH-1994	0	0	0
70-99-00-130-603	251	3255 W HAMLIN RD	Active	100.0000	70-LX-ROCH-1994	0	0	0
70-99-00-132-013	251	1700 W HAMLIN RD 200	Active	100.0000	70-LX-ROCH-1994	0	0	0
70-99-00-132-014	251	1700 W HAMLIN RD 110	Active	100.0000	70-LX-ROCH-1994	0	0	0
70-99-00-241-315	251	1700 W HAMLIN RD 100	Active	100.0000	70-LX-ROCH-1994	0	0	0
70-99-00-241-316	251	1700 W HAMLIN RD 100	Active	100.0000	70-LX-ROCH-1994	0	0	0
70-99-00-262-850	251	3895 W HAMLIN RD	Active	100.0000	70-LX-ROCH-1994	0	75,640	75,640
70-99-00-265-006	251	2500 S ADAMS RD	Active	100.0000	70-LX-ROCH-1994	0	1,493,360	1,493,360
70-99-00-265-011	251	2500 S ADAMS RD	Active	100.0000	70-LX-ROCH-1994	0	0	0
70-99-00-265-015	003	2500 S ADAMS RD	Active	100.0000	70-LX-ROCH-1994	0	0	0

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11:13 AM		* denotes a partial capture				DB: City Of Rochester Hills 2		
Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2025	Captured Value
70-99-00-265-020	251	3610 MARKETPLACE CIR	Active	100.0000	70-LX-ROCH-1994	0	3,436,940	3,436,940
70-99-00-265-021	251	2500 S ADAMS RD	Active	100.0000	70-LX-ROCH-1994	0	0	0
70-99-00-265-025	251	3512 MARKETPLACE CIR	Active	100.0000	70-LX-ROCH-1994	0	103,680	103,680
70-99-00-265-026	003	3610 MARKETPLACE CIR	Active	100.0000	70-LX-ROCH-1994	0	0	0
70-99-00-265-029	251	3544 MARKETPLACE CIR	Active	100.0000	70-LX-ROCH-1994	0	560,000	560,000
70-99-00-265-032	251	3576 MARKETPLACE CIR	Active	100.0000	70-LX-ROCH-1994	0	127,140	127,140
70-99-00-300-054	251	3499 W HAMLIN RD	Active	100.0000	70-LX-ROCH-1994	0	0	0
***** DDA/LDFA Totals *****								
DDA/LDFA				Count		Base Taxable Value	Taxable Value 2025	Captured Value
70-LE-AVON-1994				128		36,237,810	65,454,520	29,216,710
70-LE-ROCH-1994				12		1,908,550	12,343,660	10,435,110
70-LX-AVON-1994				301		28,548,850	32,147,750	3,598,900
70-LX-ROCH-1994				41		3,716,450	25,042,660	21,326,210

Appendix D 2025 Millage Rates

Jurisdiction	Mills	Captureable²	%
School Districts¹	18.0000	0.0000	0.0%
State Education	6.0000	0.0000	0.0%
Intermediate Schools	3.1349	0.0000	0.0%
City of Rochester Hills	10.1643	10.1643	64.0%
Rochester Hills Library	1.1110	1.1110	7.0%
Oakland County	5.8029	2.947575	19.0%
Huron Clinton MetroParks Authority	0.2050	0.15375	1.0%
Oakland Community College	1.4747	1.4747	9.0%
TOTAL	45.8928	15.851325	100.0%

¹ Operating millage for Rochester Community Schools and Avondale School District, exclusive of debt or supplemental mills.

² Exclusive of debt mills