



CITY COUNCIL AGENDA ITEM

Date: October 20, 2011

To: John Szerlag, City Manager

From: Nino Licari, City Assessor

Subject: Resolution to Revoke an Industrial Facilities Exemption Certificate (IFEC) and Vacate an Industrial Development District (IDD) previously Granted and Established; The ProMetal RCT, LLC – 2341 Alger

Background:

On September 22, 2008, City Council established and Industrial Development District (IDD) and granted an Industrial Facilities Exemption Certificate (IFEC) for The ProMetal RCT, LLC at 2341 Alger (parcel # 88-20-26-200-060).

Per the application, and the Letter of Agreement ProMetal was to spend \$3,800,000 on the project, and add 3 jobs to this location in Troy.

The abatement was also considered the local match for their MEGA incentives.

Per Resolution, and State law, they had until December 31, 2010 to complete the project.

As of today's date, they have spent \$2,702,302 (71% of their stated costs). They have saved \$41,657.60 in abated taxes.

Per the terms of the Letter of Agreement, and State law, the City Council may vacate the District, revoke the Exemption Certificate, and bill the company for any tax savings they have realized while not meeting the terms of the Letter of Agreement and their application.

Council may choose to allow the exemption to continue, with the existing purchases by taking "No Action" on the Resolution presented with this item.

It is staff's recommendation to vacate the district and revoke the exemption.

NI/nl H:IFT\ProMetal\Memo Revoke Vacate 10.20.11

October 25, 2011

The ProMetal RCT, LLC
Attn: Doris Pedersen
2341 Alger
Troy, MI 48083

Re: Tax Abatement Revocation

Ms. Pedersen,

On August 25, 2008, the City Council of the City of Troy established an Industrial Development District (IDD) at 2341 Alger, and granted an Industrial Facilities Exemption Certificate (IFEC) to The ProMetal RCT, LLC.

Per the Letter of Agreement between ProMetal and the City, ProMetal was to occupy the building, and spend \$3,800,000 for personal property no later than December 31, 2010.

As of this date, the company has spent \$2,702,302 (71% of the agreed to amount).

I will be presenting a Resolution to City Council on November 21, 2011 to vacate the IDD, and rescind the IFEC.

ProMetal has saved \$42,085.78 in abated taxes through the December 2011 billing. Should the Resolution pass, ProMetal will be billed for these abated taxes, per the terms of the Letter of Agreement.

You are allowed to present your rationale for not meeting the terms of the agreement, at this meeting. Council will then decide to vacate and rescind, or take no action.

Please feel free to contact me at 248-524-3305, or by email at licarila@troymi.gov, if you have any questions.

Sincerely,

Leger A. (Nino) Licari
City Assessor



C-02

CITY COUNCIL ACTION REPORT

August 15, 2008

TO: Phillip L. Nelson, City Manager

FROM: John M. Lamerato, Assistant City Manager-Finance/Administration
Brian Murphy, Assistant City Manager – Economic Development Services
Nino Licari, City Assessor

SUBJECT: Public Hearing for Establishment of an Industrial Development District (IDD) for The ProMetal RCT, LLC, 2341 Alger, Troy MI. 48083

Background:

- The ProMetal RCT, LLC is requesting the creation of an Industrial Development District (IDD) at 2341 Alger, Troy, MI. 48083, in order to apply for an Industrial Facilities Exemption Certificate (IFEC), for tax abatement at the same location.

The exemption is for new equipment that will be used to manufacture molds and cores for sand casting in 3DP printing machines.

They currently have 3 employees at this location. They plan to add up to 20 new jobs to Troy with this project.

The IDD and the IFEC do require separate Public Hearings, unless the local unit has delineated all areas where IDD's may locate, in advance. Council's policy is to set the district as each application is received. For this reason, the bulk of the information for this application is presented with the District public hearing.

Financial Considerations:

- The estimated amount of investment in personal property is \$3,800,000 for the project. Over a twelve (12) year life, the estimated total taxes are \$168,911.65, of which \$53,547.28 would be City taxes.

A 50% abatement amounts to a savings of \$84,455.82 in total taxes, of which \$26,773.64 would be saved on City taxes. This is the financial cost to all taxing authorities.

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 the amended tax abatement policy of the City Council of the City of Troy (Resolution #2006-06-238, attached).

City Council Outcome III, “Troy is rebuilding for a healthy economy reflecting the values of a unique community in a changing and interconnected world.” Retain and attract investment while encouraging redevelopment” is met with this expansion.

Since both legal and policy considerations are met, staff would recommend establishing the District.

Options:

- City Council has the option to establish an Industrial Development district, or not. If Council does not establish a District, then no Exemption can be granted. A public hearing is still necessary to deny the exemption.

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form or would like to request an informational packet, call (517) 373-3272.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	▶ Date received by Local Unit
STC Use Only	
▶ Application Number	▶ Date Received by STC

APPLICANT INFORMATION

All boxes must be completed.

▶ 1a. Company Name (Applicant must be the occupant/operator of the facility) The ProMetal RCT, LLC		▶ 1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 3599	
▶ 1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 2341 Alger Street, Troy, MI 48073		▶ 1d. City/Township/Village (indicate which) Troy	▶ 1e. County Oakland
▶ 2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(4)) <input type="checkbox"/> Transfer (1 copy only) <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Rehabilitation (Sec. 3(1)) <input type="checkbox"/> Research and Development (Sec. 2(9))		▶ 3a. School District where facility is located Troy	▶ 3b. School Code 63150
		4. Amount of years requested for exemption (1-12 Years) 3,800,000	

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

The building will be used to manufacture molds and cores for sand casting in 3DP printing machines. We will also warehouse materials to sell to other manufactures who use our equipment.

6a. Cost of land and building improvements (excluding cost of land)	▶ _____
* Attach list of improvements and associated costs.	Real Property Costs
* Also attach a copy of building permit if project has already begun.	▶ \$3,800,000.00
6b. Cost of machinery, equipment, furniture and fixtures	▶ _____
* Attach itemized listing with month, day and year of beginning of installation, plus total	Personal Property Costs
	▶ \$3,800,000.00
6c. Total Project Costs	▶ _____
* Round Costs to Nearest Dollar	Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	<u>Begin Date (M/D/Y)</u>	<u>End Date (M/D/Y)</u>	
Real Property Improvements ▶	_____	_____	▶ <input type="checkbox"/> Owned <input type="checkbox"/> Leased
Personal Property Improvements ▶	5/25/08	3/31/10	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased

▶ 8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. Yes No

▶ 9. No. of existing jobs at this facility that will be retained as a result of this project. 3 3	▶ 10. No. of new jobs at this facility expected to create within 2 years of completion. up to 20 or more depending on sales
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11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land)	_____
b. TV of Personal Property (excluding inventory)	_____
c. Total TV	_____

▶ 12a. Check the type of District the facility is located in:

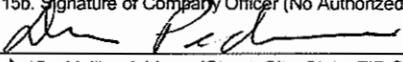
Industrial Development District Plant Rehabilitation District

▶ 12b. Date district was established by local government unit (contact local unit)	▶ 12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name Doris Pedersen	13b. Telephone Number (248) 506-6142	13c. Fax Number (724) 765-1371	13d. E-mail Address doris.pedersen@exone.com
14a. Name of Contact Person Doris Pedersen	14b. Telephone Number (248) 506-6142	14c. Fax Number (724) 765-1371	14d. E-mail Address doris.pedersen@exone.com
▶ 15a. Name of Company Officer (No Authorized Agents) Doris Pedersen			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number (724) 765-1371	15d. Date 7/28/08
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 2341 Alger Street Troy, Mi 48073		15f. Telephone Number (248) 506-6142	15g. E-mail Address doris.pedersen@exone.com

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit <input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Denied (Include Resolution Denying)	16b. The State Tax Commission Requires the following documents be filed for an administratively complete application: Check or Indicate N/A if Not Applicable <input checked="" type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input checked="" type="checkbox"/> 2. Resolution establishing district <input checked="" type="checkbox"/> 3. Resolution approving/denying application. <input checked="" type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input checked="" type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input checked="" type="checkbox"/> 7. Equipment List with dates of beginning of installation <input checked="" type="checkbox"/> 8. Form 3222 (if applicable) <input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)
16a. Documents Required to be on file with the Local Unit Check or Indicate N/A if Not Applicable <input checked="" type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input checked="" type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input checked="" type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability. N/A	
16c. LUCI Code 3599	16d. School Code 63150
17. Name of Local Government Body CITY OF TROY	▶ 18. Date of Resolution Approving/Denying this Application

Attached hereto is an original and one copy of the application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time.

19a. Signature of Clerk	19b. Name of Clerk TONNI BARTHOLOMEW	19c. E-mail Address T.BARTHOLOMEW@TROYMI.G
19d. Clerk's Mailing Address (Street, City, State, ZIP Code) 500 W BIG BEAVER TROY MI 48084-5254		
19e. Telephone Number 248 524 3316	19f. Fax Number 248 524-1770	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

**State Tax Commission
Michigan Department of Treasury
P.O. Box 30471
Lansing, MI 48909-7971**

(For guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

Category	Item	Price
Production Equipment		
Tran for PA	Downdraft Bench - DB3000, Torit/Donaldson, Au	\$5,000
Leased 6/1/08	S15 SANDCAST MACHINE Unit 04	\$1,000,000
Leased 6/1/08	S15 SANDCAST MACHINE Unit 20	\$1,000,000
to be purchased est price	S18 SANDCAST MACHINE	\$1,000,000
to be purchased est price	Voxeljet Investment Casting Machine	\$700,000
to be purchased est price	New Job Box	\$28,000
to be purchased est price	Large mold manipulator	\$8,000
Software		
to be purchased est price	Off-line Rapix3D FOB	\$13,000
to be purchased est price	Magics	\$13,000
QC & QA		
to be purchased est price	Faro arm	\$20,000
to be purchased est price	Moisture and LOI mass scale and furnace	\$3,000
		\$3,790,000

RECEIVED

MAY 23 2008

CITY OF TROY
ASSESSING DEPT.

May 23, 2008

Leger A. Licari, City Assessor
City Of Troy
500 W. Big Beaver
Troy, MI 48084-5254

Dear Nino:

The purpose of this letter is to inform you of the ProMetal RCT, LLC intent to apply for a tax abatement for the year 2009 property at 2341 Alger Street, Troy Michigan.

If you have any questions, please advise. I can be reached on my direct number 248 506 6142.

Sincerely,



Doris Pedersen CFO
ProMetal RCT, LLC

Applicant Name The ProMetal RCT, LLC
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Fiscal Statement (to be completed by local unit)

- | | <u>YES</u> | <u>NO</u> |
|--|-------------------------------------|-------------------------------------|
| Is this project: | | |
| Real Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Personal Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Both Real and Personal Property - New Facility? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Both Real and Personal Property - Rehabilitation Facility? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Both New and Replacement Facility? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Estimated Project Investment (not assessed value):

Real Property \$0.00	Personal Property \$3,800,000.00	Total \$3,800,000.00
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	<u>YES</u>	<u>NO</u>	<u>REMARKS</u>
1. A. Has the proper local authority reviewed the plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
B. Is the project located in a certified industrial park?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
C. Is this a renovation or expansion of an existing building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
2. Will this project require improvement of your road service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
3. Will this project require improvement of your sanitary sewer services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
4. Will this project require improvement of your storm sewer services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
5. Will this project require improvement of your water services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
6. Will this project require additional police personnel, police equipment or a need for new police building expansion?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
7. Will this project require the need for additional fire personnel, additional or specialized fire equipment or the need for a new fire building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
8. Will this project require other costs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
9. Are costs of infrastructure elements to be provided through Local Development Finance Authority or Tax Increment Finance Authority Bonds?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

If you answered yes to any of questions 2 through 8, the appropriate sections of the Supplement to Fiscal Statement form must be completed and accompany the IFT application. Call (517) 373-3272 to obtain that form.

LOCAL UNIT CERTIFICATION

This is to certify that the following has been provided as accurately as possible.

Signature	Name and Title of Local Governmental Unit Official Leger A. (Nino) Licari, CMAE IV, City Assessor
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20-26-200-014

ELDRIDGE

6

20-26-200-060

5

4

20-26-200-061

3

ALGER



20-26-200-014

ELDRIDGE

20-26-200-060

6

5

ALGER

20-26-200-061

4

3



**The ProMetal RCT, LLC
2341 Alger
Troy, MI 4883**

IDD & IFEC

Legal Description

T2N, R11E, SEC 26

JACK ELWELL'S INDUSTRIAL PARK SUBDIVISION

LOTS 5 & 6

5-16-85 FROM 042 & 043

City of Troy - Assessing Department
The ProMetal RTC, LLC
Estimate of Total Taxes and Tax Savings for IFEC Application

Market Value	3,800,000	3,483,460	2,903,116	2,177,627	1,452,042	847,266	423,803	176,683	58,942	14,753	2,464	206	0
50% of Value	1,900,000	1,741,730	1,451,558	1,088,813	726,021	423,633	211,901	88,342	29,471	7,377	1,232	103	0
Year		1	2	3	4	5	6	7	8	9	10	11	12
Depreciation		0.9167	0.8334	0.7501	0.6668	0.5835	0.5002	0.4169	0.3336	0.2503	0.1670	0.0837	0.0004
Taxable Value		1,741,730	1,451,558	1,088,813	726,021	423,633	211,901	88,342	29,471	7,377	1,232	103	0
Taxes		Taxes	Taxes	Taxes	Taxes	Taxes	Taxes	Taxes	Taxes	Taxes	Taxes	Taxes	Taxes
	100% of Millage												
Trans	0.59500	\$1,036.33	\$863.68	\$647.84	\$431.98	\$252.06	\$126.08	\$52.56	\$17.54	\$4.39	\$0.73	\$0.06	\$0.00
County	4.64610	\$8,092.25	\$6,744.08	\$5,058.74	\$3,373.17	\$1,968.24	\$984.51	\$410.44	\$136.92	\$34.27	\$5.72	\$0.48	\$0.00
Int Schools	3.36900	\$5,867.89	\$4,890.30	\$3,668.21	\$2,445.96	\$1,427.22	\$713.90	\$297.62	\$99.29	\$24.85	\$4.15	\$0.35	\$0.00
Comm Coll	1.58440	\$2,759.60	\$2,299.85	\$1,725.12	\$1,150.31	\$671.20	\$335.74	\$139.97	\$46.69	\$11.69	\$1.95	\$0.16	\$0.00
State Ed	0.00000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
School Op	5.28560	\$9,206.09	\$7,672.35	\$5,755.03	\$3,837.46	\$2,239.16	\$1,120.03	\$466.94	\$155.77	\$38.99	\$6.51	\$0.54	\$0.00
Sch Debt	4.13000	\$7,193.34	\$5,994.93	\$4,496.80	\$2,998.47	\$1,749.60	\$875.15	\$364.85	\$121.71	\$30.47	\$5.09	\$0.43	\$0.00
Admin	0.38310	\$667.26	\$556.09	\$417.12	\$278.14	\$162.29	\$81.18	\$33.84	\$11.29	\$2.83	\$0.47	\$0.04	\$0.00
City	9.28000	\$16,163.25	\$13,470.46	\$10,104.19	\$6,737.47	\$3,931.32	\$1,966.44	\$819.81	\$273.49	\$68.45	\$11.43	\$0.96	\$0.00
Total	29.27320	\$50,986.01	\$42,491.74	\$31,873.06	\$21,252.95	\$12,401.10	\$6,203.03	\$2,586.04	\$862.70	\$215.93	\$36.06	\$3.02	\$0.00
Total 12 Years		\$168,911.65											
Total City 12 Yr		\$53,547.28											
50% Total 12 Yr		\$84,455.82	Net Total Taxes Abated										
50% Total City 12		\$26,773.64	Net Total City Taxes Abated										

Industrial Facilities Tax Abatement Policy Resolution 06/05/06

F-5 Amending the Personal Property Tax Abatement for Manufacturing and Headquarters Companies

Resolution #2006-06-238

Moved by Beltramini

Seconded by Fleming

WHEREAS, the City of Troy has the economic objective of (a) increasing employment opportunities, (b) diversifying and stabilizing the industrial base of the community, (c) reducing economic obsolescence of the industrial base, (d) providing homogenous industrial areas, (e) encouraging industrial expansion, (f) providing for improved public facilities in industrial areas, and (g) encouraging attractive, viable industrial sites, and

WHEREAS, the Industrial Facilities Tax Act (P.A. 1974 No. 198), as amended, empowers cities to establish Industrial Development Districts (IDD) and to grant tax exemptions for certain industrial properties which meet certain criteria established by the Act, and

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Troy, that the following criteria are to be met, applied or measured by the City Manager or his designees in the review of areas and locations to be considered for designation as Industrial Development Districts (IDD) by the City Council:

- (1) That the tax exemption shall not apply to real property except those building improvements which are uniquely required to support the personal property to be abated; and
- (2) That the tax exemption shall not apply to leasehold improvements or building improvements except those uniquely required to support personal property to be abated; and
- (3) That said abatement of taxes shall cease at such time as applicant fails to prove by factual evidence that such personal property is being used in compliance with the basic guidelines established above.
- (4) That the company provide documentation that they are Michigan Economic Growth Authority (MEGA) eligible, or are moving into existing vacant buildings, or are retaining or expanding their job base in Troy.

BE IT FINALLY RESOLVED, That the term of abatement for any and all property meeting the aforementioned criteria **SHALL NOT** exceed 12 years, it being the **INTENT OF THE CITY COUNCIL TO APPROVE** various lengths of abatements to the extent provided by laws of the State of Michigan.

Yes: Fleming, Lambert, Schilling, Beltramini

No: Howrylak

Absent: Broomfield, Stine

08/15/08

To: State Tax Commission
P.O. Box 30471
Lansing, MI 48909-7971

From: Leger (Nino) Licari, Assessor

Re: Affidavit of Application Fees For IFEC

This affidavit attests that no payment of any kind has been made or promised in exchange for favorable consideration of an exemption certificate application by the City of Troy, in regards to the application of The ProMetal RCT, LLC, 2341 Alger, Troy, Michigan.

Signed, Leger (Nino) Licari, City Assessor

Dated

Signed,

Dated

**CITY OF TROY
INDUSTRIAL FACILITIES EXEMPTION
CERTIFICATE LETTER OF AGREEMENT**

This agreement between **The ProMetal TCT, LLC**, (“Company”) and the **City of Troy**, is for the purpose of fulfilling the requirements of Public Act 198, as amended in Public Act 334, Section 22.

In consideration of approval of an Industrial Facilities Exemption Certificate (IFEC), **The ProMetal TCT, LLC**, understands that through its investment of \$3,800,000 and its qualification for Michigan Economic Growth Authority incentives, and the **City of Troy**, by its investment of the Industrial Facilities Exemption Certificate, are mutually investing in and benefiting from this economic development project, and furthermore, agree to the following:

- 1.) The length of time for which the abatement is approved is ___ years after either completion of construction of the facilities, or December 31, 2022, whichever is sooner.
- 2.) At the end of two (2) years or no later than December 31, 2010, **The ProMetal TCT, LLC** will report to the Assessing Department of the City of Troy the actual cost of this project and indicate any differences and the reason for any differences in the cost or scope of the project as compared to the IFEC application submitted by the Company.
- 3.) **The ProMetal TCT, LLC**, agrees to remain within the City of Troy for the period of the Industrial Facilities Tax (IFT) abatement in order to retain the benefits of the IFT, unless permission for relocation is granted by the **City Council of the City of Troy**.

The ProMetal TCT, LLC, further understands that if it chooses to leave the City of Troy without permission for relocation prior to the end of the term of the IFT, the **City Council of the City of Troy** has the right to recapture from the Company the total amount of taxes abated by the IFT.

- 4.) **The ProMetal TCT, LLC**, understands that the City of Troy may reduce the term of the IFEC, revoke the IFEC and/or recover from the Company, the amount of taxes which were abated if the project has not been completed, expenditures made, as represented by the Company, in Section 12’C of its application, by sending a copy of this Agreement along with a copy of the City Council Resolution authorizing such action to the State Tax Commission.

- 5.) **The ProMetal TCT, LLC**, agrees that it will operate the Project in accordance with all applicable Federal, State and Local laws or regulations, including but not limited to zoning, outside storage, industrial waste disposal, air and water quality, noise control, other environmental regulations, and all of the terms and conditions of any Consent Judgment governing the parcel.
- 6.) By execution of the Agreement, it is understood that the Company's investment in the Project, and the City of Troy's investment in the granting of the IFEC is to encourage economic growth within the City of Troy.

The City of Troy acknowledges that in some instances economic conditions may prevent the Company from complying fully with this Agreement, and the terms of the Application. The City of Troy will give the Company an opportunity to explain the reasons for any variations from the representations contained in the Application and will evaluate the Company's situation prior to taking any action authorized by Paragraph 4 and 5 of this Letter of Agreement.

- 7.) This Agreement constitutes the entire Agreement between the parties and there are no other remedies for breach of this Agreement other than as specified in this Agreement or as provided for in Public Act 198.

This agreement may only be altered upon mutual consent of both parties.

CITY OF TROY
INDUSTRIAL FACILITIES EXEMPTION
CERTIFICATE LETTER OF AGREEMENT
(Signature page)

Signed: _____ (date) _____

Name:

Title:

Signed: _____ (date) _____
Louise E. Schilling , Mayor
City of Troy
500 W Big Beaver
Troy, MI 48084-5285

Signed: _____ (date) _____
Tonni L. Bartholomew
City Clerk

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, September 22, 2008 at 7:30 P.M. to consider the request from Tepel Brothers Printing Inc., for the establishment of an Industrial Development District (IDD) at the following location:

88-20-26-479-040 1725 John R, Troy, MI. 48083
T2N, R11E, Section 26

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

Tonni Bartholomew, MMC
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 PUBLIC SCHOOLS
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
PATRICK DOHANY
1200 N TELEGRAPH Dept 479
PONTIAC MI 48341-0479**

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

**DORIS PEDERSEN
2341 ALGER
TROY MI 48083**



MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

April 1, 2008

300 N. WASHINGTON SQ.
LANSING, MI 48913

CUSTOMER
ASSISTANCE CENTER
517 373 9808

WWW.MICHIGAN.ORG

Ms. Doris Pedersen
Treasurer & CFO
ProMetal RCT, LLC
Post Office Box 1111
Irwin, Pennsylvania 15642

Dear Ms. Pedersen:

ProMetal RCT, LLC's proposed project is very important to the State of Michigan and the City of Troy. The Michigan Economic Development Corporation (MEDC) would like to take this opportunity to summarize the support and commitment we are willing to provide to ProMetal RCT, LLC, to support your expansion in Michigan.

PROPERTY TAX ABATEMENT (PA 198): The City of Troy is eligible to grant a property tax abatement of 50 percent of the state and local operating mills for a negotiated period of time. Using the figures you provided of \$3 million of equipment value and \$1.2 million of building value, and assuming a 12-year tax abatement on the personal property is provided by the local community, the property tax abatement is estimated to be worth up to \$110,000. Please note that this amount is based only on the personal property investment, since the City of Troy does not offer tax abatements on real property.

STATE EDUCATION TAX ABATEMENT: Additionally, the State of Michigan offers an abatement of 50 percent of the six-mill state education tax on new real property worth up to \$56,000 over the same term as the local property tax abatement. When applying for your local property tax abatement, a copy of this counter-signed letter must be attached to your "Application for Industrial Facilities Tax Exemption Certificate".

MICHIGAN BUSINESS TAX (MBT): Recent changes to the state's business tax will provide reductions in personal property tax and business operating tax. The Michigan Business Tax (MBT) has replaced the Single Business Tax (SBT) effective January 1, 2008. This new tax will provide considerable reductions to the company's existing property taxes and will also provide qualifying taxpayers with several new tax credits to reduce the combined tax liability under the income and net worth taxes. Some of the credits that may be available are outlined below.

EXECUTIVE COMMITTEE

MATTHEW P. CULLEN
Chair
General Motors Corporation

PHILIP H. POWER
Vice-Chair
The Center for Michigan

JAMES C. EPOLITO
President and CEO

RICHARD E. BLOUSE JR., CCE
Detroit Regional Chamber

JOHN W. BROWN
Stryker Corporation

DR. DAVID E. COLE
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Automotive Research

KEITH W. COOLEY
Michigan Department of
Labor & Economic Growth

JOANN CRARY
Saginaw Future Inc.

DR. HAIFA FAKHOURI
Arab American and
Chaldean Council

STEVEN K. HAMP
Hamp Advisors, LLC

HAYDEN H. HARRIS
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PAUL HILLEGONDS
DTE Energy Company

FREDERICK W. HOFFMAN
Chrysler, LLC

GEORGE W. JACKSON JR.
Detroit Economic
Growth Corporation

MICHAEL J. JANDERNOA
Bridge Street Capital
Partners, LLC.

BIRGIT M. KLOHS
The Right Place, Inc.

F. THOMAS LEWAND
Bodman LLP

DR. IRVIN D. REID
Wayne State University

MICHAEL B. STAEBLER
Pepper Hamilton LLP

DENNIS R. TOFFOLO
Oakland County

PETER S. WALTERS
Guardian Industries Corp.

Doris Pedersen
ProMetal RCT, LLC
Page 2
April 1, 2008

MBT INVESTMENT TAX CREDIT (ITC): The MBT makes available an investment tax credit (ITC) equal to 2.9 percent of the cost of net new capital assets located in Michigan. The ITC applies to purchases of depreciable real and personal property located in the state. Based on the timing of your investment of \$3 million, we estimate that your ITC could be worth up to \$70,000. You should consult with your tax preparer to confirm the actual value of your ITC.

MBT RESEARCH & DEVELOPMENT TAX CREDIT: The MBT includes a 1.9 percent credit on Research & Development (R&D) expenditures in Michigan. This credit is based on the R&D expenses claimed on the federal tax return as defined in federal statute 26 USC 41(b).

Please note that the sum of the Compensation, ITC, and R&D credits may not exceed 75 percent of the MBT liability before credits.

INDUSTRIAL PERSONAL PROPERTY TAX RELIEF: Reforms enacted as part of the new Michigan Business Tax will reduce the personal property tax burden on your existing and new personal property. These changes provide property tax relief by exempting manufacturers from paying the six-mill State Education Tax and the 18-mill local school property tax on industrial personal property. Through these changes, companies may realize a tax reduction of 65 percent of their prior industrial personal property tax expense. You will realize these savings on both your new and existing industrial personal property, but the savings on your new investment alone are estimated at \$167,000 over 12 years.

MBT INDUSTRIAL PERSONAL PROPERTY TAX CREDIT: In addition to the personal property tax savings discussed above, Michigan offers manufacturers a refundable personal property tax credit equal to 35 percent of the taxes paid on new and existing industrial personal property. Based on an estimated investment of \$3 million in new machinery and equipment this additional property tax relief is estimated to be worth up to \$38,008, plus additional savings on existing personal property.

STATE PROPERTY TAX EXEMPTION: It should be noted that inventory, special tools, dies and jigs, certain fixtures, and most pollution abatement equipment are exempt from property tax in Michigan.

Doris Pedersen
ProMetal RCT, LLC
Page 3
April 1, 2008

WORKFORCE RECRUITMENT: The MEDC workforce development consultant will coordinate the recruitment of your new employees through a number of programs, some of which will be available to you through local agencies. These organizations will undertake an assessment of your employment needs and recruit and screen potential employees who will then be referred to your company for a final hiring determination. Coordination with local schools, training organizations and other community contacts can be arranged. Access to an electronic database describing the skills of potential workers is available.

TAX-EXEMPT PROJECT FINANCING: Your company may qualify for tax exempt Private Activity Bond (PAB) financing. Tax-exempt PABs are exempt from local, state, and federal taxes for investors and provide long-term, fixed-rate financing. As a general guideline, companies can secure much longer terms and save up to 25 percent in interest costs through the use of this tax-exempt vehicle.

PABs are only for fixed asset purposes for projects that are 75 percent or more manufacturing, and with a \$10 million per site, \$40 million per corporate entity limit. Application for bonds is made through the MEDC, and it requires that you have a banking relationship, as you must have a letter of credit to secure the bonds. The availability of bonds is based upon your firm's creditworthiness. The state does not back the bonds, but acts in the role to expedite the processing and confer the tax-exempt status, which may allow the company to secure better interest rates on the open bond market.

We want to support your proposed expansion, which requires an investment of \$4.2 million, and will create up to 20 jobs over the next several years. The total value of this economic development package is up to \$441,000 in state and local resources.

Proposed incentives are dependent on availability of funds each year through the legislative budget process. This amount is contingent upon your project: (1) meeting program requirements; (2) being subject to an application review process; and (3) providing five working days notice to the MEDC in advance of any public announcement of your project locating in Michigan. Acceptance of this offer must be received by the MEDC by July 1, 2008, otherwise, the incentives and services in this letter will be subject to renegotiation.

Incentive/Tax Savings Summary

ProMetal RCT, LLC

City of Troy

	Local Tax Savings	State Tax Savings	Total
Property Tax (PA 198)	\$ 110,000		\$ 110,000
State Education Tax		\$ 56,000	\$ 56,000
MBT - Investment Tax Credit		\$ 70,000	\$ 70,000
Personal Property Tax Reform		\$ 167,000	\$ 167,000
MBT - Industrial Personal Property Tax Credit		\$ 38,000	\$ 38,000
EXPECTED SAVINGS	\$ 110,000	\$ 331,000	\$ 441,000
TOTAL SAVINGS*			\$ 441,000

* Cost Savings are estimates based on job creation, investment, and other information provided by the client.

Doris Pedersen
ProMetal RCT, LLC
Page 4
March 27, 2008

We look forward to your company locating in Troy, Michigan. If you have questions or concerns, please contact Mr. Jerome Katz at 517.241.9464. Mr. Katz will coordinate all aspects of your company's expansion process in Michigan.

Sincerely,



James C. Epolito
President and CEO

cc: Brian Murphy
Jerome Katz

The undersigned agrees to accept the above incentives and services of the MEDC subject to the conditions stated in this letter.



Ms. Doris Pedersen
ProMetal RCT, LLC

04 APRIL 08
Date



MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

April 1, 2008

Mr. Brian Murphy
Assistant City Manager
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

Dear Mr. Murphy:

Thank you for working with Mr. Jerome Katz and the Michigan Economic Development Corporation (MEDC) to facilitate ProMetal RCT, LLC's expansion in the State of Michigan. Enclosed is a copy of our correspondence that commits up to \$441,000 in local and state assistance for this project.

As you review the commitment letter, I want to reiterate the conditions for awarding our state incentives. First, the resulting project must meet program requirements. Second, the offered incentives are subject to an application review process. Third, a copy of the counter-signed MEDC commitment letter must be attached to the "Application for Industrial Facilities Tax Exemption Certificate" form when it is filed with the State Tax Commission. Finally, the company and the local community must give the MEDC five working days advance notice of any public announcement of the project. Acceptance of this offer must be received by July 1, 2008, otherwise, the incentives and services in this letter will be subject to renegotiation.

If you have any questions regarding this project or the state's commitment for this project, please call Mr. Jerome Katz directly at 517.241.9464. Otherwise, please sign where indicated below, and return to the MEDC by the due date.

Sincerely,

[Handwritten signature of James C. Epolito]
James C. Epolito
President and CEO

Enclosures

cc: Doris Pedersen
Jerome Katz

We concur with the terms and conditions outlined in the MEDC commitment letter dated April 1, 2008.

Signature and Title

Date

300 N. WASHINGTON SQ.
LANSING, MI 48913

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ASSISTANCE CENTER
517 373-9808

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EXECUTIVE COMMITTEE
MATTHEW P. CULLEN
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General Motors Corporation

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Stryker Corporation

DR. DAVID E. COLE
Center for
Automotive Research

KEITH W. COOLEY
Michigan Department of
Labor & Economic Growth

JOANN CRARY
Saginaw Future Inc.

DR. HAIFA FAKHOURI
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Chaldean Council

STEVEN K. HAMP
Hamp Advisors, LLC

HAYDEN H. HARRIS
EDF Ventures

PAUL HILLEGONDS
DTE Energy Company

FREDERICK W. HOFFMAN
Chrysler, LLC

GEORGE W. JACKSON JR.
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MICHAEL J. JANDERNOA
Bridge Street Capital
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BIRGIT M. KLOHS
The Right Place, Inc.

F. THOMAS LEWAND
Bodman LLP

DR. IRVIN D. REID
Wayne State University

MICHAEL B. STAEBLER
Pepper Hamilton LLP

DENNIS R. TOFFOLO
Oakland County

PETER S. WALTERS
Guardian Industries Corp.

Yes: All-7

MOTION CARRIED

C-2 Establishment of an Industrial Development District (IDD) – The ProMetal RCT, LLC, 2341 Alger

The Mayor opened the Public Hearing for public comment.
The Mayor closed the Public Hearing after receiving comment from the petitioner, Doris Pedersen. There was no public comment.

Resolution #2008-09-286

Moved by Beltramini

Seconded by Kerwin

RESOLVED, That Troy City Council hereby **ESTABLISHES** an Industrial Development District (IDD) for The ProMetal RCT, LLC, for property known as 2341 Alger, Troy, MI. 48083, Parcel # 88-20-26-200-060, in accordance with City Council Policy Resolution #2006-06-238; and

BE IT FURTHER RESOLVED, That Troy City Council hereby **DIRECTS** the City Clerk to forward a copy of this resolution to the State Tax Commission, Treasury Building, P.O. Box 30471, Lansing, MI 48909-7971.

Yes: Beltramini, Broomfield, Fleming, Kerwin, Schilling

No: Eisenbacher, Howrylak

MOTION CARRIED

C-3 Granting of an Industrial Facilities Exemption Certificate (IFEC) to The ProMetal RCT, LLC, 2341 Alger

The Mayor opened the Public Hearing for public comment.
The Mayor closed the Public Hearing after receiving comment from the public as follows:
Marvin Reinhardt - Opposed

Resolution #2008-09-287

Moved by Kerwin

Seconded by Fleming

WHEREAS, After due notice and proper hearing, the City Council of the City of Troy on September 22, 2008 established an Industrial Development District (IDD) for property known as 2341 Alger, Troy, MI 48083, Parcel # 88-20-26-200-060;

WHEREAS, An Application has been submitted by The ProMetal RCT, LLC, for an Industrial Facilities Exemption Certificate (IFEC) for personal property at 2341 Alger, Troy, MI 48083, for twelve (12) years; and

WHEREAS, After due and proper notice by the City Clerk, the City Council, on September 22, 2008, 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 The ProMetal RCT, LLC, at 2341 Alger, Troy, MI 48083 may have the effect of substantially impeding the operation of the taxing unit, or impairing the financial soundness of the taxing unit;

THEREFORE, BE IT RESOLVED, That Troy City Council has **FOUND THAT THE GRANTING** of an Industrial Facilities Exemption Certificate (IFEC) for The ProMetal RCT, LLC, at 2341 Alger, Troy, MI 48083 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 for an Industrial Facilities Exemption Certificate (IFEC) for The ProMetal RCT, LLC, Inc., at 2341 Alger, Troy, MI 48083, Parcel #88-20-26-200-060, for personal property for a term of twelve (12) years, **CONTINGENT** upon the execution of a Letter of Agreement between the City of Troy and The ProMetal RCT, LLC, in accordance with Public Act 198 of 1974, as amended; and

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Mayor and City Clerk to execute the Letter of Agreement between the City of Troy and The ProMetal RCT, LLC, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; and

BE IT FINALLY RESOLVED, That Troy City Council hereby **AUTHORIZES** the City Clerk to complete the Application and transmit same to the State Tax Commission, Treasury Building, P.O. Box 30471, Lansing, MI 48909-7971.

Yes: Broomfield, Fleming, Kerwin, Schilling, Beltramini

No: Eisenbacher, Howrylak

MOTION CARRIED

Bought Machinery &
 During Equipment
 2008 2,000,000*89%
 2007 9,761*76%
 2003 38,500*49%
 Prior
 Total 2,048,261
 TCV-> 1,806,283

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property		100	
Section H. Assessable Tools		100	
Section I. Qualified Personal Property		100	
Section M. Leasehold Improvements		TBL	
Section N. Buildings on Leased Land		TBL	
Section O. Rental Information		100	
13. Idle Equipment		TBL	
14. Construction in Progress		50	
15 & 16. Cable, Utility & Cellular Assets		TBL	

Total Cost New= 2,048,261 TCV= 1,806,283 Assessed Value= 903,140

2009 Est. T.C.V. 88-IP-08-400-506 = 1,806,283

Est. TCV/Total Floor Area = 0.00

2008 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
				4.40		
2009	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	903,140		903,140			
2009 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	903,140	903,140	903,140	903,140	903,140	

Bought Machinery &
 During Equipment
 2009 555,462*89%
 2008 2,000,000*76%
 2007 9,761*67%
 Prior
 Total 2,565,223
 TCV-> 2,020,901

Bought Leasehold
 During Improvements
 2009 67,051*91%
 Prior
 Total 67,051
 TCV-> 61,016

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property		100	
Section H. Assessable Tools		100	
Section I. Qualified Personal Property		100	
Section M. Leasehold Improvements	67,051	TBL	61,016
Section N. Buildings on Leased Land		TBL	
Section O. Rental Information		100	
13. Idle Equipment		TBL	
14. Construction in Progress		50	
15 & 16. Cable, Utility & Cellular Assets		TBL	

Total Cost New= 2,632,274 TCV= 2,081,917 Assessed Value= 1,040,960

2010 Est. T.C.V. 88-IP-08-400-506 = 2,081,917
 Est. TCV/Total Floor Area = 0.00

2009 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
903,140	903,140	903,140	903,140	-0.30	
2010 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
137,820			277,690	-130,440	9,430
2010 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,040,960	1,040,960	1,040,960	1,040,960	1,040,960	1,040,960

Bought	Machinery & Equipment	Office, Elec. Video & Test
During		
2010	62,749*89%	
2009	554,949*76%	7,792*64%
2008	2,000,000*67%	
2007	9,761*60%	
Prior		
Total	2,627,459	7,792
TCV->	1,823,465	4,987

Bought	Leasehold Improvements
During	
2009	67,051*80%
Prior	
Total	67,051
TCV->	53,641

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property		100	
Section H. Assessable Tools		100	
Section I. Qualified Personal Property		100	
Section M. Leasehold Improvements	67,051	TBL	53,641
Section N. Buildings on Leased Land		TBL	
Section O. Rental Information		100	
13. Idle Equipment		TBL	
14. Construction in Progress		50	
15 & 16. Cable, Utility & Cellular Assets		TBL	

Total Cost New= 2,702,302 TCV= 1,882,093 Assessed Value= 941,050

2011 Est. T.C.V. 88-IP-08-400-506 = 1,882,093

Est. TCV/Total Floor Area = 0.00

2010 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,040,960	1,040,960	1,040,960	1,040,960	1.70	
2011 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
		99,910	27,920	-127,600	230
2011 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
941,050	941,050	941,050	941,050	941,050	941,050

**City of Troy - Assessing Department
ProMetal RCT, LLC**

Estimate of Total Taxes, Tax Savings and Taxes Owed from Unfulfilled IFEC Abatement

Value Contracted	\$3,800,000	\$3,800,000	\$3,800,000
Actual Value	\$2,048,261	\$2,632,274	\$2,702,302

Year	2009	2010	2011
Taxable Value	\$903,140	\$1,040,960	\$941,050

Taxes	2009	2009	2010	2010	2011	2011
	100% of	Taxes	100% of	Taxes	100% of	Taxes
	Millage		Millage		Millage	
Trans	0.59000	\$532.85	0.59000	\$614.17	0.59000	\$555.22
County	4.64610	\$4,196.08	4.64610	\$4,836.40	4.64610	\$4,372.21
Zoo	0.10000	\$90.31	0.10000	\$104.10	0.10000	\$94.11
Int Schools	3.36900	\$3,042.68	3.36900	\$3,506.99	3.36900	\$3,170.40
Comm Coll	1.58440	\$1,430.94	1.58440	\$1,649.30	1.58440	\$1,491.00
State Ed	0.00000	\$0.00	0.00000	\$0.00	0.00000	\$0.00
School Op	0.00000	\$0.00	0.00000	\$0.00	0.00000	\$0.00
Sch Debt	4.10000	\$3,702.87	4.70000	\$4,892.51	4.10000	\$3,858.31
Hold Harmless	4.66860	\$4,216.40	5.03810	\$5,244.46	4.66860	\$4,393.39
Admin	0.14390	\$129.96	0.14990	\$156.03	0.14390	\$135.41
City	9.28000	\$8,381.14	9.40000	\$9,785.02	10.19000	\$9,589.30
Total	28.48200	\$25,723.23	29.57750	\$30,788.99	29.39200	\$27,659.34

Tax Savings (50% of Total)	\$12,861.61	\$15,394.49	\$13,829.67
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Total Taxes Owed	\$42,085.78
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