

**CITY OF NOVI**  
**NOTICE OF PUBLIC HEARING**  
**CONSIDERATION OF THE ESTABLISHMENT OF AN**  
**INDUSTRIAL DEVELOPMENT DISTRICT**  
**UNDER ACT P.A. 198 OF 1974, AS AMENDED**

Notice is hereby given that HCP Land LLC and MSA Technology Partners LLC have 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."

The proposed project is part of Parcel ID No. 50-22-01-400-030, located at 13 Mile Road and Haggerty Road, described as follows:

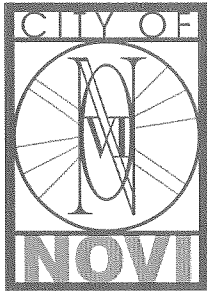
PART OF THE EAST 1/2 OF SECTION 1, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N02°30'06"W, 632.02 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE S85°30'21"W, 60.04 FEET TO THE WEST LINE OF HAGGERTY ROAD (120' WIDE); THENCE CONTINUING S85°30'21"W, 215.71 FEET; THENCE N02°02'32"W, 467.58 FEET; THENCE S87°57'28"W, 162.89 FEET; THENCE S13°30'29"W, 174.90 FEET; THENCE S41°04'28"W, 75.81 FEET; THENCE S87°29'56"W, 312.43 FEET; THENCE S44°08'59"W, 370.51 FEET TO THE EAST LINE OF CABOT DRIVE (60' WIDE); THENCE 179.14 FEET ALONG SAID EAST LINE ON THE ARC OF A NON TANGENT CURVE TO LEFT, HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 22°33'27", AND A CHORD WHICH BEARS N25°41'38"W, 177.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE 165.56 FEET THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 20°50'53", AND A CHORD WHICH BEARS N47°23'48"W, 164.64 FEET; THENCE CONTINUING ALONG SAID EAST LINE 387.27 FEET THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 54°52'08", AND A CHORD WHICH BEARS N30°23'12"W, 363.98 FEET; THENCE CONTINUING ALONG SAID EAST LINE N02°57'07"W, 476.01 FEET; THENCE N87°02'53"E, 478.00 FEET; THENCE S59°27'20"E, 170.63 FEET; THENCE N87°02'53"E, 69.71 FEET; THENCE S02°57'07"E, 344.50 FEET; THENCE S87°02'53"W, 27.77 FEET; THENCE S02°57'07"E, 203.77 FEET; THENCE 246.05 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 39°09'34", AND A CHORD WHICH BEARS S51°16'46"W, 241.29 FEET; THENCE 117.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 26°49'44", AND A CHORD WHICH BEARS S45°06'50"W, 116.00 FEET; THENCE S58°31'42"W, 86.31 FEET; THENCE S53°01'38"W, 25.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.68 ACRES OF LAND MORE OR LESS.

Pursuant to Section 4 (4) of said Act, a public hearing shall be held on Monday, July 13, 2015 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.

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.

Maryanne Cornelius, MMC  
City Clerk



SENT VIA CERTIFIED MAIL

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Andrew Mutch

Wayne M. Wrobel

Laura Marie Casey

Gwen Markham

Doreen Poupard

**City Manager**  
Peter E. Auger

**City Clerk**  
Maryanne Cornelius

June 24, 2015

Oakland Community College  
Attn: Chancellor  
2480 Opdyke  
Bloomfield Hills, MI 48304

Dear Chancellor:

This letter is to notify you as the taxing jurisdiction that a public hearing on the establishment of an Industrial Development District for HCP Land LLC and MSA Technology Partners LLC will be held on Monday, July 13, 2015 at 7:00 pm, at the City of Novi, Council Chambers, 45175 Ten Mile Rd., Novi, MI 48375. The proposed project is part of Parcel ID No. 50-22-01-400-030, located at 13 Mile Road and Haggerty Road, described in the enclosed legal description.

If there are any questions, please contact my office at 248-347-0456.

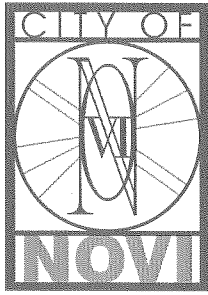
Sincerely,

*Cortney Hanson*

Cortney Hanson, CMC  
Deputy City Clerk

**City of Novi**  
45175 Ten Mile Road  
Novi, Michigan 48375  
248.347.0460  
248.347.0577 fax

cityofnovi.org



**SENT VIA CERTIFIED MAIL**

**CITY COUNCIL**

**Mayor**  
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Maryanne Cornelius

June 24, 2015

Oakland Intermediate School District  
Dr. Vickie Markavitch, Supt.  
2111 Pontiac Lake Road  
Waterford, MI 48328

Dear Dr. Markavitch:

This letter is to notify you as the taxing jurisdiction that a public hearing on the establishment of an Industrial Development District for HCP Land LLC and MSA Technology Partners LLC will be held on Monday, July 13, 2015 at 7:00 pm, at the City of Novi, Council Chambers, 45175 Ten Mile Rd., Novi, MI 48375. The proposed project is part of Parcel ID No. 50-22-01-400-030, located at 13 Mile Road and Haggerty Road, described in the enclosed legal description.

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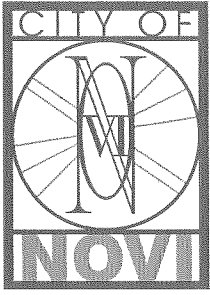
Sincerely,

*Cortney Hanson*

Cortney Hanson, CMC  
Deputy City Clerk

**City of Novi**  
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Maryanne Cornelius

Oakland County Treasurer  
Attn: Andy Meisner  
1200 N. Telegraph, Bldg 12 East  
Pontiac, MI 48341

Dear Mr. Meisner:

This letter is to notify you as the taxing jurisdiction that a public hearing on the establishment of an Industrial Development District for HCP Land LLC and MSA Technology Partners LLC will be held on Monday, July 13, 2015 at 7:00 pm, at the City of Novi, Council Chambers, 45175 Ten Mile Rd., Novi, MI 48375. The proposed project is part of Parcel ID No. 50-22-01-400-030, located at 13 Mile Road and Haggerty Road, described in the enclosed legal description.

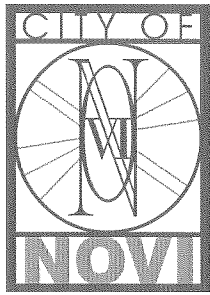
If there are any questions, please contact my office at 248-347-0456.

Sincerely,

Cortney Hanson, CMC  
Deputy City Clerk

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**City Clerk**  
Maryanne Cornelius

Oakland County Equalization Division  
240 Elizabeth Lake Road, Suite 1000W  
Pontiac, MI 48341

To Whom It May Concern:

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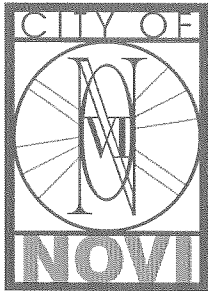
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Sincerely,

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Deputy City Clerk

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Maryanne Cornelius

Walled Lake Consolidated Schools  
Attn: Kenneth Gutman  
850 Ladd Road, Bldg D  
Walled Lake, MI 48390

Dear Mr. Gutman:

This letter is to notify you as the taxing jurisdiction that a public hearing on the establishment of an Industrial Development District for HCP Land LLC and MSA Technology Partners LLC will be held on Monday, July 13, 2015 at 7:00 pm, at the City of Novi, Council Chambers, 45175 Ten Mile Rd., Novi, MI 48375. The proposed project is part of Parcel ID No. 50-22-01-400-030, located at 13 Mile Road and Haggerty Road, described in the enclosed legal description.

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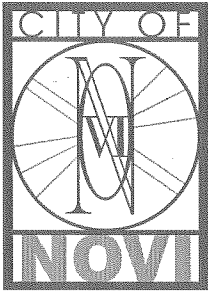
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Deputy City Clerk

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Maryanne Cornelius

June 24, 2015

HCP Land, LLC  
Attn: Matthew Sosin  
39000 Country Club Dr.  
Farmington Hills, MI 48331

Dear Mr. Sosin:

This letter is to notify you that a public hearing on the establishment of an Industrial Development District for HCP Land LLC and MSA Technology Partners LLC will be held on Monday, July 13, 2015 at 7:00 pm, at the City of Novi, Council Chambers, 45175 Ten Mile Rd., Novi, MI 48375. The proposed project is part of Parcel ID No. 50-22-01-400-030, located at 13 Mile Road and Haggerty Road, described in the enclosed legal description.

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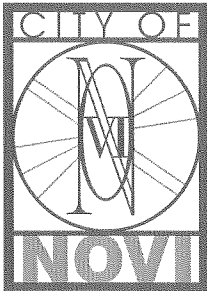
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Deputy City Clerk

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Maryanne Cornelius

June 24, 2015

Magna Seating of America, Inc.  
Attn: Frank W. Ervin III  
750 Tower Dr. Mail Code 7000  
Troy, MI 48098

Dear Mr. Ervin:

This letter is to notify you that a public hearing on the establishment of an Industrial Development District for HCP Land LLC and MSA Technology Partners LLC will be held on Monday, July 13, 2015 at 7:00 pm, at the City of Novi, Council Chambers, 45175 Ten Mile Rd., Novi, MI 48375. The proposed project is part of Parcel ID No. 50-22-01-400-030, located at 13 Mile Road and Haggerty Road, described in the enclosed legal description.

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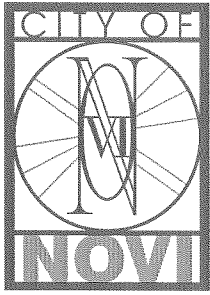
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June 24, 2015

Magna Seating of America, Inc.  
Attn: Mark Dunn  
39600 Lewis Drive  
Novi, MI 48377

Dear Mr. Dunn:

This letter is to notify you that a public hearing on the establishment of an Industrial Development District for HCP Land LLC and MSA Technology Partners LLC will be held on Monday, July 13, 2015 at 7:00 pm, at the City of Novi, Council Chambers, 45175 Ten Mile Rd., Novi, MI 48375. The proposed project is part of Parcel ID No. 50-22-01-400-030, located at 13 Mile Road and Haggerty Road, described in the enclosed legal description.

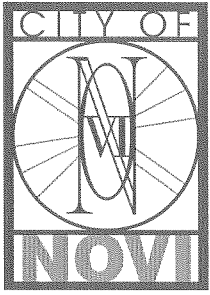
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**VIA HAND DELIVERY**

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June 24, 2015

City of Novi  
Attn: Glenn Lemmon, Assessor  
45175 W. Ten Mile Road  
Novi, MI 48375

Dear Mr. Lemmon:

This letter is to notify you as the taxing jurisdiction that a public hearing on the establishment of an Industrial Development District for HCP Land LLC and MSA Technology Partners LLC will be held on Monday, July 13, 2015 at 7:00 pm, at the City of Novi, Council Chambers, 45175 Ten Mile Rd., Novi, MI 48375. The proposed project is part of Parcel ID No. 50-22-01-400-030, located at 13 Mile Road and Haggerty Road, described in the enclosed legal description.

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Cortney Hanson, CMC  
Deputy City Clerk

cc: Peter Auger, City Manager  
Maryanne Cornelius, City Clerk

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