



CITY OF NOVI CITY COUNCIL
SEPTEMBER 23, 2019

SUBJECT: Consideration of approval of resolution to establish an Industrial Development District by its owner for applicant Bluewater Technologies Group, Inc. for parcel 50-22-16-226-003, located at 45833 W. Twelve Mile Road.

SUBMITTING DEPARTMENT: City Assessor

BACKGROUND INFORMATION: A request to establish an Industrial Development District (IDD) has been submitted on July 2, 2019 by 12M, LLC (owner) for proposed tenant and IFEC applicant Bluewater Technologies Group, Inc. for the property identified as 45833 W. Twelve Mile Road and for parcel having tax ID: 50-22-16-226-003.

The parcel has the following legal description:

T1N, R8E, SEC 16 PART OF N 1/2 OF NE 1/4 BEG AT PT DIST E 1155.04 FT FROM N 1/4 COR, TH E 495 FT, TH S 00-53-00 W 880 FT, TH W 495 FT, TH N 00-53-00 E 880 FT TO BEG 10 AMN297A-1

Subsequent to filing its request to establish an IDD, Bluewater Technologies Group, Inc. has filed an abatement application for new real property improvements and personal property installations in the amount of approximately \$19,246,498. This is an existing vacant parcel of land, and will be constructed originally for Bluewater Technologies Group, Inc. as its tenant. The building will consist of approximately 90,000 square feet, having approximately 30,000 square feet of two-story office space, and remainder for shop purposes.

The facility will be used as its corporate headquarters having employees relocated from its Southfield and Farmington Hills locations.¹

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

¹ Per Abatement application description.

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 the ability to apply for its respective industrial facility exemption certificate.

Pending Appeals

To the best of staff's knowledge, there is no outstanding and/or pending property tax 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 IDD or subsequent IFEC tax incentive 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 property and personal property improvements.

Based on reviewing the property records, the owner's request, and the applicant's subsequent request, staff recommends approval of the owner and applicant's request for establishing an Industrial Development District encompassing parcel 50-22-16-226-003, consisting of a total of 10.000± acres.

RECOMMENDED ACTION: Approval of resolution to establish an Industrial Development District by its owner for applicant Bluewater Technologies Group, Inc. for parcel 50-22-16-226-003, located at 45833 W. Twelve Mile Road.

**CITY OF NOVI
RESOLUTION
ESTABLISHING AN INDUSTRIAL DEVELOPMENT DISTRICT
FOR BLUEWATER TECHNOLOGIES GROUP, INC**

At a meeting of the City Council held on the **23RD day of September, 2019** at the City Council Chambers at 45175 Ten Mile Road, Novi, Michigan 48375

It was moved by Councilperson ----- and supported by Councilperson -----

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, **Bluewater Technologies Group, 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 **Novi News**, and public posting of the hearing on the establishment of the proposed district; and

WHEREAS, a public hearing was held on **23rd day of September, 2019** 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: 50-22-16-226-003, legally described as

T1N, R8E, SEC 16 PART OF N 1/2 OF NE 1/4 BEG AT PT DIST E 1155.04 FT FROM N
1/4 COR, TH E 495 FT, TH S 00-53-00 W 880 FT, TH W 495 FT, TH N 00-53-00 E 880
FT TO BEG 10 AMN297A-1;

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 **Bluewater Technologies Group, Inc. 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 **23rd day of September, 2019**, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on **this 23rd day of September, 2019**.

Cortney Hanson, City Clerk



2388 Cole Street, Suite 100 Birmingham, MI 48009 | 888.98.AMSON (26766) | www.amsonnassar.com

July 2, 2019

Mr. Michael Lohmeier
City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

Re: Bluewater Technologies Industrial Development District Request

Dear Mr. Lohmeier,

Enclosed please find a letter on behalf of 12M, LLC and Bluewater Technologies Group, Inc., requesting that the City of Novi establish an industrial development district at 45833 W. 12 Mile Road (Tax Parcel Number 22-16-226-003). Also enclosed is a check payable to the Clerk, City of Novi in the amount of \$1,000.00 in payment of the industrial development district request fee.

Please feel free to contact me with any questions or for any additional information.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Fadi Nassar', written in a cursive style.

Fadi Nassar
Amson Nassar Development



2388 Cole Street, Suite 100 Birmingham, MI 48009 | 888.98.AMSON (26766) | www.amsonnassar.com

12M, LLC

July 2, 2019

Mayor Bob Gatt and Members of City Council
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: Request to Establish Industrial Development District (IDD) by
12M, LLC, a Michigan limited liability company

Dear Mayor Gatt and Members of City Council,

12M, LLC, a Michigan limited liability company (the "Owner"), the fee simple owner of real property situated in the City of Novi, County of Oakland, State of Michigan, commonly known as 45833 W. 12 Mile Road (Tax Parcel Number 22-16-226-003) (the "Real Property"), as more specifically described in Exhibit A (Legal Description) attached hereto, hereby requests that the City Council of Novi, Michigan establish an Industrial Development District ("IDD") for the Real Property pursuant to Act 198 of 1974, as amended, MCL 207.554 (the "Authorizing Statute").

The Authorizing Statute provides:

"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."

In the event that the City Council establishes the requested IDD, Bluewater Technologies Group, Inc., a Michigan corporation (the "Applicant") intends to apply for the issuance of an Industrial Facilities Exemption Certificate for its Real Property (and/or Personal Property) investment to be made in connection with the construction and occupancy of intended improvements to the Real Property to include, without limitation, a building consisting of approximately 90,000 square feet of office space, which the Applicant intends to lease from the Owner.

Attached is the legal description for the Real Property as well as any additional information for you to consider with our request.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'Fadi Nassar', written over a white background.

Fadi Nassar
12M, LLC
2388 Cole Street, Suite 100,
Birmingham Michigan 48009
Telephone 248-787-7070
Email: fadi@amsonnassar.com



2388 Cole Street, Suite 100 Birmingham, MI 48009 | 888.98.AMSON (26766) | www.amsonnassar.com

EXHIBIT A
TO
REQUEST TO ESTABLISH INDUSTRIAL DEVELOPMENT DISTRICT

Legal Description

Property located in the City of Novi, County of Oakland, State of Michigan

That part of the North 1/2 of the Northeast 1/4 of Section 16, Town 1 North, Range 8 East, described as: beginning at a point distant East 1155.04 feet from the North 1/4 corner of Section 16; thence East 495 feet; thence South 00 degrees 53 minutes 00 seconds West 880 feet; thence West 495 feet; thence North 00 degrees 53 minutes 00 seconds East 880 feet to the point of beginning.

Tax Parcel Number: 22-16-226-003