



April 29, 2019

Council Meeting of May 21, 2019

Subject: Establish Industrial Development District,
7010, 7062 Grand Haven Road and 1057
Judson Road

The Honorable Mayor
and
Members of the City Council

Ladies and Gentlemen:

The City has received a request from Blue Water Industrial Development Group, LLC for the establishment of an Industrial Development District at 7010 & 7062 Grand Haven Road and 1057 Judson Road which they intend to combine into one parcel. A public hearing date has been scheduled for the May 21, 2019 City Council meeting to consider this request.

The property owner will lease facilities to manufacturing, light assembly and other eligible manufacturing companies and believe that Industrial Development District status will make the facility more marketable to these types of businesses. Blue Water Industrial Development Groups, LLC anticipates continued growth and job creation with approved Industrial Facilities Tax Exemptions.

Attached is a resolution for City Council's consideration.

Respectfully submitted,

Mark C. Meyers
City Administrator

/ss
Attachments

Administration/City Clerk (231) 798-4391	Assessing Division (231) 799-6806	Building Division (231) 799-6801	Finance/Treasurer (231) 799-6805	Fire Prevention (231) 799-6809	Fire Department (231) 798-2255
Parks/Recreation (231) 799-6802	Planning/Zoning (231) 799-6800	Police Department (231) 733-2691	Public Works (231) 799-6803	Streets Division (231) 798-2156	Water/Sewer (231) 799-6804

RESOLUTION

WHEREAS, pursuant to PA 198 of 1974, as amended, this Norton Shores City Council has the authority to establish "Industrial Development Districts" within City of Norton Shores; and

WHEREAS, Blue Water Industrial Development, LLC has petitioned this Norton Shores City Council to establish an Industrial Development District on its property located at 7010 Grand Haven Road, 7062 Grand Haven Road and 1057 Judson road in City of Norton Shores hereinafter described; and

WHEREAS, construction, acquisition, alteration, or installation of a proposed facility has not commenced at the time of filing the request to establish this district; and

WHEREAS, written notice has been given by mail to all owners of real property located within the district, and to the public by newspaper advertisement in the Muskegon Chronicle and public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on May 21, 2019 a public hearing was held at which all owners of real property within the proposed Industrial Development District and all residents and taxpayers of City of Norton Shores were afforded an opportunity to be heard thereon; and

WHEREAS, the Norton Shores City Council deems it to be in the public interest of the City of Norton Shores to establish the Industrial Development District as proposed; and

NOW, THEREFORE, BE IT RESOLVED by the Norton Shores City Council of City of Norton Shores that the following described parcels of land situated in City of Norton Shores, County of Muskegon, and State of Michigan, to wit:

7010 Grand Haven Road:

CITY OF NORTON SHORES

THAT PART OF N 1/2 OF SW 1/4

SEC 33 T9N R16W

DESC AS BEG AT A PT WHICH IS

S 03D 47M 03S E ALG THE N AND S 1/4 LN

OF SD SEC 33 300 FT AND S 89D 39M 00S W

900 FT FROM THE CENTRAL 1/4 COR OF SD SEC 33

TH S 89D 39M 00S W 377.80 FT

TO THE ELY ROW LN OF GRAND HAVEN RD

TH N 10D 31M 30S W ALG SD ELY LN 35.24 FT

TH ALG A CURVE TO THE RT HAVING A RAD OF 2456.28 FT

AN ARC DISTANCE OF 233.84 FT

TO A PT ON THE SLY LN OF JUDSON RD
TH N 89D 39M 00S E ALG SD SLY LN 398.33 FT T
H S 03D 47M 03S E 266.94 FT TO POB
EXC THAT PART OF LOT 30 OF
SUPERVISORS PLAT OF SOUTH GRAND HAVEN ROAD
DESC AS BEG AT THE NW COR OF SD LOT 30
TH ALG THE N LN OF LOT 30 N89 D 39M 00S E 30 FT
TH S 54D 28M 31S W 34.59FT
TO THE W LN OF LOT 30
TH ALG SD W LN NLY 20 FT
ALG THE ARC OF A 2456.28 FT RAD CURVE
TO THE RT THE CHORD OF WHICH BEARS
N 05D 18M 22S W 20 FT TO POB; and

7062 Grand Haven Road:

CITY OF NORTON SHORES
SEC 33 T9N R16W
THAT PART OF THE N 1/2 OF THE SW 1/4
DESC AS BEG AT A PT ON THE N AND S 1/4 LN
OF SD SEC 33 S 03D 47M 03S E 300 FT FROM
THE CEN 1/4 COR OF SD SEC 33
TH S 03D 47M 03S E 238.21 FT
TH N 89D 40M 42S W 1252.11 FT
TO THE ELY LN OF GRAND HAVEN RD
TH N 10D 31M 30S W ALG SD ELY LN 226.67 FT
TH N 89D 39M 00S E 1277.80 FT TO THE POB; and

1057 Judson Road:

CITY OF NORTON SHORES
SUPERVISOR PLAT OF SOUTH GRAND HAVEN ROAD
LOTS 32 THRU 37
ALSO DESC AS PART OF NE 1/4 SW 1/4 SEC 33
DESC BEG AT A PT ON E/W 1/4 LN SD SEC 378.25 FT
S 89D 39M 00S W OF CENTRAL 1/4 COR SD SEC
TH S 00D 32M 40S E 299.57 FT
TH S 89D 39M 00S W 506.70 FT
TH N 03D 25M 17S W 300 FT TO E/W 1/4 LN
TH N 89D 30M 00S E 521.75 FT POB
CONT 3.54 AC M/L
N 33 FT RD R/W
SEC 33 T9N R16W

is established as an Industrial Development District pursuant to the provisions of PA 198 of 1974, as amended, to be known as Industrial Development District 7010 Grand Haven Road.

At a regular meeting of the City Council of the City of Norton Shores, held at the Norton Shores Branch Library, 705 Seminole Road, on the 21st day of May 2019 the foregoing resolution was moved for adoption by Council Member . The motion was supported by Council Member .

Ayes:

Nays:

Absent:

Resolution declared adopted/denied.

Shelly Stibitz, City Clerk

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Norton Shores, County of Muskegon, Michigan, at a regular meeting held on May 21, 2019

City Clerk



April 25, 2019

SENT VIA CERTIFIED MAIL

Shelly Stibitz, Clerk
City of Norton Shores
4814 Henry Street
Norton Shores MI 49441

RE: Blue Water Industrial Development, LLC Request for Establishment of an INDUSTRIAL DEVELOPMENT DISTRICT, Pursuant to Public Act 198 of 1974, as Amended

Dear Ms. Stibitz:

On behalf of Blue Water Industrial Development, LLC, I would like to request the establishment of an Industrial Development District (IDD) at the following location:

Legal Description:

- **7010 Grand Haven Rd:** CITY OF NORTON SHORES THAT PART OF N 1/2 OF SW 1/4 SEC 33 T9N R16W DESC AS BEG AT A PT WHICH IS S 03D 47M 03S E ALG THE N AND S 1/4 LN OF SD SEC 33 300 FT AND S 89D 39M 00S W 900 FT FROM THE CENTRAL 1/4 COR OF SD SEC 33 TH S 89D 39M 00S W 377.80 FT TO THE ELY ROW LN OF GRAND HAVEN RD TH N 10D 31M 30S W ALG SD ELY LN 35.24 FT TH ALG A CURVE TO THE RT HAVING A RAD OF 2456.28 FT AN ARC DISTANCE OF 233.84 FT TO A PT ON THE SLY LN OF JUDSON RD TH N 89D 39M 00S E ALG SD SLY LN 398.33 FT TH S 03D 47M 03S E 266.94 FT TO POB EXC THAT PART OF LOT 30 OF SUPERVISORS PLAT OF SOUTH GRAND HAVEN ROAD DESC AS BEG AT THE NW COR OF SD LOT 30 TH ALG THE N LN OF LOT 30 N89 D 39M 00S E 30 FT TH S 54D 28M 31S W 34.59FT TO THE W LN OF LOT 30 TH ALG SD W LN NLY 20 FT ALG THE ARC OF A 2456.28 FT RAD CURVE TO THE RT THE CHORD OF WHICH BEARS N 05D 18M 22S W 20 FT TO POB
- **7062 Grand Haven Rd:** CITY OF NORTON SHORES SEC 33 T9N R16W THAT PART OF THE N 1/2 OF THE SW 1/4 DESC AS BEG AT A PT ON THE N AND S 1/4 LN OF SD SEC 33 S 03D 47M 03S E 300 FT FROM THE CEN 1/4 COR OF SD SEC 33 TH S 03D 47M 03S E 238.21 FT TH N 89D 40M 42S W 1252.11 FT TO THE ELY LN OF GRAND HAVEN RD TH N 10D 31M 30S W ALG SD ELY LN 226.67 FT TH N 89D 39M 00S E 1277.80 FT TO THE POB
- **1057 Judson Rd:** CITY OF NORTON SHORES SUPERVISOR PLAT OF SOUTH GRAND HAVEN ROAD LOTS 32 THRU 37 ALSO DESC AS PART OF NE 1/4 SW



1/4 SEC 33 DESC BEG AT A PT ON E/W 1/4 LN SD SEC 378.25 FT S 89D 39M 00S
W OF CENTRAL 1/4 COR SD SEC TH S 00D 32M 40S E 299.57 FT TH S 89D 39M
00S W 506.70 FT TH N 03D 25M 17S W 300 FT TO E/W 1/4 LN TH N 89D 30M 00S
E 521.75 FT POB CONT 3.54 AC M/L N 33 FT RD R/W SEC 33 T9N R16W

Blue Water Industrial Development, LLC is a real estate development company and owner of the above described property providing a facility for manufacturing, light assembly, and other eligible manufacturing concerns who would be expanding their capacity in the above described property.

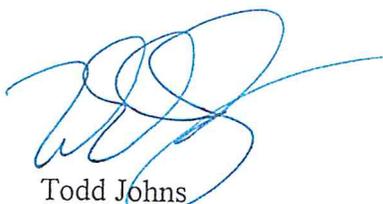
Compass Group, USA dba Canteen Services, plans to lease facilities located in the proposed IDD to eligible manufacturing concerns and to the extent possible, the eligible manufacturers would like to apply for the tax abatement incentives for proposed future economic development expansions at our location. We anticipate continued growth and additional jobs will be created.

Thank you for your cooperation in assisting us in this request.

Sincerely,



Steve Wilson
Member



Todd Johns
Member