



CITY COUNCIL AGENDA ITEM

Date: August 29, 2011

To: John Szerlag, City Manager

From: Nino Licari, City Assessor

Subject: Public Hearing for the granting of an Industrial Facilities Exemption Certificate (IFEC) for Inteva Products, LLC – 1401 Crooks

Background:

Inteva Products, LLC, is expanding their product line, in Troy at 1401 Crooks. As part of their expansion, they intend to purchase machinery and equipment valued at \$3,000,000. They will also add 35 new jobs to the 184 existing jobs they have in Troy. They are asking for Personal Property Tax Abatement, which they qualify for under City Council Policy Resolution #2010-08-173 (attached).

The Industrial Facility Exemption Certificate (IFEC) would be for six (6) years.

Financial Considerations:

The projected amount of the investment is \$3,000,000. Over the six (6) year life of the abatement, the estimated total taxes would be \$113,302.31, of which \$35,733.86 would be City Taxes.

A 50% abatement amounts to a total savings to the taxpayer of \$56,651.15, of which \$17,866.93 would be abated City taxes.

Legal Considerations:

The application meets all requirements of Public Act 198 of 1974 (as amended), the Plant Rehabilitation and Industrial Development Districts legislation.

Policy Considerations:

The application is in compliance with City Council Tax Abatement Policy Resolution #2010-08-173.

City Council goal II, "Retain and attract investment while encouraging redevelopment" is met with this application.



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Recommendation:

Since both legal and policy considerations are met, staff would recommend granting the tax abatement.

Options:

City Council may approve the tax abatement. Or, City Council may choose not to grant the abatement. In which case, the Petitioner may appeal that decision to the State Tax Commission (STC).

NI/nl H:IFT\Inteva\Memo IFEC 08.29.11

CITY OF TROY
PUBLIC HEARING

A Public Hearing will be held by and before the City Council of the City of Troy at City Hall, 500 W. Big Beaver, Troy, Michigan on Monday, August 29, 2011 at 7:30 P.M. to consider the establishment of an Industrial Development District (IDD), the granting of an Industrial Facilities Exemption Certificate (IFEC), for Inteva Products, LLC, at the following location:

88-20-32-226-037 1401 Crooks, Troy, MI. 48084-7155
T2N, R11E, Section 32 part of NE 1/4

You may express your comments regarding this matter by writing to this office, or by attending the Public Hearing.

M. Aileen Bittner, Deputy Clerk
Acting City Clerk

NOTICE: *People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@ci.troy.mi.us or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*

TROY SCHOOL DISTRICT
MARK RAJTER
4400 LIVERNOIS
TROY MI 48098-4799

OAKLAND COMMUNITY COLLEGE
CLARENCE E BRANTLEY
2480 OPDYKE
BLOOMFIELD HILLS MI 48304-2266

OAKLAND INTERMEDIATE
SCHOOLS
2111 PONTIAC LAKE
WATERFORD MI 48328

OAKLAND COUNTY PTA
1200 N TELEGRAPH Dept 479
PONTIAC MI 48341-0479

OAKLAND COUNTY EQUALIZATION
Attn: DAVID HIEBER
250 ELIZABETH LAKE RD 1000 W
PONTIAC MI 48341

INTEVA PRODUCTS LLC
Attn: DHIREIN PATEL
1401 CROOKS
TROY MI 48084-7155

OAKLAND COUNTY ZOO AUTH
1200 N TELEGRAPH Dept 479
PONTIAC MI 48341-0479

E - 02 Request for Consideration to Grant an Industrial Facilities Exemption Certificate (IFEC) for Inteva Products LLC – 1401 Crooks

Suggested Resolution

Resolution # 2011-

Moved by:

Seconded by:

WHEREAS, After due notice and proper hearing, the City Council of the City of Troy on August 29, 2011, established an Industrial Development District (IDD) for property known as 1401 Crooks, Troy, MI. 48084-7155, Parcel # 88-20-32-226-037 ; and

WHEREAS, An Application has been submitted by Inteva Products LLC, for an Industrial Facilities Exemption Certificate (IFEC) for personal property at 1401 Crooks, Troy, MI. 48084-7155, for six (6) years; and

WHEREAS, After due and proper notice by the City Clerk, the City Council, on August 29, 2011, held a Public Hearing giving opportunity for comment by all taxing units as to the possibility that the granting of an Industrial Facilities Exemption Certificate (IFEC) for Inteva Products LLC, at 1401 Crooks, Troy, MI. 48084-7155 may have the effect of substantially impeding the operation of the taxing unit, or impairing the financial soundness of the taxing unit; and

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

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council has **FOUND THAT THE GRANTING** of an Industrial Facilities Exemption Certificate (IFEC) for Inteva Products LLC, at 1401 Crooks, Troy, MI. 48084-7155 shall not substantially impede the operation of the City of Troy or the other taxing units, **NOR HAS IT BEEN FOUND THAT THE GRANTING** of the Industrial Facilities Exemption Certificate (IFEC) will impair the financial soundness of the City of Troy, or the other taxing units which levy taxes on said property; and

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the application to for an Industrial Facilities Exemption Certificate (IFEC) for Inteva Products LLC, Inc., at 1401 Crooks, Troy, MI. 48084-7155, Parcel # 88-20-32-226-037 , for personal property for a term of six (6) years, after completion, **CONTINGENT** upon the execution of a Letter of Agreement between the City of Troy and Inteva Products LLC, and the payment of the fees in accordance with Public Act 198 of 1974, as amended; and

BE IT FURTHER RESOLVED, That the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the Letter of Agreement between the City of Troy and Inteva Products LLC, a copy of which shall be **ATTACHED** to the original minutes of this meeting; and

BE IT FINALLY RESOLVED, That the City Clerk is hereby **AUTHORIZED TO COMPLETE** the Application and **TRANSMIT** same to the State Tax Commission, Treasury Building, P.O. Box 30471, Lansing, MI. 48909-7971

Yes:

No: