



CITY COUNCIL AGENDA ITEM

Date: January 23, 2012

To: John Szerlag, City Manager

From: Nino Licari, City Assessor

Subject: Public Hearing for the granting of an Industrial Facilities Exemption Certificate (IFEC) for Tepel Brothers Printing, Inc., 1725 John R

Background:

Tepel Brothers Printing, Inc. is expanding its operations at the building they own in Troy. They are applying for an additional IFEC at 1725 John R. The IFEC application qualifies for a seven (7) year abatement under Council's Policy Resolution #2010-08-173.

Financial Considerations:

The initial amount of the investment is \$2,400,000.00. They intend to add 10 new jobs to the 96 currently at this location. Over the seven (7) year life of the abatement, the estimated total taxes would be \$128,302.72, of which \$42,149.01 would be City Taxes.

A 50% abatement amounts to a total savings to the taxpayer of \$64,151.36, of which \$21,074.50 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. Additionally, the following Council Outputs/Outcomes are met;

H. Recruit and retain new businesses that enhance the community and that meet the goals of the City's Master Plan, as well as the key concepts of the Big Beaver Corridor Study

U. Utilize available economic development tools and partnerships in order to compete for quality businesses



CITY COUNCIL AGENDA ITEM

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\Tepel Bros 2\Memo IFEC 01.23.12

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.

RECEIVED

To be completed by Clerk of Local Government Unit	
Signature of Clerk	Date received by Local Unit DEC 20 2011
STC Use Only	
Application Number	Date Received by STC CITY OF TROY ASSESSING DEPT.

APPLICANT INFORMATION
All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) Teipel Brothers Printing, Inc.	1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 323100	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 1725 John R Road, Troy, MI 48083	1d. City/Township/Village (indicate which) City of 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 Warren	3b. School Code 50230
	4. Amount of years requested for exemption (1-12 Years) 7	

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.
Purchase and installation of new printing press and other equipment to improve capacity and productivity.
See attached list for planned equipment purchases.

6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	Real Property Costs \$2,400,000.00
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 \$2,400,000.00
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	12/20/11	12/31/2012
Personal Property Improvements		

Owned Leased
 Owned 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. 96 (includes temporary/contract employees)	10. No. of new jobs at this facility expected to create within 2 years of completion. 10
--	--

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:

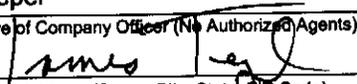
Industrial Development District Plant Rehabilitation District

12b. Date district was established by local government unit (contact local unit) 9/22/2008	12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

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 Robert F. Fuchs	13b. Telephone Number (810)844-0922	13c. Fax Number (810)844-0069	13d. E-mail Address bfuchs@paradigmtax.com
14a. Name of Contact Person James Tepel	14b. Telephone Number (248)786-0330	14c. Fax Number (248) 743-2907	14d. E-mail Address jtepel@tepelbrothers.com
▶ 15a. Name of Company Officer (No Authorized Agents) James Tepel			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number (248) 743-2907	15d. Date 12-20-2011
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 1725 John R. Road, Troy, MI 48083		15f. Telephone Number 2487860330	15g. E-mail Address jtepel@tepelbrothers.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 type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application. <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input 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 type="checkbox"/> 7. Equipment List with dates of beginning of installation <input 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 type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.	16d. School Code
16c. LUCI Code	▶ 18. Date of Resolution Approving/Denying this Application
17. Name of Local Government Body	

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	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

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

Applicant Name Tepel Brothers Printing, Inc.

Fiscal Statement (to be completed by local unit)

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

Estimated Project Investment (not assessed value):

Real Property	Personal Property	Total
---------------	-------------------	-------

	<u>YES</u>	<u>NO</u>	<u>REMARKS</u>
1. A. Has the proper local authority reviewed the plan?	<input type="checkbox"/>	<input type="checkbox"/>	_____
B. Is the project located in a certified industrial park?	<input type="checkbox"/>	<input type="checkbox"/>	_____
C. Is this a renovation or expansion of an existing building?	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Will this project require improvement of your road service?	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. Will this project require improvement of your sanitary sewer services?	<input type="checkbox"/>	<input type="checkbox"/>	_____
4. Will this project require improvement of your storm sewer services?	<input type="checkbox"/>	<input type="checkbox"/>	_____
5. Will this project require improvement of your water services?	<input type="checkbox"/>	<input type="checkbox"/>	_____
6. Will this project require additional police personnel, police equipment or a need for new police building expansion?	<input type="checkbox"/>	<input 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 type="checkbox"/>	_____
8. Will this project require other costs?	<input type="checkbox"/>	<input 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 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
-----------	--



December 20, 2011

Mr. Leger A. Licari
City of Troy
500 West Big Beaver
Troy, Michigan 48084

In regards to: Tepel Brothers Printing, Inc. Request for Property Tax Abatement

Dear Mr. Licari:

This letter serves as a request to the City of Troy on behalf of Tepel Brothers Printing, Inc. (Tepel). Tepel respectfully requests that the City Council grant an Industrial Facilities Tax Exemption Certificate for an investment in personal property that will occur in 2011 and 2012. Granting the Exemption is a key factor in Tepel's ability to make the investment in the new equipment, the installation of which has not commenced as of the date of this letter.

We are located on an existing Industrial Development District (IDD) that was established by City Council on September 22, 2008.

Enclosed is the completed Application for Industrial Facilities Tax Exemption Certificate, Form 1012. It is our understanding that the City Council will consider the application at a future City Council meeting.

Please calculate the application fee and let me know the amount, so that we may send a check.

If you have any questions or require additional information please call me at . 248-786-0330.

Thank you for your attention to this matter.

Respectfully,


James Tepel
President

RECEIVED

DEC 20 2011

CITY OF TROY
ASSESSING DEPT.

Tepel Brothers Printing, Inc.

Application for Industrial Facilities Exemption Certificate

Equipment List

Troy, Michigan

<u>Description</u>	<u>Installation Date</u>	<u>Cost</u>
Xerox 1000	January 2012	\$200,000
Kirk Rudy - Video Jet Imager	January 2012	\$200,000
Heidelberg XL 75 6 Color UV	February 2012	<u>\$2,000,000</u>
	Total	<u>\$2,400,000</u>

48
47
46
45
44
43
42
41
40
39
38
37
36
35
34
33
32
31
30
29
28
27
26
25

367

368

421

422

20-26-477-045

366

369

420

423

20-26-477-044

365

370

419

424

364

371

418

425

363

372

417
20-26-
479-040

426

362

20-26-477-043

373

20-26-479-039

427

361

374

415

428

20-26-477-042

360

375

414
20-26-479-038

429

359

20-26-477-041

376

413
20-26-479-037

430

358

20-26-477-046

377

412

431

357

378

411

432

WOODSLEE

1930

1904

1938

1775

893

1919

1725

JOHN R

BIRCHWOOD

**Tepel Brothers Printing, Inc.
1725 John R
Troy, MI., 48083**

**IFEC
Legal Description**

**T2N, R11E, SEC 26
JOHN R GARDEN SUB
N 15 FT OF LOT 25, ALSO
LOTS 26 TO 35 INCL, ALSO
S 12 FT OF LOT 36 EXC
E 27 FT OF ALL SD LOTS
TAKEN FOR JOHN R RD, ALSO
LOTS 422 TO 426 INCL EXC
S 5.00 OF LOTS 422 TO 426 INCL
TAKEN FOR BIRCHWOOD AVE ALSO
ALL OF LOT 417,
W 19 FT OF LOT 418, ALSO
S 1/2 OF VAC VERMONT AVE
ADJ TO SD LOTS 417 & 418, ALSO
S 112 FT OF E 21 FT
OF LOT 418, ALSO
S 112 FT OF LOTS 419 TO 421 INCL, ALSO
ALL OF VAC ALLEY
LYING ADJ TO SD LOTS 421 & 422
12/29/88 FR 477-040**

City of Troy - Assessing Department
Tepel Brothers Printing, Inc.
Estimate of Total Taxes and Tax Savings for IFEC Application

Market Value	2,400,000	2,136,000	1,623,360	1,233,754	937,653	712,616	541,588	1,087,651
50% of Value	1,200,000	1,068,000	811,680	616,877	468,826	356,308	270,794	543,826
Year		2013	2014	2015	2016	2017	2018	2019
Depreciation		0.8900	0.7600	0.7600	0.7600	0.7600	0.7600	0.6700
Taxable Value		1,068,000	811,680	616,877	468,826	356,308	270,794	543,826

Taxes	100% of Millage	Taxes						
Trans	0.59000	\$630.12	\$478.89	\$363.96	\$276.61	\$210.22	\$159.77	\$320.86
County	4.64610	\$4,962.03	\$3,771.15	\$2,866.07	\$2,178.21	\$1,655.44	\$1,258.14	\$2,526.67
Zoo	0.10000	\$106.80	\$81.17	\$61.69	\$46.88	\$35.63	\$27.08	\$54.38
Int Schools	2.94300	\$3,143.12	\$2,388.77	\$1,815.47	\$1,379.76	\$1,048.61	\$796.95	\$1,600.48
Comm Coll	1.58440	\$1,692.14	\$1,286.03	\$977.38	\$742.81	\$564.53	\$429.05	\$861.64
State Ed	0.00000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
School Op	0.00000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sch Debt	2.44000	\$2,605.92	\$1,980.50	\$1,505.18	\$1,143.94	\$869.39	\$660.74	\$1,326.93
Hold Harmless	8.40210	\$8,973.44	\$6,819.82	\$5,183.06	\$3,939.13	\$2,993.74	\$2,275.24	\$4,569.28
Admin	0.12304	\$131.40	\$99.87	\$75.90	\$57.68	\$43.84	\$33.32	\$66.91
City	10.19000	\$10,882.92	\$8,271.02	\$6,285.97	\$4,777.34	\$3,630.78	\$2,759.39	\$5,541.58
Total	31.01864	\$33,127.90	\$25,177.21	\$19,134.68	\$14,542.35	\$11,052.19	\$8,399.66	\$16,868.73

Total Taxes 7 Yrs \$128,302.72

Total City Taxes 7 Yrs \$42,149.01

50% Total Taxes 7 Yrs	\$64,151.36	Net Total Taxes Abated
50% Total City Taxes 7 yrs	\$21,074.50	Net Total City Taxes Abated
2% Total City 7 Yrs	\$421.49	Application Fee (2% total city)

I-4 Amending the Personal Property Tax Abatement Policy

Resolution #2010-08-173

Moved by Beltramini

Seconded by Kerwin

WHEREAS, The City of Troy has the economic objective of (a) increasing employment opportunities, (b) diversifying and stabilizing the tax base of the community, (c) reducing economic obsolescence, (d) providing homogenous industrial areas, (e) encouraging expansion, (f) providing for improved public facilities, and (g) encouraging attractive, viable building sites and (h) enhancing our economic development tools to attract and retain businesses; 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 abatements for eligible properties established by the Act;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **ADOPTS** the following minimum criteria, as authorized by the Industrial Facilities Tax Act (P.A. 1974 No. 198):

1. An Industrial Facilities Exemption Certificate (IFEC) tax abatement shall not be granted until there is compliance with MCL 207.559; and
2. Any real and/or personal property tax abatement at a minimum must be revenue neutral to the City of Troy.
3. Leasehold property shall not qualify for an IFEC tax abatement unless applicant is responsible for payment of the property taxes, and can demonstrate timely payment of property taxes upon the City's request; and
4. An IFEC tax abatement shall not be issued for a period or term exceeding 12 years; and
5. An IFEC tax abatement shall not be issued unless an Applicant will create more than 10 jobs and/or has a personal property investment of at least \$750,000.00, and/or owns the underlying real property or has a lease for the underlying property for a minimum term of 5 years, as long as two of the three criteria are satisfied.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the use of the following matrix to calculate the length of an IFEC tax abatement, where the increase in the number of jobs created will increase the term of the IFEC abatement, and similarly the increase in the personal property investment and the ownership/lease conditions on the real property will increase the term of the IFEC abatement:

Tax Abatement Matrix for Real and Personal Property					
Job Creation		Building Terms		RP and/or PP Investment	
10 - 24	1 year	Own	4 years	\$ 750,000	1 year
25 - 49	2 years	Lease		\$ 2,000,000	2 years
50 - 99	3 years	5 year	1 Year	\$ 5,000,000	3 years
100 - 149	4 years	6 - 9 year	2 years	\$ 10,000,000	4 years
150 - 199	5 years	10 + year	4 years	\$ 20,000,000	5 years
200 +	6 years				

BE IT FINALLY RESOLVED, That Troy City Council hereby **AUTHORIZES** the implementation of an application fee equal to 2% of the estimated personal property taxes abated under the terms of the IFEC tax abatement, or the actual costs of processing the application, whichever is less, and the City of Troy will not charge or collect any other fees for the application, in keeping with MCL 207.555 (3).

Yes: Schilling, Beltramini, Fleming, Kerwin, McGinnis, Slater

No: Howrylak

MOTION CARRIED

December 21, 2012

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

From: Leger A. (Nino) Licari, City Assessor

Re: Affidavit of Application Fees For IFEC

This affidavit attests to the fact that the City of Troy has charged an application fee in the amount of \$421.49, equal to 2% of the estimated abated City taxes for the life of the exemption for Tepel Brothers Printing, Inc., 1725 John R Troy MI. 48083.

Further, no other fee or concession has been charged or accepted in regards to this application, or consideration thereof.

Signed: Leger A. (Nino) Licari, City Assessor

Dated:

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

This agreement between **Tepel Brothers Printing, Inc.**, (“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), **Tepel Brothers Printing, Inc.**, understands that through its investment of **\$2,400,000.00**, 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 **7** years after either completion of construction of the facilities, or December 31, 2021, whichever is sooner.
- 2.) At the end of two (2) years or no later than December 31, 2014, **Tepel Brothers Printing, Inc.**, 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.) **Tepel Brothers Printing, Inc.**, 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**.

Tepel Brothers Printing, Inc., 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.) **Tepel Brothers Printing, Inc.**, 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.) **Tepel Brothers Printing, Inc.**, 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) _____
Janice Daniels , Mayor
City of Troy
500 W Big Beaver
Troy, MI 48084-5285

Signed: _____ (date) _____
M. Aileen Bittner
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, January 23, 2012 at 7:30 P.M. to consider the granting of an Industrial Facilities Exemption Certificate (IFEC) for Tepel Brothers Printing, Inc., at the following location:

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

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

M. Aileen Bittner, 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.*

WARREN CONSOL'D SCHOOLS
Attn: TOM WALL
31300 ANITA
WARREN MI 48093-1697

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

MACOMB INTERMEDIATE SCHLS
44001 GARFIELD
CLINTON TWP MI 48038-1100

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

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

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

TEPEL BROTHERS PRINTING
Attn: JAMES TEPEL
1725 JOHN R
TROY MI 48083

PARADIGM TAX GROUP
Attn: ROBERT F FUCHS
10327 GRAND RIVER STE 403
BRIGHTON MI 48116