

# ***Industrial Development District***

## **APPLICATION INFORMATION**

APPLICANT NAME: Shyft Group Inc.  
APPLICANT ADDRESS: 41280 Bridge St, Novi, MI 48375  
APPLICANT CONTACT: Mike VanDieren  
CONTACT PHONE NUMBER: 248-320-2059  
CONTACT EMAIL ADDRESS: Mike.Vandieren@shyftgroup.com

## **PROPERTY INFORMATION**

PROPERTY OWNER(S): See Attachment  
  
PROPERTY ADDRESS: See Attachment  
PROPERTY ID NUMBER: See Attachment  
LEGAL DESCRIPTION: See Attachment

## **PROJECT INFORMATION**

PROJECT DESCRIPTION: New Blue Arc EV Chassis Program. Building Upgrades and Expansion and infrastructure upgrades  
  
REAL PROPERTY COSTS: \$10,110,000  
PERSONAL PTY COSTS: \$5,620,000  
TOTAL PROPERTY COSTS: \$15,730,000  
PROJECT STARTING DATE: 11/15/22  
JOBS TO BE CREATED: 640

## **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.

PRINT NAME: Michael VanDieren  
TITLE: Vice President, Corporate & Business Development  
SIGNATURE: \_\_\_\_\_  
DATE: October 20, 2022

1. Parcel No. 200-045-600-040-00

Acres 1.97

Owner: Shyft Group Inc.

Site Address 909 W SHEPHERD ST, CHARLOTTE, MI 4881

Legal Description:

LOTS 4, 5 & E 1/2 OF LOT 6. DEAN INDUSTRIAL PARK. CITY OF CHARLOTTE 1976

2. Parcel No. 200-045-600-013-02

Acres 5.47

Owner Shyft Group Inc.

Site Address 920 REYNOLDS RD, CHARLOTTE, MI 48813

Legal Description:

LOTS 7,8,9. W 1/2 OF LOT 6. N 25 FT OF LOT 10. DEAN INDUSTRIAL PARK CITY OF CHARLOTTE. D 3-27-08  
R 4-2-08 SPLIT FROM 200-045-600-013-00 FOR 2009.

3. Parcel No. 200-045-600-105-01

Acres 7.34

Owner Shyft Group Inc.

Site Address 1000 REYNOLDS RD, CHARLOTTE, MI 48813

Legal Description:

S 75 FT OF LOT 10. LOTS 11,12, 13 & 14. DEAN INDUSTRIAL PARK. CITY OF CHARLOTTE. D 4-14-20  
(COMBINATION APPROVED) COMBINED FROM 200-045-600-105-00 & 200-045-600-111-00 FOR 2021.

4. Parcel No. 200-045-600-151-00

Acres 5.34

Owner Shyft Group Inc.

Site Address 1014 REYNOLDS RD, CHARLOTTE, MI 48813

Legal Description

LOT 15. DEANS INDUSTRIAL PARK CITY OF CHARLOTTE 1986

5. Parcel No. 200-024-100-012-01

Acres 7.52

Owner Shyft Group Inc.

Site Address 815 W SHEPHERD ST, CHARLOTTE, MI 48813

Legal Description:

N 546 FT OF E 600 FT OF W 1/2 OF NW 1/4. SEC.24, T2N,R5W, CITY OF CHARLOTTE. D 11-8-10 R 1-31-11 (ADJUSTMENT) SPLIT FROM 200-024-100-012-00 FOR 2012.

6. Parcel No. 200-024-100-052-00

Acres 11.44

Owner Shyft Group Inc.

Site Address 1065 MIKESELL ST, CHARLOTTE, MI 48813

Legal Description:

N 1/2 OF W 1/2 OF E 1/2 OF NW 1/4, EXCEPT N 290 FT & EXCEPT S 250 FT, & EXCEPT W 33 FT FOR STREET. SEC.24, T2N,R5W, CITY OF CHARLOTTE 1980

7. Parcel No. 200-024-100-081-01

Acres 15.56

Owner Shyft Group Inc.

Site Address 1023 REYNOLDS RD, CHARLOTTE, MI 48813

Legal Description:

COM NW COR SEC 24; S89°55'26"E 1325 FT TO NE COR OF W 1/2 OF NW 1/4; S0°21'09"W 901 FT TO POB; S0°21'09"W 1136.48 FT TO NE COR LOT 19 DEAN INDUSTRIAL PARK; N89°55'26"W 598.38 FT; N0°18'24"E 1136.47 FT; S89°55'26"E 599.52 FT TO POB. EXCEPT COM NW COR SEC 24; S89°55'26"E 1325 FT; S0°21'09"W 1400 FT; N89°38'10"W 29.4 FT TO POB; N89°38'10"W 60 FT; S0°21'50"W 50 FT; S89°38'10"E 60 FT; N0°21'50"E 50 FT POB FOR REYNOLDS LIFT STATION. SEC 24, T2N,R5W, CITY OF CHARLOTTE. D 2-27-20 R 3-23-20 (ADJUSTMENT) ADJUSTED FROM 200-024-100-081-00 & PARCEL NOT ON TAX ROLL FOR 2021

8. Parcel No. 200-024-100-100-00

Acres 9.50

Owner Shyft Group Inc.

Site Address 1111 MIKESELL ST, CHARLOTTE, MI 48813

Legal Description:

N 1/2 OF S 1/2 OF W 1/2 OF E 1/2 OF NW 1/4, EXCEPT EASEMENT OVER W 33 FEET FOR STREET. SEC.24 T2N,R5W, CITY OF CHARLOTTE

9. Parcel No. 200-024-100-110-00

Acres 10.00

Owner Shyft Group Inc.

Site Address 1549 MIKESELL ST, CHARLOTTE, MI 48813

Legal Description:

S 1/2 OF S 1/2 OF W 1/2 OF E 1/2 OF NW 1/4. SEC.24, T2N,R5W, CITY OF CHARLOTTE 1988

10. Parcel No. 200-024-300-012-05

Acres 18.01

Owner Shyft Group Inc.

Site Address TIRRELL RD, CHARLOTTE, MI 48813

Legal Description:

COM W 1/4 COR SEC 24; N89°42'0"E 850 FT TO POB; N89°42'0"E 1668.41 FT TO R/R; SWLY 1217.35 FT ALONG ARC OF CURVE TO R W/RADIUS OF 5894.23 FT BEARING S40°06'19"W; S46°01'19"W 459.94 FT; N69° 26'21"W 137.13 FT; N73°15'16"W 227.71 FT; N87°50' 16"W 104.45 FT; N 783.34 FT; N17°0'59"W 354.57 FT TO POB. EXCEPT COM W 1/4 COR SEC 24; N89°42'0"E 849.77 FT TO POB; N89°42'0"E 1668.41 FT TO R/R; SWLY 422.77 FT ALONG ARC OF CURVE TO R W/RADIUS OF 5894.23 FT BEARING S36°33'02"W; N89°59'34"W 1314.75 FT; N16°42'33"W 354.57 FT TO POB. SUBJ TO ALL EASEMENTS & RESTRICTIONS. SEC 24, T2N,R5W, CARMEL TWP. D 7-19-07 R 8-30-07 (APPROVED) SPLIT FROM 100-024-300-012-05 FOR 2008.

