



CITY of NOVI CITY COUNCIL

Agenda Item 1
March 13, 2017

SUBJECT: Approval of Resolution to establish an Industrial Development District for C&S Twelve Mile Center LLC. for parcel 55-22-14-200-025 on Twelve Mile Road east of Taft Road.

SUBMITTING DEPARTMENT: City Assessor

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

A request to establish an Industrial Development District (IDD) has been submitted on December 16, 2016 by C&S Twelve Mile Center LLC (the "applicant") for the property identified as 41935 Twelve Mile Road and for parcel having tax id: 22-14-200-025

The parcel has the following legal description:

T1N, R8E, SEC 14 PART OF NE 1/4 BEG AT PT DIST S 00-35-25 E 60.00 FT & N 89-24-35 E 1066.73 FT FROM N 1/4 COR, TH N 89-24-35 E 420.00 FT, TH S 00-35-25 E 800.00 FT, TH S 89-24-35 W 420.00 FT, TH N 00-35-25 W 800.00 FT TO BEG 7.71 A05/31/84 FR 020

Subsequent to filing its request to establish an IDD an applicant identified as Yanfeng US Automotive Interior Systems I LLC has filed an abatement application for a new real property improvements and personal property. The parcel is zoned OST; Office Service Technology.

Industrial Development Districts

Industrial Development Districts are established for new real property or personal property projects as provided for by Public Act 198, 1974 as amended.

"The legislative body of a local governmental unit may establish a plant rehabilitation district or an industrial development district on its own initiative or upon a written request filed by the owner or owners of 75% of the state equalized value of the industrial property." (PA 198 4(2), 1974 as amended)

Establishing this parcel within an Industrial Development District will serve to enable the applicant's tenants the ability to apply for respective industrial facility exemption certificate.

Pending Appeals

To the best of staff's knowledge:

- There is no outstanding and/or pending appeal(s) involving the property that is the subject of this application/request.
- There is no outstanding and/or pending appeal(s) involving the applicant filing for this tax incentive/request within the city.

Abatement Eligibility

Establishment of an Industrial Development District is a prerequisite to consideration of an Industrial Facility Exemption Certificate for any new real and personal property improvements.

Based on reviewing the property records and the applicant's request, staff recommends approval of C&S Twelve Mile Center LLC's request for establishing an Industrial Development District encompassing parcel 22-14-200-025, consisting of a total of 7.420 acres.

RECOMMENDED ACTION: Approval of Resolution to establish an Industrial Development District for C&S Twelve Mile Center LLC. for parcel 55-22-14-200-025 on Twelve Mile Road west of Taft Road.

**CITY OF NOVI NOTICE OF PUBLIC HEARING
CONSIDERATION OF THE ESTABLISHMENT OF AN INDUSTRIAL
DEVELOPMENT DISTRICT
AND
CONSIDERATION OF THE ISSUANCE OF AN INDUSTRIAL FACILITIES
EXEMPTION CERTIFICATE
UNDER ACT P.A. 198 OF 1974, AS AMENDED**

Notice is hereby given that C&S Twelve Mile Center has submitted a request to the City of Novi for the establishment of an Industrial Development District under the "Plant Rehabilitation and Industrial Development Act P.A. 198 of 1974," and an application for issuance of an Industrial Facilities Exemption Certificate.

The proposed project is part of Parcel ID No. 50-22-14-200-025, located at 41935 Twelve Mile Road, described as follows:

T1N, R8E, SEC 14 PART OF NE 1/4 BEG AT PT DIST S 00-35-25 E 60.00 FT & N 89-24-35 E 1066.73 FT FROM N 1/4 COR, TH N 89-24-35 E 420.00 FT, TH S 00-35-25 E 800.00 FT, TH S 89-24-35 W 420.00 FT, TH N 00-35-25 W 800.00 FT TO BEG 7.71 A05/31/84 FR 020

Pursuant to Section 4 (4) of said Act, a public hearing shall be held for the establishment of an Industrial Development District on Monday, March 13, 2017 at 7:00 pm in the Novi City Council Chambers, located at 45175 Ten Mile Road, Novi, Michigan 48375, during which any property owner within the proposed Industrial Development District, and any resident or taxpayer of the City of Novi may appear and be heard in relation to the consideration of the aforementioned Industrial Development District.

Following the public hearing and approval to establish an Industrial Development District, pursuant to Section 5 (2) of said Act, a hearing shall be held for the issuance of an Industrial Facilities Exemption Certificate, during which any property owner within the Industrial Development District, and any resident or taxpayer of the City of Novi may appear and be heard in relation to the consideration of the aforementioned Industrial Facilities Exemption Certificate.

If you have any comments regarding this proposal, they may be presented in writing to the City Clerk's office or at the public hearing.

Cortney Hanson, CMC
City Clerk

Publish: 03/02/2017

December 16, 2016

Mr. Bob Gatt, Mayor

Members of City Council

City of Novi
45175 Ten Mile Road
Novi, MI 48375

Dear Mayor Gatt & City Council:

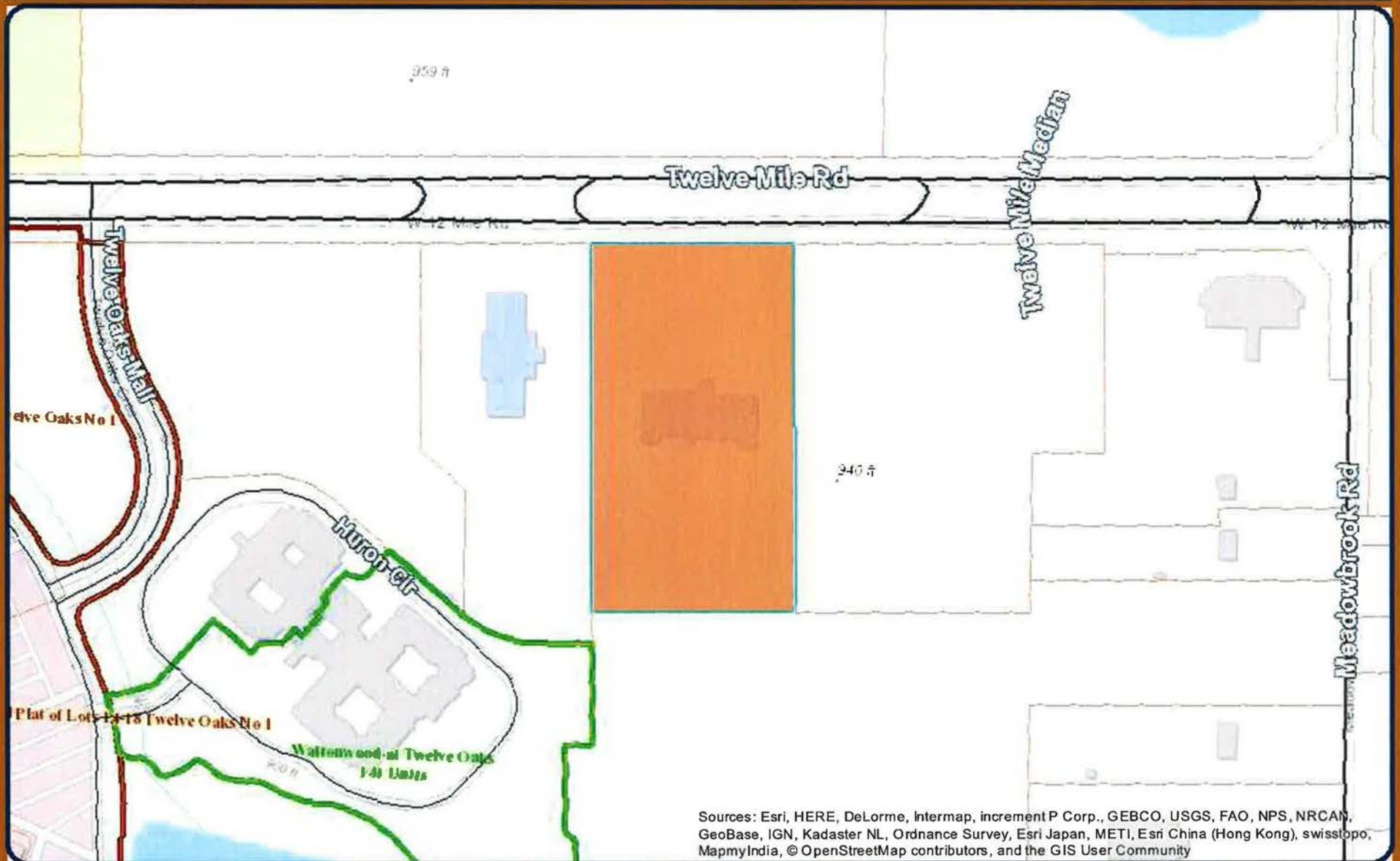
As the owner of the former DMC Building located at 41935 Twelve Mile Road in Novi, Sidwell No. 22-14-200-025, I would like to request the City Council create an Industrial Development District designation for the property. We anticipate this property to be the future North American Headquarters housing a technical center for instrument panel engineering and testing for Yanfeng Automotive Interiors.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Subir Chowdhury", is written over a horizontal line.

Subir Chowdhury
C & S Twelve Mile Center LLC

YanFeng US Automotive Interior Systems Site



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

MAP INFORMATION SOURCE

This map was prepared using data from various sources. The City of Novi is not responsible for any errors or omissions. The City of Novi is not responsible for any damages or losses resulting from the use of this map. For more information, please contact the City of Novi at 48375 City of Novi, Novi, MI 48375. Website: www.cityofnovi.org



1 inch = 376 feet



Map Print Date:
3/7/2017



City of Novi
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

**CITY OF NOVI
RESOLUTION
ESTABLISHING A INDUSTRIAL DEVELOPMENT DISTRICT
FOR C&S TWELVE MILE CENTER LLC**

At a meeting of the City Council held on the **13th day of March, 2017** at the City Council Chambers at 45175 Ten Mile Road, Novi, Michigan 48375

It was moved by Council Member ----- and supported by Council Member -----

WHEREAS, Act 198 of the Public Acts of 1974, as amended, authorizes the City Council of Novi to establish an Industrial Development District; and

WHEREAS, **C&S Twelve Mile Center LLC** has petitioned this City Council to establish an Industrial Development District on the property herein described; and

WHEREAS, construction, acquisition, alteration, or installation of a proposed facility within the district has not commenced as of this date of the filing of the request to establish the district; and

WHEREAS, the City Council of the City of Novi, has given written notice by certified mail to the owners of real property within the proposed Industrial Development District and to the public by newspaper advertisement in the **Oakland Press**, and public posting of the hearing on the establishment of the proposed district; and

WHEREAS, a public hearing was held on **13th day of March, 2017** at which all of the owners of real property within the proposed Industrial Development District and all residents and taxpayers of City of Novi were afforded an opportunity to be heard; and

WHEREAS, the City Council deems it to be in the best interest of the City of Novi to establish the Industrial Development District as proposed;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Novi that the following described parcel of land situated in the City of Novi, County of Oakland, State of Michigan, to wit:

Parcel identification: 50-22-14-200-025

T1N, R8E, SEC 14 PART OF NE 1/4 BEG AT PT DIST S 00-35-25 E 60.00 FT & N 89-24-35 E 1066.73 FT FROM N 1/4 COR, TH N 89-24-35 E 420.00 FT, TH S 00-35-25 E 800.00 FT, TH S 89-24-35 W 420.00 FT, TH N 00-35-25 W 800.00 FT TO BEG 7.71 A05/31/84 FR 020

