



CITY of NOVI CITY COUNCIL

Agenda Item 3
March 13, 2017

SUBJECT: Approval of Resolution to establish an Industrial Development District for Madias Brothers Inc. 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 **January 10, 2017** by Madias Brothers Inc. (the "applicant") for the property identified as Twelve Mile Road and for parcel having tax id: 22-15-126-016.

The parcel has the following legal description:

T1N, R8E, SEC 15 N 1650 FT OF E 1/2 OF NW 1/4 EXC W 100 FT OF N 435.60 FT, ALSO EXC E 792 FT THEREOF, ALSO PART OF NW 1/4 BEG AT PT DIST S 01-52-22 E 1650.09 FT & S 87-32-34 W 264.01 FT FROM N 1/4 COR, TH S 01-52-22 E 724.51 FT, TH N 81-25-51 W 646.23 FT, TH N 39-03-18 W 748.43 FT, TH N 87-32-34 E 1087.90 FT TO BEG EXC PART OF NW 1/4 BEG AT PT DIST S 87-32-25 W 792 FT FROM N 1/4 COR, TH S 01-52-16 E 90 FT, TH S 87-32-25 W 444.56 FT, TH N 01-52-16 W 90 FT, TH N 87-32-25 E 444.56 FT TO BEG 30.87 A5-12-00 FR 005, 006, 007&0131-14-02 CORR

Subsequent to filing its request to establish an IDD an applicant identified as A123 Systems LLC has filed an abatement application for a new real property improvements. 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.

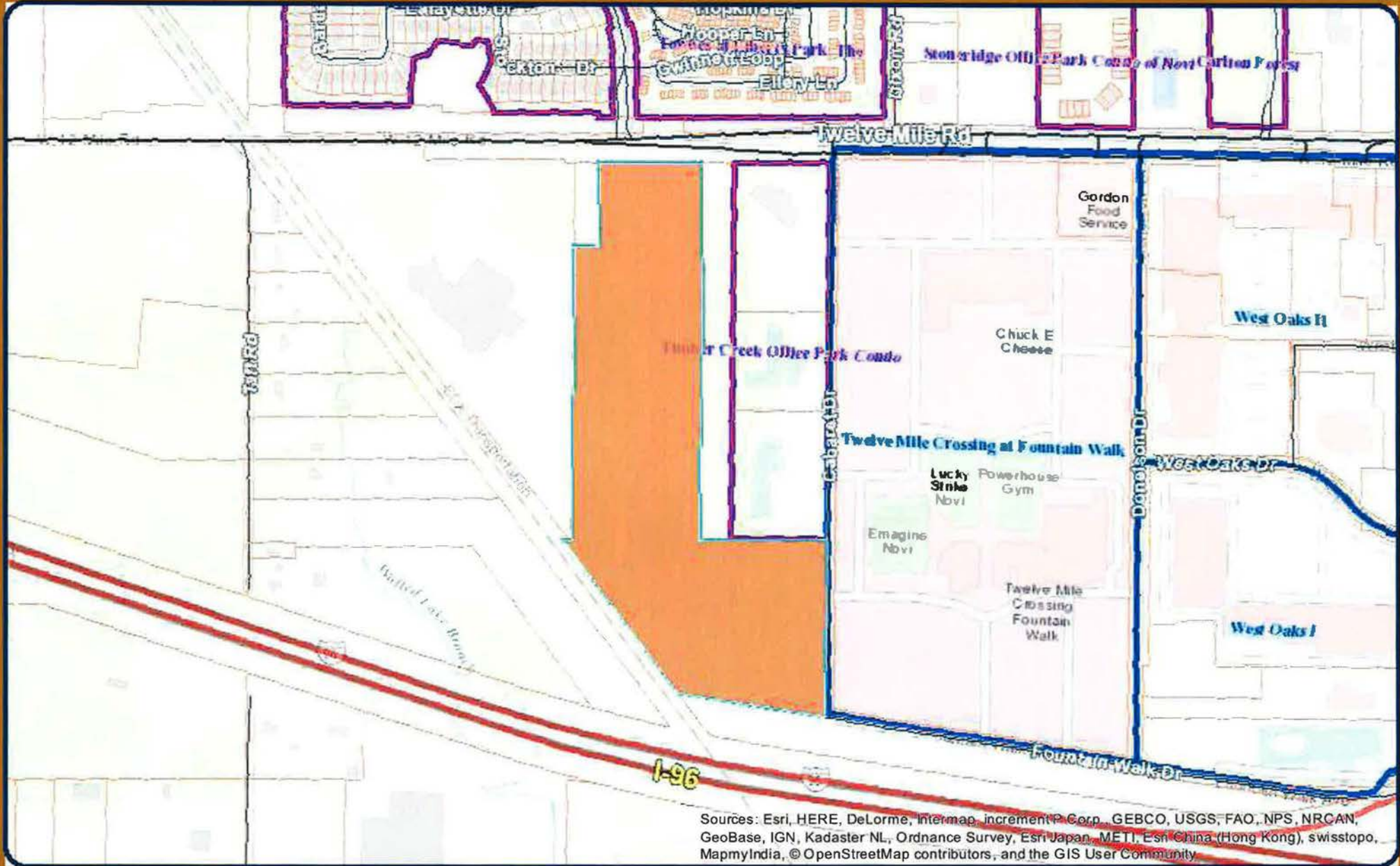
Abatement Eligibility

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 Madias Brother Inc.'s request for establishing an Industrial Development District encompassing parcel 22-15-126-016, consisting of a total of 30.871 acres.

RECOMMENDED ACTION: Approval of Resolution to establish an Industrial Development District for Madias Brothers Inc. on Twelve Mile Road east of Taft Road.

A123 Systems LLC. 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

SCALE INTERPRETATION NOTICE

This map was prepared for the City of Novi and is intended for informational purposes only. It is not intended to be used for legal or financial purposes. The City of Novi is not responsible for any errors or omissions on this map. The City of Novi is not responsible for any damages or losses resulting from the use of this map. The City of Novi is not responsible for any claims or lawsuits resulting from the use of this map. The City of Novi is not responsible for any claims or lawsuits resulting from the use of this map.



1 inch = 752 feet



Map Print Date:
3/8/2017



City of Novi

45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

**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 Madias Brothers Inc. 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. 50-22-15-126-016, described as follows:

T1N, R8E, SEC 15 N 1650 FT OF E 1/2 OF NW 1/4 EXC W 100 FT OF N 435.60 FT, ALSO EXC E 792 FT THEREOF, ALSO PART OF NW 1/4 BEG AT PT DIST S 01-52-22 E 1650.09 FT & S 87-32-34 W 264.01 FT FROM N 1/4 COR, TH S 01-52-22 E 724.51 FT, TH N 81-25-51 W 646.23 FT, TH N 39-03-18 W 748.43 FT, TH N 87-32-34 E 1087.90 FT TO BEG EXC PART OF NW 1/4 BEG AT PT DIST S 87-32-25 W 792 FT FROM N 1/4 COR, TH S 01-52-16 E 90 FT, TH S 87-32-25 W 444.56 FT, TH N 01-52-16 W 90 FT, TH N 87-32-25 E 444.56 FT TO BEG 30.87 A5-12-00 FR 005, 006, 007&0131-14-02 CORR

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



12850 EVERGREEN • DETROIT, MICHIGAN 48223-3491

• FOUNDED IN 1922 • TELEPHONE (313) 272-5330 • FAX (313) 272-5345

January 10, 2017

City of Novi City Council
C/O City Clerk
45175 Ten Mile Road
Novi, MI 48375

Re: Request for Establishment of Industrial Development District

Dear City Council:

Madias Brothers, Inc., as owner of the property described on Exhibit A attached hereto (the "Property"), respectfully requests that the City of Novi City Council establish an industrial development district for the Property pursuant to Public Act 198 of 1974, as amended.


We are under contract with a company that intends to construct one or more buildings on the Property that we have been advised would qualify as "industrial property" under Act 198.

A check for the \$1,000.00 filing fee is enclosed.

We would appreciate your consideration of this request at the earliest opportunity.

Thank you for your assistance.

Very truly yours,
Madias Brothers, Inc.

By: 
MARCOS M. MADIAS

Its: CEO.

**CITY OF NOVI
RESOLUTION
ESTABLISHING A INDUSTRIAL DEVELOPMENT DISTRICT
FOR MADIAS BROTHERS INC**

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, **Madias Brothers Inc** 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: 50-22-15-126-016

T1N, R8E, SEC 15 N 1650 FT OF E 1/2 OF NW 1/4 EXC W 100 FT OF N 435.60 FT, ALSO EXC E 792 FT THEREOF, ALSO PART OF NW 1/4 BEG AT PT DIST S 01-52-22 E 1650.09 FT & S 87-32-34 W 264.01 FT FROM N 1/4 COR, TH S 01-52-22 E 724.51 FT, TH N 81-25-51 W 646.23 FT, TH N 39-03-18 W 748.43 FT, TH N 87-32-34 E 1087.90 FT TO BEG EXC PART OF NW 1/4 BEG AT PT DIST S 87-32-25 W 792 FT FROM N 1/4 COR, TH S 01-52-16 E 90 FT, TH S 87-32-25 W 444.56 FT, TH N 01-52-16 W 90 FT, TH

N 87-32-25 E 444.56 FT TO BEG 30.87 A5-12-00 FR 005, 006, 007&0131-14-02
CORR

be and here is established as a Industrial Development District pursuant to the provisions of Act 198 of the Public Acts of 1974 to be known as the **Madias Brothers Inc Industrial Development District.**

AYES:
NAYS:
ABSENT:
ABSTENTIONS: None

RESOLUTION ADOPTED

STATE OF MICHIGAN))
COUNTY OF OAKLAND)) SS

I, the undersigned, the duly qualified and appointed City Clerk of the City of Novi, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the City Council held on the **13th day of March, 2017**, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on **this -XX- day of March, 2017.**

Cortney Hanson, City Clerk