



CITY COUNCIL ACTION REPORT

October 19, 2009

TO: John Szerlag, City Manager

FROM: John M. Lamerato, Assistant City Manager-Finance/Administration
Mark Miller, Acting Asst City Manager – Economic Development Services
Nino Licari, City Assessor

SUBJECT: Public Hearing for Establishment of an Industrial Development District (IDD) for 1400 Rochester, Troy MI. 48083

Background:

- Bostick Rochester Road Development, LLC and AxleTech International LLC, are requesting the creation of an Industrial Development District (IDD) at 1400 Rochester, Troy, MI. 48083, in order to apply for a Plant Rehabilitation Exemption Certificate (PREC) and an Industrial Facilities Exemption Certificate (IFEC), respectively, for tax abatement at the same location.

Financial Considerations:

- The Financial considerations will be discussed individually for each project, with the proposed exemptions.

Legal Considerations:

- The application meets all requirements of Public Act 198 of 1974 (as amended), the Plant Rehabilitation and Industrial Development Districts legislation.

Policy Considerations:

- The application is in compliance with the amended tax abatement policies of the City Council of the City of Troy.

City Council Outcome III, “Troy is rebuilding for a healthy economy reflecting the values of a unique community in a changing and interconnected world.”

Since both legal and policy considerations are met, staff would recommend establishing the District.

Options:

- City Council has the option to establish an Industrial Development district, or not. If Council does not establish a District, then no Exemptions can be granted. A public hearing is still necessary to deny the exemptions.

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AFFIDAVIT OF MAILING & PUBLISHING

State of Michigan

County of Oakland

City of Troy

RE: PUBLIC HEARING – City Council – Monday, October 19, 2009 at 7:30 PM to consider the establishment of an Industrial Development District (IDD) – 1400 Rochester Road – Section 34

I hereby certify that the attached notice was e-mailed to the Somerset Gazette Newspapers on Thursday, September 24, 2009 and mailed by first class mail to the attached list on Friday, September 25, 2009.

Laura Campbell
Office Assistant

PUBLISHED: Monday, September 28, 2009

CITY OF TROY
PUBLIC HEARING

A Public Hearing will be held by and before the City Council of the City of Troy at City Hall, 500 W. Big Beaver, Troy, Michigan on Monday, October 19, 2009 at 7:30 P.M. to consider the establishment of an Industrial Development District (IDD) at the following location:

88-20-34-226-048 and 88-20-34-226-057 - 1400 Rochester, Troy, MI. 48083-2854
T2N, R11E, Section 34 Part of the North East 1/4

You may express your comments regarding this matter by writing to this office, or by attending the Public Hearing.

Tonni Bartholomew, MMC
City Clerk

NOTICE: *People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*

**TROY SCHOOL DISTRICT
MICHAEL ADAMCZYK
4400 LIVERNOIS
TROY MI 48098-4799**

**OAKLAND COMMUNITY COLLEGE
CLARENCE E BRANTLEY
2480 OPDYKE
BLOOMFIELD HILLS MI 48304-2266**

**OAKLAND INTERMEDIATE SCHOOLS
2111 PONTIAC LAKE
WATERFORD MI 48328**

**OAKLAND COUNTY PTA
1200 N TELEGRAPH Dept 479
PONTIAC MI 48341-0479**

**OAKLAND COUNTY EQUALIZATION
DAVID HIEBER
250 ELIZABETH LAKE RD 1000 W
PONTIAC MI 48341**

**BOSTICK ROCHESTER DEV LLC
DENNIS BOSTICK
1819 E BIG BEAVER
TROY MI 48083**

**AXLETECH INTERNATIONAL LLC
WILLIAM MILLER
3001 W BIG BEAVER STE 400
TROY MI 48084-3105**