



Pittsfield Charter Township
CLERK'S OFFICE

6201 West Michigan Avenue, Ann Arbor, MI 48108
Phone: (734) 822-3120 • Fax: (734) 944-8024
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Michelle L. Anzaldi
Township Clerk
Clerk@Pittsfield-mi.gov

Lyn Sebestyen
Deputy Clerk
SebestyenL@Pittsfield-mi.gov

MEMORANDUM

TO: Pittsfield Charter Township Board of Trustees

FROM: Michelle L. Anzaldi, Clerk

DATE: September 15, 2020

SUBJECT: Establish Industrial Development District #60 located at 4950 S. State Street, Ann Arbor, MI 48108, parcel L-12-16-300-018

BOARD ACTION REQUESTED: Adopt a Resolution to Establish Industrial Development District #60 located at 4950 S. State Street, Ann Arbor, MI 48108, parcel L-12-16-300-018, Resolution #20-36.

BACKGROUND: This request came before the Board of Trustees on September 9, 2020. My office was required to send certified mailing of the Notice for Public Hearing for the Establishment of the Industrial Development District in accordance with state law. The Notice for Public Hearing was sent via regular mail in error which necessitates the requirement of having a new hearing.

On April 24, 2020, Maui Properties, LLC filed a request with the Clerk's Office to establish 4950 S. State Street, Ann Arbor, MI 48108 (Parcel L-12-16-300-018) as an Industrial Development District. This request is for the development of the property for Wacker Chemical Corporation.

IMPACT ON TOWNSHIP: None at this time. Wacker Chemical Corporation, who is leasing this parcel from Maui Properties, LLC, has filed an application for a tax abatement.

ATTACHMENTS:

- Request to Establish IDD
- Notice of Public Hearing for the Establishment of 4950 S. State Street, Ann Arbor, MI 48108 Industrial Development District with the following notice dates
 - Mailed Applicant and Taxing Authorities on September 11, 2020
 - Certified mail to land owners on September 11, 2020
 - Posted on September 11, 2020
 - Published on September 13, 2020
- Resolution to Establish Industrial Development District #60 located at 4950 S. State Street, Ann Arbor, MI 48108, parcel L-12-16-300-018, Resolution #20-36

MAUI PROPERTIES, LLC
8150 JACKSON ROAD
ANN ARBOR MI 48103
(734)484-0661
Pam.ray@wse1.com

April 24, 2020

Dr. Mandy Grewal
Pittsfield Charter Township
6201 W. Michigan Avenue
Ann Arbor, MI 48108

Sent via email to supervisor@pittsfield-mi.gov and clerk@pittsfield-mi.gov

Dear Supervisor Grewal & Clerk Anzaldi,

KIRCO Development is considering a development project in Pittsfield Charter Township on behalf of Wacker Chemical Corporation. Maui Properties LLC, as landowner, respectfully requests that the Township consider establishing an Industrial Development District (IDD), based on Public Act 198 of 1974, on the following parcels:

- L -12-16-300-018, address is 4950 S STATE ST, ANN ARBOR, MI 48108

KIRCO understands that this is the first step in consideration of an Industrial Facilities Exemption Certificate, and establishment of an IDD is required as part of that application process. We appreciate your consideration of this request and your guidance on next steps.

Respectfully submitted,



David Hughes, Member

Maui Properties LLC

Property Address: [4950 S STATE ST, ANN ARBOR, MI 48108](#)

Parcel Number: L -12-16-300-018

OWNER REQUEST PI 16-15B-1 COM AT SW COR SEC 16, TH E 20 FT IN S LINE OF SEC TO A POB, TH E 1295 FT IN S LINE OF SEC, TH N 347.50 FT IN CENT OF RD, TH DEFL 90 DEG 11' LEFT 290.9 FT, TH DEFL 90 DEG 11' RIGHT 149.38 FT, TH DEFL 90 DEG 11' LEFT 1023.67 FT, TH S 472.13 FT TO A PT 24.75 FT N OF SW COR OF SEC, TH SELY TO THE POB. PT OF SW 1/4 SEC 16, T3S-R6E. 13.99 AC. COMBINED ON 02/09/2015 FROM L -12-16-300-012, L -12-16-300-013;

Public Hearing Notice

Notice of Public Hearing on the Establishment of an Industrial Development District under Act 198 of P.A. 1974

NOTICE IS HEREBY GIVEN that Pittsfield Charter Township will hold a virtual public hearing on the 23rd day of September, 2020 at 6:30 p.m. to consider the establishment of an Industrial Development District under Public Act 198 of 1974.

PLEASE TAKE FURTHER NOTICE that proposed district is located in Pittsfield Charter Township, Washtenaw County, Michigan and is described as follows:

4950 S. State Street, Ann Arbor, MI 48108 (L-12-16-300-018)

OWNER REQUEST PI 16-15B-1 COM AT SW COR SEC 16, TH E 20 FT IN S LINE OF SEC TO A POB, TH E 1295 FT IN S LINE OF SEC, TH N 347.50 FT IN CENT OF RD, TH DEFL 90 DEG 11' LEFT 290.9 FT, TH DEFL 90 DEG 11' RIGHT 149.38 FT, TH DEFL 90 DEG 11' LEFT 1023.67 FT, TH S 472.13 FT TO A PT 24.75 FT N OF SW COR OF SEC, TH SELY TO THE POB. PT OF SW 1/4 SEC 16, T3S-R6E. 13.99 AC. COMBINED ON 02/09/2015 FROM L -12-16-300-012, L -12-16-300-013.

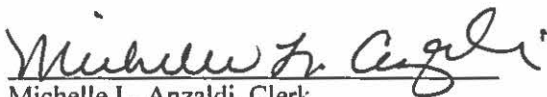
Additional information is available for review at the Pittsfield Township Clerk's Office located at 6201 W. Michigan Avenue, Ann Arbor, Michigan, and may be examined until the date of the hearing, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m. Written comments will be received at the Clerk's Office or by email at clerk@pittsfield-mi.gov no later than 4:00 p.m. on the day of the hearing.

To participate as a member of the public:

- Online: <https://zoom.us/j/93753313984?pwd=Nld5b2I2cW0rZzVsQlgvTGJtWld6dz09>
- Password: 635497
- Call: (312) 626-6799 or (877) 853-5257 (toll-free)
Meeting ID: 937 5331 3984, Password: 635497
- iPhone one-tap: +19292056099,,93753313984#,,,,,0#,,635497
- International numbers available at: <https://zoom.us/u/abdOiee6Sm>

If you cannot connect, please call (734) 822-3120.

Reasonable auxiliary aids and services can be provided at the meeting to individuals with disabilities by contacting the Clerk's Office at clerk@pittsfield-mi.gov or (734) 822-3120 at least three business days in advance.



Michelle L. Anzaldi, Clerk
Pittsfield Charter Township
6201 W. Michigan Ave.
Ann Arbor, MI 48108

Post Date: September 11, 2020

Publish Date: September 13, 2020

**PITTSFIELD CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

Res #20-36

**RESOLUTION TO ESTABLISH INDUSTRIAL DEVELOPMENT DISTRICT #60
FOR 4950 S. STATE STREET (PARCEL L-12-16-300-018)**

September 23, 2020

At a Regular Meeting of the Township Board of Pittsfield Charter Township, Washtenaw County, Michigan, held at the Township Administration Building located at 6201 W. Michigan Avenue, in said Township, on the 23rd day of September, 2020, at 6:30 p.m.

Present:

Absent:

The following preamble and resolution were offered by _____ and supported by _____.

WHEREAS, pursuant to Act No. 198 of the Public Acts of 1974, as amended, this Board of Trustees has the authority to establish "Industrial Development Districts" within Pittsfield Charter Township; and

WHEREAS, Maui Properties, LLC has filed a request to establish an Industrial Development District on property located within Pittsfield Charter Township boundaries; and

WHEREAS, construction, acquisitions, alterations, or installation of a proposed facility did not commence at the time of filing the request to establish this district; and

WHEREAS, the Board of Trustees must vacate the previously adopted Resolution #20-30 establishing the Industrial Development District because notice of the public hearing was not sent by certified mail to owners of real property as required by law, necessitating a new public hearing; and

WHEREAS, written notice has been given by mail, certified where required, and to the public by newspaper advertisement of the public hearing on the establishment of the proposed district on September 23, 2020; and

WHEREAS, on September 23, 2020, a new public hearing was held at which all of the owners of real property within the proposed Industrial Development District and all residents and taxpayers of Pittsfield Charter Township were afforded an opportunity to be heard; and

WHEREAS, the Board of Trustees deems it to be in the public interest of Pittsfield Charter Township to establish the Industrial Development District as proposed;

NOW THEREFORE BE IT RESOLVED, Resolution #20-30 is hereby vacated; and

BE IT FURTHER RESOLVED, by the Board of Trustees of Pittsfield Charter Township that the following described parcel of land situated in Pittsfield Charter Township, Washtenaw County, and State of Michigan, to wit:

Parcel No: L-12-16-300-018:

OWNER REQUEST PI 16-15B-1 COM AT SW COR SEC 16, TH E 20 FT IN S LINE OF SEC TO A POB, TH E 1295 FT IN S LINE OF SEC, TH N 347.50 FT IN CENT OF RD, TH DEFL 90 DEG 11' LEFT 290.9 FT, TH DEFL 90 DEG 11' RIGHT 149.38 FT, TH DEFL 90 DEG 11' LEFT 1023.67 FT, TH S 472.13 FT TO A PT 24.75 FT N OF SW COR OF SEC, TH SELY TO THE POB. PT OF SW 1/4 SEC 16, T3S-R6E. 13.99 AC. COMBINED ON 02/09/2015 FROM L -12-16-300-012, L -12-16-300-013;

be and here is established as an Industrial Development District pursuant to the provision of Act No. 198 of the Public Acts of 1974 to be known as the Pittsfield Township Industrial Development District #60.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

ABSTAIN:

RESOLUTION DECLARED _____.

Michelle L. Anzaldi, Clerk
Pittsfield Charter Township

Date:

CERTIFICATE

I, Michelle L. Anzaldi, hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Pittsfield Charter Township, County of Washtenaw, State of Michigan, at a Regular Meeting held on September 23, 2020, 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.

Michelle L. Anzaldi, Clerk
Pittsfield Charter Township

Dated: