

**RESOLUTION NO 21-21**

**CITY OF ST. CLAIR  
COUNTY OF ST. CLAIR, MICHIGAN**

**RESOLUTION APPROVING APPLICATION OF MAGNA ELECTRIC VEHICLE  
STRUCTURES FOR AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR  
A NEW FACILITY.**

**A RESOLUTION** of the City Council of the City of St. Clair adopted at a regular meeting of said Council held at City Hall located at 547 N. Carney Drive, St. Clair, Michigan, on the 7th day of June, 2021 at 7:00 PM.

**WHEREAS**, pursuant to P.A. 198 of 1974, as amended, after a duly noticed public hearing held on December 21st, 2020, the St. Clair City Council by resolution established an Industrial Development District as requested by the Owners of the property, Magna Electric Vehicle Structures - Michigan (MEVS); and

**WHEREAS**, MEVS has filed an application for an Industrial Facilities Exemption Certificate with respect to a new facility to be completed within the Industrial Development District; and

**WHEREAS**, before acting on said application, the St. Clair City Council held a public hearing on June 7<sup>th</sup> 2021, at St. Clair City Hall 547 N Carney Drive, St. Clair, Michigan at 7:00 p.m., at which hearing the applicant, the Assessor, and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

**WHEREAS**, construction of the facility has not begun earlier than six (6) months before June 7<sup>th</sup> 2021, the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and

**WHEREAS**, completion of the facility is calculated to and will, at the time of issuance of the certificate, have the reasonable likelihood to retain, create or prevent the loss of employment in the City of St. Clair; and

**WHEREAS**, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of St. Clair, after granting this certificate will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted;

**NOW, THEREFORE**, it is hereby **RESOLVED** by the City Council of St. Clair, County of St. Clair, State of Michigan, as follows:

1. That the St. Clair City Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974, shall not have the

effect of substantially impeding the operation of the City of St. Clair, or impairing the financial soundness of a taxing unit with levies ad valorem property taxes in the City of St. Clair.

2. That the application from MEVS for an Industrial Facilities Exemption Certificate, with respect to a New Facility on the following described parcel of real property situated within the Industrial Development District, to wit, be the same is hereby approved.

Legal Description:

Lots 1 through 15 and the Storm Water Detention Area of the subdivision plat of St. Clair Industrial Park, as recorded in Liber 107 of Plats, Pages 7 through 10, St. Clair County Records.

And

A parcel of land being part of the Southwest 1/4 and the Northwest 1/4 of Section 19, Town 05 North, Range 17 East, City of St. Clair (as conditionally transferred per a Land Transfer Agreement pursuant to 1984 PA 425 and recorded under Liber 2068, Page 693, St. Clair County Records), St. Clair County, Michigan; said parcel is more particularly described as Commencing at the Southwest Corner of Section 19; thence North 02 degrees 57 minutes 35 seconds West, along the West line of Section 19, 1775.66 feet to the North line extended of the subdivision plat of St. Clair Industrial Park, as recorded in Liber 107 of Plats, Pages 7 through 10, St. Clair County Records; thence North 85 degrees 02 minutes 23 seconds East, along said North line extended 50.03 feet to Northwest Corner of said subdivision plat of St. Clair Industrial Park, and the easterly right-of-way for Range Road as conveyed in a Release of Right of Way document recorded under Liber 732, Page 473, St. Clair County Records, and the Point of Beginning of this parcel description; thence North 02 degrees 57 minutes 35 seconds West, along said easterly right-of-way for Range Road, 884.55 feet to the East and West 1/4 line of Section 19; thence, North 03 degrees 01 minutes 30 seconds West, along said easterly right-of-way for Range Road, 438.70 feet; thence North 84 degrees 46 minutes 31 seconds East, 1154.24 feet to the Westerly line of a strip of land conveyed to the CSX Railroad in a Warranty Deed recorded under Liber 3308, Page 326, St. Clair County Records; thence South 02 degrees 51 minutes 25 seconds East, along said Westerly line; 1228.62 feet to the Northeast Corner of said subdivision plat of St. Clair Industrial Park; thence along the North line of said subdivision plat of St. Clair Industrial Park the following three (3) course

1. South 85 degrees 02 minutes 23 seconds West, 559.64 feet
  2. South 03 degrees 14 minutes 49 seconds East, 100.04 feet
  3. South 85 degrees 02 minutes 23 seconds West, 592.19 feet to the Northwest Corner of said subdivision plat of St. Clair Industrial Park and returning to the Point of Beginning of this parcel description.
3. That the Industrial Facilities Exemption Certificate, when issued, shall be and remain in force for a period of twelve (12) years.
  4. That subject to and in accordance with the Recitations set forth above the Industrial Facilities Exemption Certificate when issued shall be and remain subject to the terms of the Industrial Facilities Exemption Certificate Agreement between MEVS and the City of St. Clair attached hereto, and that the appropriate City officials are hereby authorized to execute said Agreement and to forward the application to the State Tax Commission.

**RESOLUTION DECLARED ADOPTED.**

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Bill Cedar, Jr., Mayor  
City of St. Clair, Michigan

**CERTIFICATION**

The foregoing is a true and complete copy of a Resolution adopted by the City Council in the City of St. Clair, St. Clair County, Michigan at a regular meeting held on the 7<sup>th</sup> day of June, 2021. Public Notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of 1976, and the Minutes of said meeting were kept and will be or have been made available as required by said Act.

Members Present: Cedar, Kindsvater, Klieman, Kuffa, LaPorte, Paul, Volz  
Members Absent: None

It was moved by Member Kindsvater and supported by Member Kuffa to adopt the Resolution.

Members Voting Yes: Kuffa, LaPorte, Paul, Volz, Kindsvater, Cedar  
Members Voting No: Klieman

The Resolution was declared adopted by the Mayor and has been recorded in the Resolution Book.

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Annette Sturdy, City Clerk  
City of St. Clair, Michigan