



Rochester Hills

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Master

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Controlling Body: Local Development
Finance Authority

File Created Date : 08/28/2025

File Name: Public Hearing for the Extension of the LDFA

Final Action:

Title label: Public Hearing for 2025 Restated LDFA Development and Tax Increment Financing Plans

Notes:

Sponsors:

Enactment Date:

Attachments: 090825 Agenda Summary.pdf, RHL DFA Dev TIF
Plans 2025.pdf, Current LDFA Plan 2009.pdf,
2025-08-14 DRAFT LDFA Minutes.pdf, Public
Hearing Notice.pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2025-0377

Title

Public Hearing for 2025 Restated LDFA Development and Tax Increment Financing Plans

Body

Whereas, the City of Rochester Hills (the "City") previously established the City of Rochester Hills Local Development Finance Authority, Oakland County, Michigan (the "LDFA") pursuant to Act 281, Public Acts of Michigan, 1986, as amended and recodified by Act No. 57, Public Acts of Michigan, 2018, as amended (collectively, the "Act"), for the purpose of facilitating projects that foster new economic growth and development and lead to the creation of new employment opportunities within the City; and

Whereas, pursuant to the Act, the LDFA and the City Council of the City (the "Council") adopted the LDFA's Development Plan and Tax Increment Financing Plan, and, subsequently, the LDFA's Restated Development Plan and Tax Increment Financing Plan (collectively and as amended, the "Plan"); and

Whereas, the Plan is expected to expire by its terms on December 31, 2025; and

Whereas, it is necessary to extend and update the Plan in order for the LDFA to continue making

improvements described in the Plan as well as new, additional improvements within the Authority District defined and described in the Plan (collectively, the “Improvements”); and

Whereas, on August 14, 2025, the LDFA approved and presented to the City a proposed 2025 Restated Development Plan and Tax Increment Financing Plan (the “2025 Restated Plan”) extending the LDFA and the Plan and providing for the Improvements; and

Whereas, the LDFA recommended the 2025 Restated Plan for the Council’s approval and requested that the Council hold a public hearing on the 2025 Restated Plan and provide notice of such public hearing pursuant the Act; and

Whereas, the City set and provided notice of, and on September 8, 2025, held a public hearing on the 2025 Restated Plan, in accordance with the provisions of Act, which public hearing provided an opportunity for interested persons to be heard, and the City received and considered any communications in writing with reference to the matter; and

Whereas, the City desires to express its support for the 2025 Restated Plan.

Now, Therefore, Be It Resolved that:

1. The fixing of this date as the date of the City’s public hearing on the 2025 Restated Plan and the provision of notice thereof pursuant to the Act are ratified and confirmed.
2. The City hereby expresses its support for 2025 Restated Plan and for such of the actions and efforts of the LDFA and the City’s officers, employees, and representatives as may be necessary or advisable in furtherance of this resolution or the extension and approval of the 2025 Restated Plan.
3. The City shall further consider the 2025 Restated Plan for approval in accordance with the Act at the Council’s meeting on November 10, 2025 or on such other date or dates as may be necessary or advisable in furtherance of this resolution or the extension and approval of the 2025 Restated Plan.