



STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

GRETCHEN WHITMER
GOVERNOR

ORLENE HAWKS
DIRECTOR

Redwood-ERC Novi, LLC,
Petitioner,

MICHIGAN TAX TRIBUNAL

v

MOAHR Docket No. 20-001669

City of Novi, *et al*,
Respondents.

Presiding Judge
Peter M. Kopke

SUMMARY OF PREHEARING CONFERENCE

SCHEDULING ORDER

NOTICE OF VIDEO CONFERENCE HEARING

A Prehearing Conference on this matter was held on January 31, 2022. Paul E. Burns, Esq., and Jeffrey D. Alber, Esq. appeared by telephone on behalf of Petitioner. Stephanie Simon Morita, Esq., and Matthew B. Hodges, Assistant Attorney General appeared by telephone on behalf of Respondents. Based on the discussions, a scheduling order has been established and a video conference hearing, via **Microsoft Teams**, has been set for:¹

HEARING DATE:	March 9 and 10, 2022. The hearing shall continue on March 28, 2022; and April 25, 2022, and May 17, 2022, as necessary.
HEARING TIME:	8:00 a.m. EST

¹ The hearing dates noted above are based on documentation submitted by the parties on February 11, 2022, regarding the dates that the parties' attorneys and witnesses are **specifically not available** for hearing. In that regard, Petitioner's documentation indicates that "it will be very difficult for Petitioner's [Texas-based] client representative to be available between April 15 and July 25, 2022." That representative is not, however, a listed witness and has not filed an appearance in this case. As such, the availability of the representative is, for the most part, irrelevant. As for Respondent's documentation, said documentation indicates that Respondent's attorney is not available on April 25 and 26, 2022, due to trial preparation and said preparation does not justify that attorney's unavailability on April 25, 2022, particularly given the number of dates provided by all parties as to the unavailability of attorneys, including Respondent's attorney, and witnesses for unidentified personal reasons. See also TTR 215 and MCR 2.501(D), which relates to actual scheduling conflicts and not scheduling inconveniences and *Persichini v William Beaumont Hospital*, 238 Mich App 626, 640; 607 NW2d 100 (1999) (i.e., "our Supreme Court has 'recognized the inherent power of a court to control the movement of cases on its docket by a variety of sanctions'"). Finally, **the hearing will commence, as indicated above, commence at 8:00 am and continue until 6:00 pm each day with a ½ hour for lunch to provide the parties with sufficient time to present their cases.** To the extent that additional time is needed to complete the hearing, that issue will be addressed on May 17, 2022.

TEAMS HEARING LINK:	Click here to join the meeting +1 248-509-0316 ,519725372# United States, Pontiac Phone Conference ID: 519 725 372#
PARTICIPANTS' GUIDE:	https://bit.ly/34fBXnN

This hearing is open to the public and this notice is provided under the Open Meetings Act. Any participant or member of the public wishing to attend this hearing **must** click on the “Teams Hearing Link” provided above to gain access to the hearing.

This is an important legal document. Please have someone translate the document.

Este es un documento legal importante. Por favor, haga traducir este documento.

এটি একটি গুরুত্বপূর্ণ আইনি দলিল, অনুগ্রহ করে কেউ দলিলটিকে অনুবাদ করুন।

هذا هو وثيقة قانونية هامة يرجى لديك شخص تترجم الوثيقة.

Ito ay isang mahalagang legal na dokumento. Mangyari lamang na magkaroon ng isang tao isalin ang dokumento.

PREHEARING CONFERENCE SUMMARY

- I. SHOW CAUSE HEARING: N/A
- II. VALUATION INFORMATION:

- A. The true cash value (TCV), assessed value (AV), and taxable value (TV) for each parcel and tax year at issue as established by the Board of Review:

Parcel Number	Year	TCV	AV	TV
50-22-01-300-013	2020	\$158,889,800	\$79,449,900	\$66,942,550
50-22-01-300-013	2021	\$169,812,700	\$84,906,350	\$68,167,050

- B. The parties' contentions of TCV, state equalized value (SEV), and TV for each parcel and tax year at issue:

Parcel Number: 50-22-01-300-013

Year	Petitioner's Contentions		
	TCV	SEV	TV
2020	\$102,700,000	\$51,350,000	\$51,350,000
2021	\$87,500,000	\$43,750,000	\$43,750,000

Parcel Number: 50-22-01-300-013

Year	Respondent's Contentions		
	TCV	SEV	TV
2020	\$177,300,000	\$88,650,000	\$66,942,550
2021	\$165,600,000	\$82,800,000	\$68,167,050

C. Amounts in dispute for the tax years at issue:

Parcel Number	Year	SEV	TV
50-22-01-300-013	2020	\$37,300,000	\$15,592,550
50-22-01-300-013	2021	\$39,050,000	\$24,417,050

D. TAX INFORMATION: Both parties claim that the ad valorem taxes at issue have been paid.

III. FACTUAL STATEMENT OF CLAIMS:

A. Classification of property for the tax years at issue:

Parcel Number	Classification
50-22-01-300-013	Commercial Real

B. Proposed highest and best use ("H&BU") for the tax years at issue:

Parcel Number	H&BU
50-22-01-300-013	Commercial Improved

C. The property's TCV and TV are at issue for each tax year under appeal.

D. Petitioner's claims or counterclaims: "See attached appraisal."

E. Respondent's claims or counterclaims: "Petitioner claims that the subject property has been assessed at more than 50% of its true cash value for the year(s) in question. Respondent, City of Novi, maintains the property has been properly assessed and the true cash value of the property is that as set forth in its valuation disclosure."²

IV. PENDING MOTIONS OR DISCOVERY:

A. Motions: None pending.

B. Discovery: Discovery is closed unless otherwise stated below.

SCHEDULING ORDER

The parties and the Tribunal have determined the hearing in the above-captioned case shall be conducted as a video conference proceeding. Although video conference proceedings via *Microsoft Teams* are generally set up using email addresses, the Tribunal has provided a "Teams Hearing Link" that can be utilized by participants (i.e., attorneys or agents, witnesses, the court reporter, etc.) to "join" the hearing **and** the

² See also Treasury's October 20, 2021 Prehearing Statement.

parties or their attorneys or agents are required to provide that link to their participants so that they can timely “join the hearing.”

The Tribunal has also provided a link to *MOAHR MTT Guide for Participants for the Conducting of Entire Tribunal Video Conference Hearings*. Participants **should review** the Guide **prior to the hearing**, as participants **are required to comply** with the requirements of the *Guide*, as said requirements will facilitate the conducting and transcription of the scheduled hearing. The **parties or their attorneys or agents** are also **required** to provide the link to the *MOAHR MTT Guide for Participants to their participants* so that they are **aware of and can comply with** those requirements.

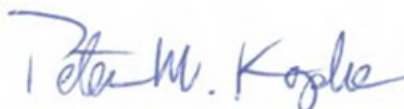
- I. **February 23, 2022**, is the final date for the parties to submit their witness and exhibit lists **and** exhibits, with the exception of rebuttal witnesses and exhibits, to the Tribunal by **e-filing or email** and the opposing party or parties by **email**. For the exhibit list, the parties **must use** the form prescribed by the Tribunal. The exhibit list and exhibits **shall be submitted** as provided in the **MOAHR MTT Guide for Participants**. An exhibit will **not** be admitted into evidence unless the exhibit is disclosed and furnished in accordance with this Order (even though admissible) **except** upon a finding of good cause by the Tribunal. The exhibits may be submitted separately or in a single document **provided** that the single document or PDF is **bookmarked** so that each exhibit can be easily accessed.
- II. **February 23, 2022**, is the final date for Petitioner to notify the Tribunal **by e-filing or email** of the name and telephone number of the court reporter retained by the parties to transcribe the hearing, as provided in the **MOAHR MTT Guide for Participants**.

IT IS SO ORDERED.

Failure to comply with this Order may result in the dismissal of the case or the conducting of a show cause or default hearing.³

Entered:
pmk

By



³ See TTR 231(1) and (4). See also *Grimm v Dep't of Treasury*, 291 Mich App 140, 149-150; 810 NW2d 65 (2010) and MCL 205.732(c).

HEARING INFORMATION – PLEASE READ IMMEDIATELY

GENERAL INFORMATION: An impartial hearing will be conducted in accordance with the Michigan Administrative Hearing Rules (R 792.10101-R 792.11289) and the Michigan Administrative Procedures Act, MCL 24.201 *et seq.* The Michigan Rules of Evidence and the Michigan Court Rules may be applicable. A party is expected to exercise proper respect and courtesy toward other parties, witnesses, and administrative law judges, which includes attending the hearing on time, silencing cell phones, and dressing in appropriate clothing for in-person hearings.

REPRESENTATION: A party may be represented by an attorney or other authorized representative of the party's own choosing and at the party's own expense. The Michigan Office of Administrative Hearings and Rules does not recommend or appoint attorneys.

WITNESSES: Parties may present witnesses, if any, identified in the Prehearing Statements, to testify under oath or affirmation at the hearing, subject to cross-examination by the opposing party, and questions by the administrative law judge.

EXHIBITS: The parties shall bring two (2) copies of all proposed exhibits (i.e., file copy and Judge's copy) to the hearing. Each exhibit must display the docket number and exhibit number (i.e., P1, P2, R1, R2, etc.) in the upper right-hand corner of the first page of each copy of each proposed exhibit. If an exhibit contains multiple pages, each page shall be numbered. The proposed exhibits must be separated into numerical order sets and indexed for easy reference.

COURT REPORTER: The parties shall not only provide a court reporter to transcribe the hearing but shall also provide an electronic copy of the hearing transcript to the Tribunal by e-mailing it to taxtrib@michigan.gov. The costs attributable to the court reporter shall be shared equally by the parties. If the parties fail to pay the costs of the transcript to the court report prior to the submission of the transcript to the Tribunal, the court reporter may report this to the Tribunal with the submission of the transcript. As a result, the party or parties who failed to pay the costs associated with the transcript may be held in default.⁴

WITHDRAWAL: If Petitioner no longer wants to continue with the appeal, Petitioner may submit a written request to withdraw the case. Respondent must concur with the withdrawal. The request must be submitted to the Tribunal and served on Respondent at least 14 days before the hearing. Respondent may file a concurrence or objection to the request within 7 days of the service of the request on that party. If Respondent does not timely submit a concurrence or objection to the request will be deemed to be a concurrence to the request. If the request is granted, the case will be dismissed. If a request is not granted or the Tribunal has not notified you that it has been granted, you are required to attend the hearing.

SETTLEMENT: Parties may submit a written agreement settling a case (i.e., stipulation). The stipulation must be on a form made available by the tribunal or shall be in a written form that is in substantial compliance with the tribunal's form and be signed by the parties' attorneys or authorized representatives, if they have attorneys or

⁴ See TTR 321.

authorized representatives, or by the parties, if they do not have attorneys or authorized representatives. There is a \$50 fee for the filing of the stipulation. If the stipulation with appropriate filing fee is received by the Tribunal or the parties email a copy of the signed stipulation to the Tribunal by 4:30 p.m. on the business day immediately preceding the day of the scheduled hearing, the hearing may be adjourned. Parties that email a copy of a signed stipulation to the Tribunal for purposes of adjourning a hearing are also required to submit the original signed stipulation with appropriate filing fee. The stipulation, once submitted, will be reviewed and, if accepted, the Tribunal will issue a consent judgment.

FAILURE TO APPEAR: The failure of a party to timely appear or otherwise participate in a hearing will result in adjournment of the hearing and the holding of that party in default. The defaulted party will be given an opportunity to show good cause for the failure to appear. Failure to respond or show good cause may result in dismissal of the case or the conducting of a default hearing.

REASONABLE ACCOMMODATION: All hearings are conducted in a barrier-free location in compliance with the Americans with Disabilities Act. An individual requiring reasonable accommodation for effective participation in a hearing, including accessible documentation such as braille, large print, electronic or audio reader, should contact the MOAHR by telephone at (517) 335-9760, or complete and submit an accommodation request form at

https://www.michigan.gov/documents/lara/Disability_Accommodation_FORM_v1_2_464017_7.doc within five (5) days of receipt of the Notice of Hearing to ensure availability of accommodation.

PRIVACY OF INFORMATION: In order to conduct a comprehensive and fair hearing, a party's private or confidential information, such as health or financial information, may be disclosed to the Tribunal and other parties and their attorneys or representatives. The MOAHR will use the private information solely for purposes related to the hearings process. A party may file a motion to request that a public hearing be closed in part or file a motion for protective order to deem certain information private and confidential in order to afford that information special protection.

CONTACT INFORMATION:

Michigan Tax Tribunal

Mailing Address: P.O. Box 30232, Lansing, MI 48909

Phone: (517) 335-9760

E-Mail: taxtrib@michigan.gov

Website: www.michigan.gov/taxtrib

E-Filing: <https://eFiling.apps.lara.state.mi.us>

Office Hours: 8:00 a.m. – 5:00 p.m., our office is closed from 12:00 p.m. – 1:00 p.m.