



CITY of NOVI CITY COUNCIL

**Agenda Item 4
November 27, 2017**

SUBJECT: Approval of Resolution to establish an Industrial Development District for SEHN Novi LLC for parcels 50-22-01-200-018, 50-22-01-200-026, and 50-22-01-200-027, and on Fourteen Mile Road.

SUBMITTING DEPARTMENT: City Assessor

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

A request to establish an Industrial Development District (IDD) has been submitted on September 29, 2017 by SEHN Novi LLC (owner) for the property identified as Fourteen Mile Road and for parcels having tax IDs: 50-22-01-200-018, 50-22-01-200-026 and 50-22-01-200-027.

The parcels have the following legal descriptions:

50-22-01-200-018

T1N, R8E, SEC 1 E 7 ACRES OF W 20 ACRES OF N 36 ACRES OF NE FRC 1/4 EXC THAT PART OF FOL DESC PCL WHICH LIES NLY OF LINE DESC AS BEG AT PT DIST N 87-24-30 E 914.28 FT & S 02-35-30 E 140 FT FROM N 1/4 COR, TH N 87-24-30 E 212.72 FT, TH N 87-24-30 E 173 FT, TH N 02-35-30 W 25 FT, TH N 87-24-30 E 250 FT, TH N 02-35-30 W 30 FT, TH N 87-24-30 E 100 FT TO PT OF ENDING 5.83 A1-18-94 FR 004

50-22-01-200-026

T1N, R8E, SEC 1 ALL THAT PART OF E 200 FT OF W 13 ACRES OF N 36 ACRES OF NE 1/4 LYING ELY & SLY OF FOL DESC LINE DESC AS BEG AT PT DIST N 87-24-30 E 510.34 FT & S 02-00-18 W 357.82 FT & S 04-53-41 W 49.91 FT & N 85-06-19 W 30 FT & S 04-53-41 W 600 FT & S 85-06-19 E 30 FT & S 04-53-41 W 1100 FT & S 85-06-19 E 410 FT & N 04-53-41 E 800 FT & S 85-06-19 E 20 FT FROM N 1/4 COR, TH N 04-53-41 E 900 FT, TH N 85-06-19 W 20 FT, TH N 04-53-41 E 49.91 FT, TH ALG CURVE TO LEFT, RAD 3958.72 FT, CHORD BEARS N 02-55-51 E 271.35 FT, DIST OF 271.40 FT, TH N 87-24-30 E 210 FT TO POINT OF ENDING 0.60 A10-5-94 FR 003

50-22-01-200-027

T1N, R8E, SEC 1 ALL THAT PART OF S 80 ACRES OF N 116 ACRES OF NE FRC 1/4 WHICH LIES ELY OF FOL DESC LINE BEG AT PT DIST N 87-24-30 E 510.34 FT & S 02-00-18 W 357.82 FT & S 04-53-41 W 49.91 FT & N 85-06-19 W 30 FT & S 04-53-41 W 600 FT & S 85-06-19 E 30 FT & S 04-53-41 W 1100 FT & S 85-06-19 E 410 FT FROM N 1/4 COR, TH N 04-53-41 E 800 FT, TH S 85-06-19 E 20 FT, TH N 04-53-41 E 900 FT TO POINT OF ENDING EXC BEG AT SE COR OF SD S 80 ACRES OF N 116 ACRES OF NE FRC 1/4 TH N 500 FT, TH W 250 FT, TH S 100 FT, TH W 400 FT, TH S 400 FT, TH E 650 FT TO BEG 50.60 A10-5-94 FR 007

Total acres is approximately 60.2 acres

The owner is applying for an IDD as it has a purchaser of its property, Production Tool Supply Company LLC dba Berkshire eSupply (applicant) which is subsequently applying for an industrial facilities exemption certificate of which an IDD is a prerequisite to said application.

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 these parcels within an Industrial Development District will serve to enable the applicant the ability to apply for a 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 request. There is no outstanding and/or pending appeal(s) involving the owner filing for this request within the city.

Abatement Eligibility

Establishment of an IDD is a prerequisite to consideration of an industrial facility exemption certificate for any new real property and personal property improvements.

Based on reviewing the property records, the owner’s request, and the applicant’s request, staff recommends approval of SEHN Novi LLC’s request for establishing an Industrial Development District encompassing parcels 50-22-01-200-018, 50-22-01-200-026 and 50-22-01-200-027, consisting of a total of approximately 60.2 acres.

RECOMMENDED ACTION: Approval of Resolution to establish an Industrial Development District for SEHN Novi LLC for parcels 50-22-01-200-018, 50-22-01-200-026 and 50-22-01-200-027 along Fourteen Mile Road.

**CITY OF NOVI
RESOLUTION
ESTABLISHING AN INDUSTRIAL DEVELOPMENT DISTRICT
FOR SEHN NOVI LLC**

At a meeting of the City Council held on the **27th day of November, 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, **SEHN Novi 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 **27th day of November, 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 identifications: 50-22-01-200-018, 50-22-01-200-026 and 50-22-01-200-027, legally described as

For Parcel: 50-22-01-200-018

T1N, R8E, SEC 1 E 7 ACRES OF W 20 ACRES OF N 36 ACRES OF NE FRC 1/4 EXC THAT PART OF FOL DESC PCL WHICH LIES NLY OF LINE DESC AS BEG AT PT DIST N 87-24-30 E 914.28 FT & S 02-35-30 E 140 FT FROM N 1/4 COR, TH N 87-24-30 E 212.72 FT, TH N 87-24-30 E 173 FT, TH N 02-35-30 W 25 FT, TH N 87-24-30 E 250 FT, TH N 02-35-30 W 30 FT, TH N 87-24-30 E 100 FT TO PT OF ENDING 5.83 A1-18-94 FR 004

For Parcel: 50-22-01-200-026

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CHORD BEARS N 02-55-51 E 271.35 FT, DIST OF 271.40 FT, TH N 87-24-30 E 210 FT TO POINT OF ENDING 0.60 A10-5-94 FR 003

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be and here is established as an Industrial Development District pursuant to the provisions of Act 198 of the Public Acts of 1974 to be known as the **SEHN Novi LLC Industrial Development District.**

AYES:
NAYS:
ABSENT:
ABSTENTIONS: None

RESOLUTION ADOPTED

STATE OF MICHIGAN)) SS
COUNTY OF OAKLAND)

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 **27th day of November, 2017**, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on **this 27th day of November, 2017.**

Cortney Hanson, City Clerk

September 29, 2017

City Clerk
City of Novi
45175 West 10 Mile Road
Novi, MI 48375

RE: Berkshire "Supply Corporate Headquarters Development

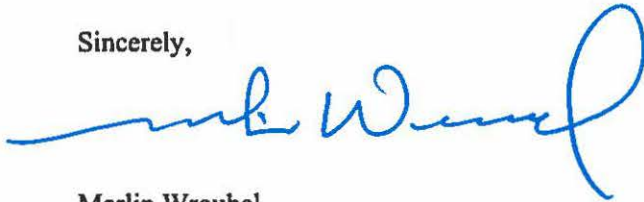
Dear Mayor and City Council:

SEHN NOVI LLC is the owner ("Owner") of Parcel Nos. 50-22-01-200-027, 50-22-01-200-018, and 50-22-01-200-026 (approx. 60.2 acres) located in the City of Novi, Michigan (the "Property").

The Owner hereby requests that the Novi City Council establish an Industrial Development District ("IDD") for the Property pursuant to P.A. 198 of 1974, as amended, MCL §207.554.

Subject to City Council establishing the IDD, Berkshire "Supply (the "Applicant") intends to apply for the issuance of an Industrial Facilities Exemption Certificate for the real and/or personal property investment Applicant intends to make in conjunction with the development, construction and occupancy of the Property the Owner intends to sell to the Applicant for its new Novi Corporate Headquarters facility.

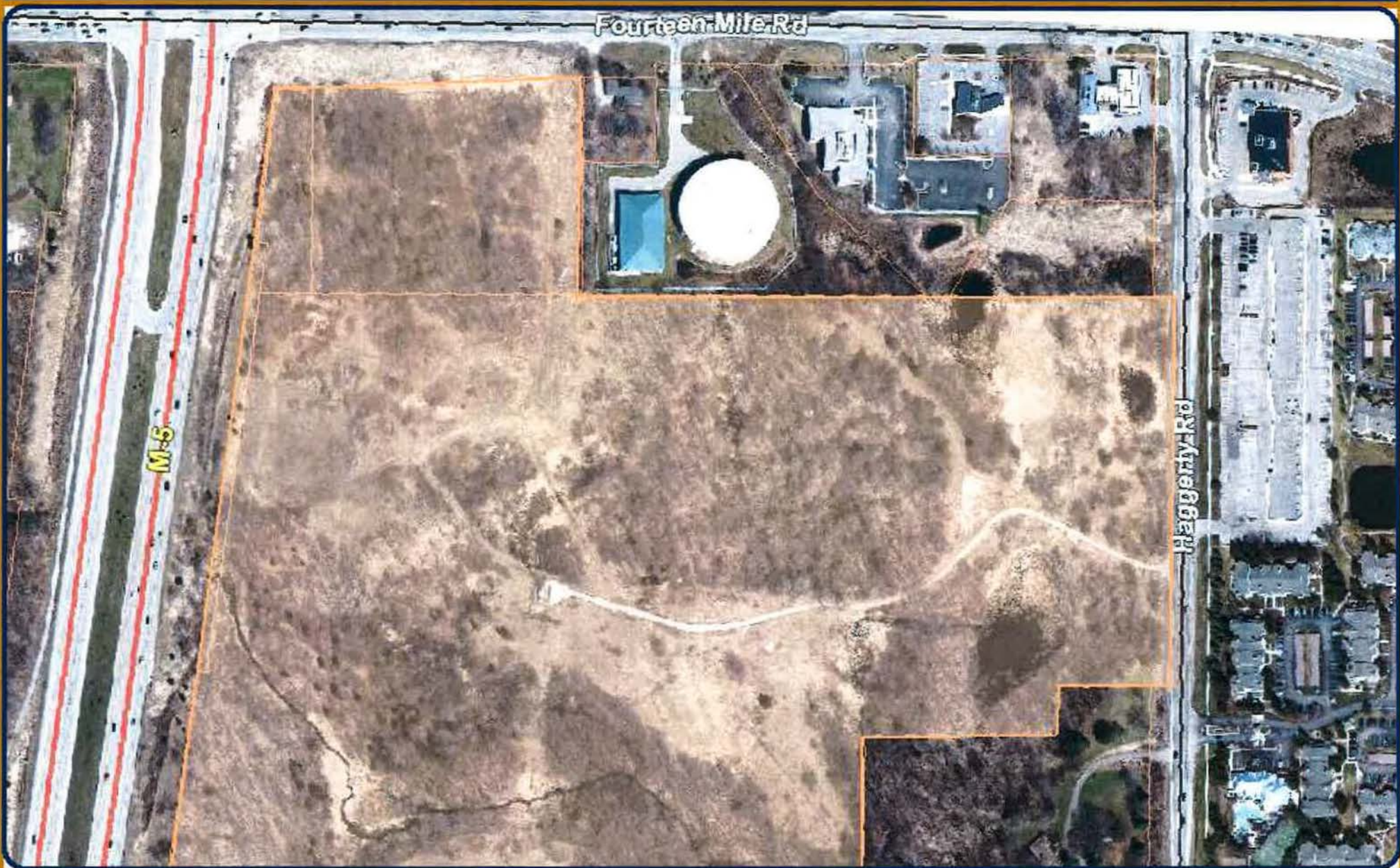
Sincerely,



Marlin Wroubel
SEHN NOVI LLC
2861 Whittier Drive
Bloomfield Hills, MI 48304
T (248) 399.9999 x209

Parcel ID 50-22-01-200-018, 26 & 27

Berkshire eSupply



MAP INTERPRETATION NOTES

This map was prepared by the City of Novi, Michigan, and is intended to provide information only. It is not a legal document. The City of Novi is not responsible for any errors or omissions. For more information, please contact the City of Novi, Michigan, at 48375 Ten Mile Rd, Novi, MI 48375. Phone: (248) 224-2200. Website: www.cityofnovi.org



1 inch = 376 feet



Map Print Date:
11/15/2017



City of Novi

45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org