

NORTHFIELD TOWNSHIP

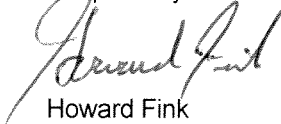
Memo

To: Northfield Township Board
From: Howard Fink
Date: 5/5/2016
Re: IDD / Arvin Sango Tax Abatement

Dear Township Board,

On tonight's agenda is the first of many votes on a Tax Abatement Application for Arvin Sango. Please note that tonight you are only voting to set a public hearing and provide notice to the taxing jurisdictions. On the next board agenda, we will have spreadsheets with the value and impacts of the Tax Abatement.

Respectfully Submitted,



Howard Fink

**RESOLUTION CALLING A PUBLIC HEARING ON
THE ESTABLISHMENT OF AN INDUSTRIAL DEVELOPMENT DISTRICT**

**TOWNSHIP OF NORTHFIELD
COUNTY OF WASHTENAW, STATE OF MICHIGAN**

Minutes of a regular meeting of the Township Board of the Township of Northfield, County of Washtenaw, State of Michigan, held in the Township on the 10th day of May, 2016, at 7:00 p.m., Eastern Daylight Time.

PRESENT: Members _____

ABSENT: Members _____

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the Township Board desires to establish an Industrial Development District (the "Proposed District") tentatively described in Exhibit A attached hereto and made a part hereof pursuant to Act 198, Public Acts of Michigan, 1974, as amended ("Act 198"); and

WHEREAS, Act 198 requires the Township Board to give written notice to all owners of real property located in the Proposed District by certified mail before establishing the district; and

WHEREAS, Act 198 requires the Township Board to afford all owners of real property located in the Proposed District and other residents of the Township an opportunity to be heard before establishing the district.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board hereby calls a public hearing for Tuesday, June 14, 2016, at 7:00 o'clock p.m. at the Public Safety Building to afford all owners of real property located in the Proposed District as well as other residents and taxpayers of the Township an opportunity to comment on the establishment of the district.

2. The Township Clerk is hereby authorized and directed to provide notice to all owners of real property located in the Proposed District of the hearing via certified mail, such notice being substantially in the form as provided in Exhibit B, at least ten (10) days before the date of the hearing. The Township Clerk is further authorized and directed to give such additional notices required by Act 198.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

Angela Westover
Township Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Township of Northfield, County of Washtenaw, State of Michigan, at a regular meeting held on May 10, 2016, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Angela Westover
Township Clerk

EXHIBIT A

INDUSTRIAL DEVELOPMENT DISTRICT

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WASHTENAW, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

Situated in the Township of Northfield, County of Washtenaw, State of Michigan

Beginning at the East 1/4 corner of Section 20, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; Thence South 01 degrees 28' 30" West 665.26 feet along the East line of said Section 20; Thence North 71 degrees 11' 05" West 573.37 feet along the centerline of North Territorial Road (120 feet proposed); Thence North 18 degrees 48' 55" East 179.85 feet along the centerline of Jomar Drive; Thence continuing 221.03 feet along said centerline and the arc of a circular curve to the left, radius 450.00 feet, chord bearing North 04 degrees 44' 38" East 218.82 feet; Thence North 79 degrees 15' 15" East 492.39 feet to the place of beginning, being part of the Southeast 1/4 of said Section 20.

Subject to and together with a private road easement described as: Commencing at the East 1/4 corner of Section 20, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; Thence South 01 degrees 28' 30" West 602.40 feet along the East Line of said Section 20; Thence North 71 degrees 11' 05" West 504.64 feet along the North proposed 60 foot right-of-way line of North Territorial Road (120 feet proposed) for a place of beginning; Thence continuing North 71 degrees 11' 05" West 100.00 feet; Thence North 18 degrees 48' 55" East 73.34 feet; Thence North 27 degrees 32' 53" East 94.53 feet; Thence 344.88 feet along the arc of a non-tangential circular curve to the left, radius 417.00 feet, chord bearing North 11 degrees 20' 20" West 335.14 feet; Thence North 35 degrees 01' 57" West 83.63 feet; Thence 402.90 feet along the arc of a non-tangential circular curve to the right, radius 75.00 feet, chord bearing North 54 degrees 58' 03" East 66.00 feet; Thence South 35 degrees 01' 57" East 83.63 feet; Thence 405.13 feet along the arc of a non-tangential circular curve to the right, radius 483.00 feet, chord bearing South 11 degrees 00' 11" East 393.36 feet; Thence South 07 degrees 15' 48" West 97.19 feet; Thence South 18 degrees 48' 55" West 73.34 feet to the place of beginning, being part of the East 1/2 of said Section 20.

Parcel ID: B -02-20-100-020

Street Address: 955 East Territorial Road, Northfield

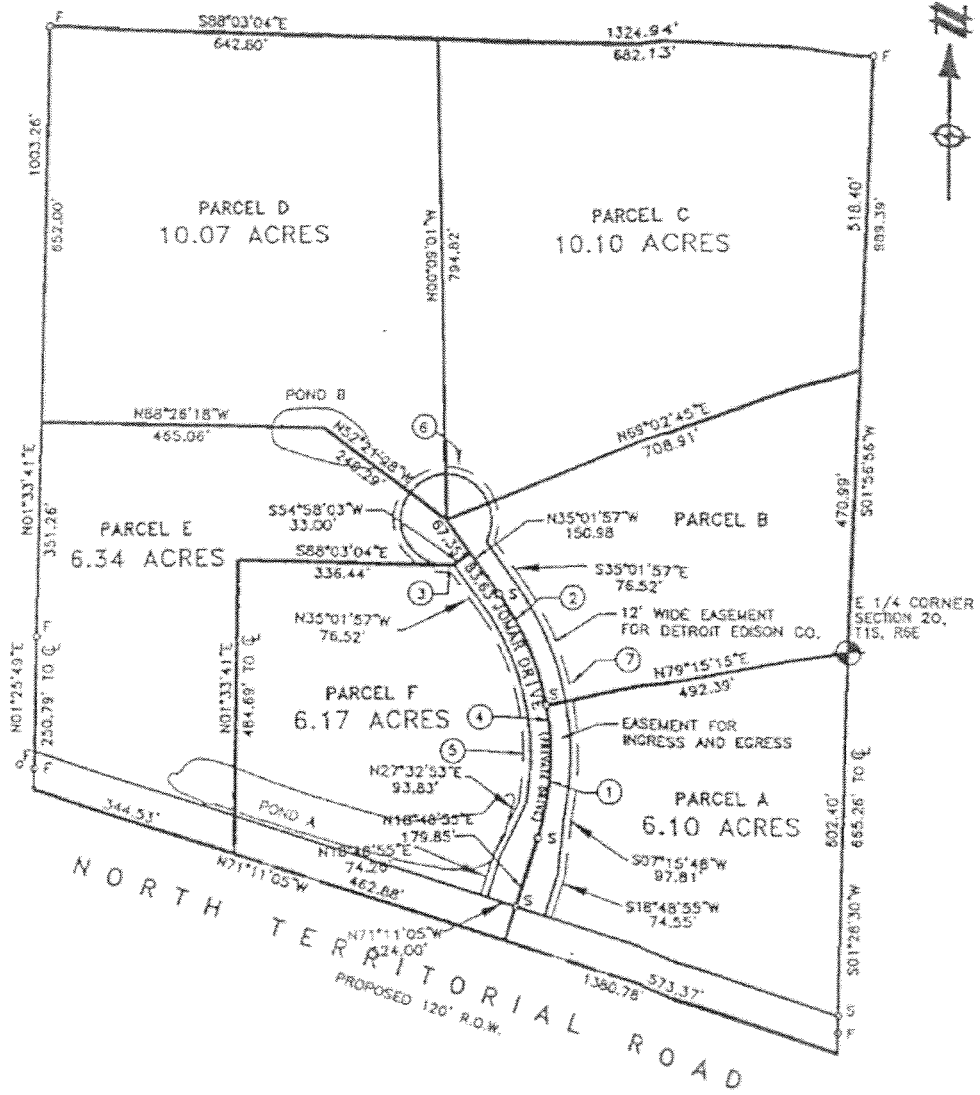


EXHIBIT B

FORM OF NOTICE

NOTICE OF PUBLIC HEARING
TOWNSHIP OF NORTHFIELD
COUNTY OF WASHTENAW

ESTABLISHMENT OF AN INDUSTRIAL DEVELOPMENT DISTRICT

Pursuant to Public Act 198 of 1974, a Public Hearing will be held by the Township of Northfield, County of Washtenaw, State of Michigan, at 7:00 p.m., on Tuesday, June 14, 2016, in the Northfield Township Public Safety Building, located at 8350 Main Street, Whitmore Lake, Michigan 48189.

To hear and consider a proposal to establish an Industrial Development District consisting of all of the lots and parcels of land located within the following boundaries:

[INSERT LEGAL DESCRIPTION OF PROPOSED DISTRICT]

All interested parties are invited and encouraged to attend this Public Hearing or submit written comments to the Township Board of the Township of Northfield at the aforementioned address. In order to be considered, all written comments must be received by the time set for the public hearing.

Angela Westover, Township Clerk
Northfield Township

Dated: May ____, 2016

26608443.2\065459-00015

NORTHFIELD TOWNSHIP MICHIGAN

Application to Establish an Industrial Development District

APPLICATION INFORMATION

APPLICATION FEE: \$500.00
APPLICANT NAME: Arvin Sango, Inc. _____
APPLICANT ADDRESS: 2905 Wilson Avenue, Madison, IN 47250 _____
APPLICANT CONTACT: Thomas Christen _____
CONTACT PHONE NUMBER: 248-318-3262 _____
CONTACT EMAIL ADDRESS: Thomas.christen@arvinsango.com _____


PROPERTY INFORMATION

PROPERTY OWNER(S): Horizon Development Company L.L.C _____
PROPERTY ADDRESS: 50555 Pontiac Trail, Wixom, MI 48393 _____
PROPERTY ID NUMBER: B-02-20-100-020 _____
LEGAL DESCRIPTION: Attach to Application

PROJECT INFORMATION

PROJECT DESCRIPTION: Arvin Sango R& D Center _____
REAL PROPERTY COSTS: \$14,500,000 _____
PERSONAL PTY COSTS: \$4,300,000 _____
TOTAL PROPERTY COSTS: \$18,800,00 _____
PROJECT STARTING DATE: June 16, 2016 _____
JOBS TO BE CREATED: 30 _____

CERTIFICATION I hereby certify, as an owner of the property for which this district is requested, that the foregoing is a true statement of this project, and this request for the establishment of an Industrial Development District is filed only in connection with a facility, the construction, acquisition, alteration, or installation of which has *not* commenced as of the date below, which is submitted as required by MCL 207.554 (3).

PRINT NAME: HORIZON DEVELOPMENT COMPANY, LLC
IAN W. SCHONSTECK
TITLE: OPERATING MANAGER
SIGNATURE: 
DATE: 5-3-16



ARVIN SANGGO, INC.

Innovative Solutions at Work

**North America
Technical Center**

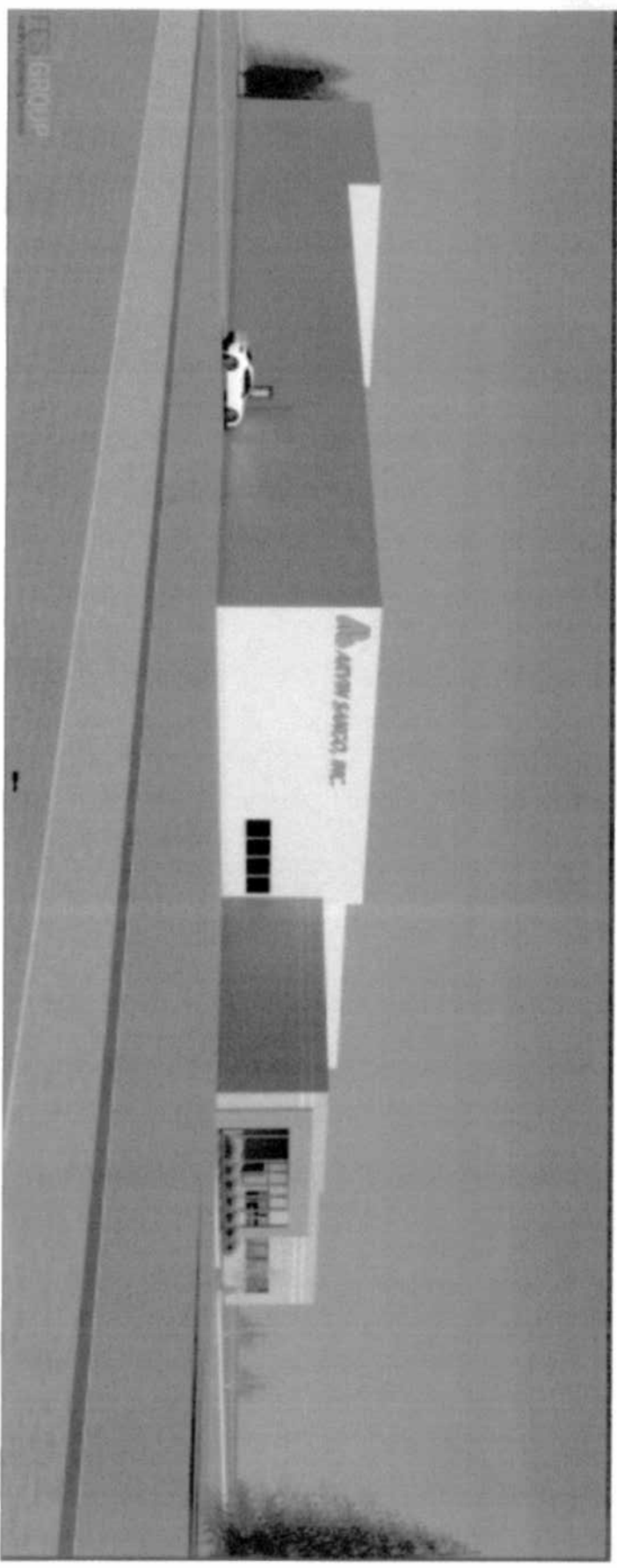
Background:

- **In order to maintain and support Toyota Business as well as to expand business with non-Toyota customers in North America ASI intends to:**
 - **Establish an R&D Center in North America to support Toyota Development in Ann Arbor, MI (TTC).**
 - **Diversify current ASI customer base and support potential new business and program development with other customers in North America.**



Building Concept

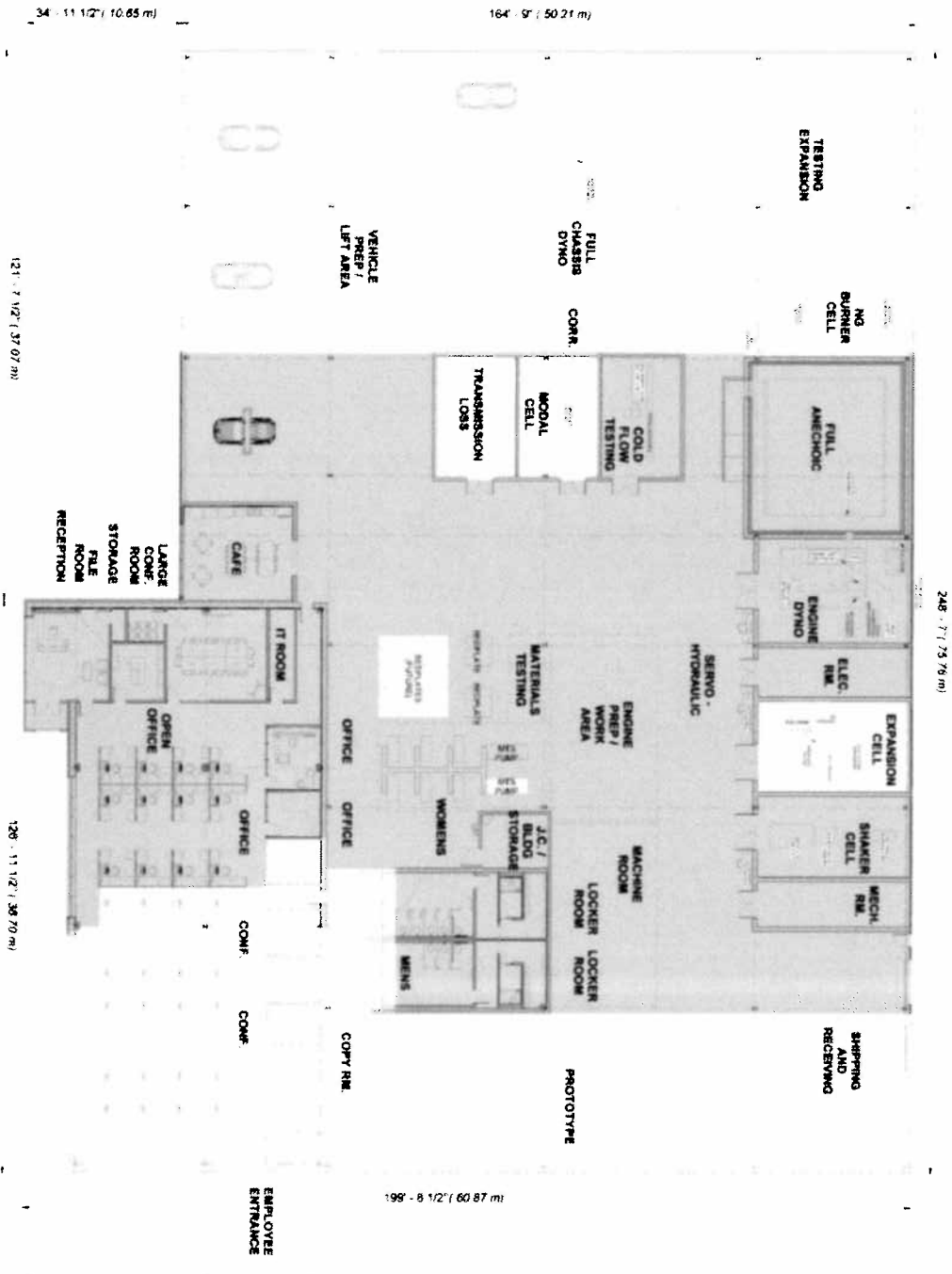
Innovative Solutions at Work





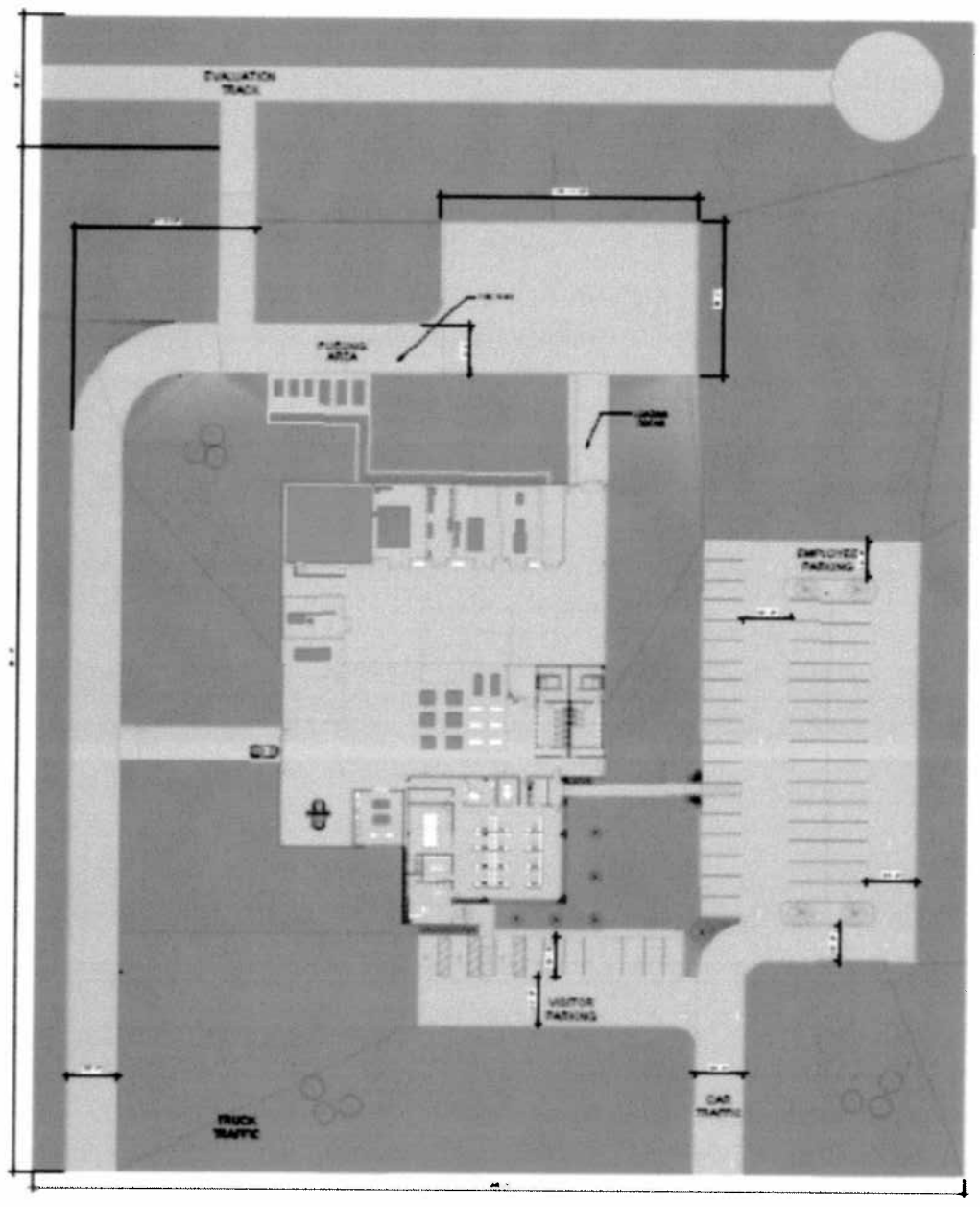
Building Footprint

Innovative Solutions at Work





Site Plan



Innovative Solutions at Work



Summary

Innovative Solutions at Work

Building Size:
44,610 Sq. Ft
(4,144 Sq. M.)

Land required:
minimum 5 acres

Manpower Assumption	Design			Testing total		
	2015	2016	2017	2018	2020	
	1	1	3	3	3	3
	0	2	3	4	5	5
	3	5	8	9	10	