



CITY COUNCIL AGENDA ITEM

Date: January 26, 2015

To: Brian Kischnick, City Manager

From: Tom Darling, Director of Financial Services
Nino Licari, City Assessor

Subject: Public Hearing for the establishment of an Industrial Development District (IDD) for Unified Business Technologies, Inc., 315 Indusco Ct.

Background:

Unified Business Technologies, Inc., has purchased the property at 315 Indusco Ct. They are in the process of renovating the facility for high tech, state of the art, manufacturing of electronic systems for Aerospace and Defense contractors. The building has been vacant for several years, and is next door to an existing facility that they own.

They will invest over \$1.0 million in renovations, and more importantly, will be bringing an additional 150 jobs to the existing 120 that they currently employ.

In December of 2014 they submitted a Letter of Intent to apply for tax abatement at the site.

They have applied to have an Industrial Development District established at the site so that they may apply for personal property tax abatement for a 10 year period. If granted, they will save approximately \$22,000 on their overall tax bill. Of that amount, \$7,322 would be City tax savings.

Financial Considerations:

Based on their ownership of the building, the amount of the investment, and the number of jobs they will be creating, they qualify for a ten (10) year abatement under Council Policy Resolution #2010-08-173.

The \$1,020,000 investment would generate approximately \$43,862.50 in total taxes over ten (10) years, of which \$14,644.92 would be City taxes.



CITY COUNCIL AGENDA ITEM

The abatement would therefore save the company \$21,931.25 over its life. The City would realize \$7,322.46 in taxes that it does not currently receive.

Legal Considerations:

The site meets all legal and Policy Resolution criteria necessary for establishing an IDD.

Policy Considerations:

The application is in compliance with City Council Tax Abatement Policy Resolution #2010-08-173, and PA 198.

Options:

City Council may establish the IDD (and approve the tax abatement). Or, City Council may choose to not establish a district at this site. In which case, the Council must then deny any tax abatement for a district not established (the next Public Hearing on your Agenda). The company would then appeal these decisions to the State Tax Commission (STC).

NI/nl H:IFT\UBT 2014\Memo IDD UBT 01.26.15

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, call (517) 373-3302.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	▶ Date Received by Local Unit 12/16/14 LAL #6345
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) Unified Business Technologies, Inc.	▶ 1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 334419	
▶ 1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 315 Indusco Ct. Troy, MI 48083	▶ 1d. City/Township/Village (indicate which) City	▶ 1e. County Oakland
▶ 2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Transfer <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input type="checkbox"/> Increase/Amendment	▶ 3a. School District where facility is located Warren Consolidated Schools	▶ 3b. School Code 50230
▶ 4. Amount of years requested for exemption (1-12 Years) 3 years 10 Years After Completion		

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.

See attached

6a. Cost of land and building improvements (excluding cost of land)	▶ <u>NA</u>
* Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures	▶ \$1,020,000
* Attach itemized listing with month, day and year of beginning of installation, plus total	Personal Property Costs
6c. Total Project Costs	▶ \$1,020,000.00
* 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 checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
Personal Property Improvements ▶	<u>1/1/2015</u>	<u>12/31/2016</u>	▶ <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. 120	▶ 10. No. of new jobs at this facility expected to create within 2 years of completion. 150
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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 Candi Plank	13b. Telephone Number 7179190957	13c. Fax Number 7177306077	13d. E-mail Address candi.plank@ubtus.com
14a. Name of Contact Person Candi Plank	14b. Telephone Number 7179190957	14c. Fax Number 7177306077	14d. E-mail Address candi.plank@ubtus.com
▶ 15a. Name of Company Officer (No Authorized Agents) Michelle D'Souza			
15b. Signature of Company Officer (No Authorized Agents) <i>Michelle D'Souza</i>		15c. Fax Number 2485881834	15d. Date 12/9/2014
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 353 Indusco Ct. Troy, MI 48083		15f. Telephone Number 2485881781	15g. E-mail Address michelle.dsouza@ubtus.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 checked="" type="checkbox"/> 4. Lease Agreement showing applicants tax liability.	
16c. LUCI Code 334419	16d. School Code 50230
17. Name of Local Government Body City of Troy	▶ 18. Date of Resolution Approving/Denying this Application

Attached hereto is an original 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, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk Aileen Bittner	19c. E-mail Address BittnerA@TroyMI.gov
19d. Clerk's Mailing Address (Street, City, State, ZIP Code) 500 W. Big Beaver, Troy, MI. 48085		
19e. Telephone Number 248-524-3331	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:

**Michigan Department of Treasury
State Tax Commission
PO Box 30471
Lansing, MI 48909**

(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



UNIFIED BUSINESS TECHNOLOGIES

Project Description

UBT plans to build & staff our state-of-the-art facility to develop electronics systems with the highest level of accuracy and quality. Our market focus is Aerospace and Defense, Unmanned ground vehicles and unmanned aircraft vehicles. We are building a NASA-proven state of the art semiconductor fabrication foundry that will design, fabricate and test ICs not found anywhere else in the world. The equipment that UBT is purchasing includes the following capabilities: Automated Surface Mounted, High Resolution 3D inspection, High Temp Soldering, High Temp Semi-conductor development and High Temp Semiconductor Packaging. We will be hiring Engineers in the following disciplines: Materials, Mechanical, Electrical and Software. We will be hiring Manufacturing personnel for: fabrication, test, dice, grind/polish, wire-bond and stamp. We will be hiring electronics manufacturing personnel involved in Programming, Assembly, Inspection and Packaging. We will require logistics personnel in shipping, receiving, QA and supply chain as well as an administrative support team.

Applicant Name Unified Business Technologies, 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
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UNIFIED BUSINESS TECHNOLOGIES

Mr. Nino Licari
City Assessor City of Troy
500 W. Big Beaver Rd.
Troy, MI 48084

Received 12/05/14
City of Troy - Assessing Department
LAL #6345

December 5, 2014

Mr. Licari,

Please accept this as a letter of intent (LOI) that Unified Business Technologies intends to apply for tax abatement at 315 Indusco Court in the City of Troy. In order to proceed Unified Business Technologies requests that the City Council of the City of Troy establish an Industrial Development District (IDD) at 315 Indusco Ct. Troy, MI 48083.

Sincerely,


Michelle D'Souza
CEO, Unified Business Technologies, Inc.

Unified Business Technologies, Inc.
315 Indusco Ct, Troy, MI 48083
88-20-36-451-022
IDD & IFEC
SITE



Legend:
Tax Parcel
Road Centerline Text

Notes:

Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

88-20-36-451-022
315 Indusco Ct, Troy, MI 48083
Unified Business Technologies, Inc.
IDD & IFEC

Legal Description:

T2N, R11E, SEC 36
INDUSCO SUB
S 70 FT OF LOT 14 &
ALL OF LOT 15
Liber 117, Pages 13 & 14

City of Troy - Assessing Department
 Unified Business Technologies, Inc., 315 Indusco
 Estimate of Total Taxes and Tax Savings for IFEC Application

Market Value	1,020,000	928,200	742,560	512,366	312,544	165,648	77,855	32,699	12,099	3,993	1,158	313	75
50% of Value	510,000	464,100	371,280	256,183	156,272	82,824	38,927	16,349	6,049	1,996	579	156	38
Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
Depreciation	0.9100	0.8000	0.6900	0.6100	0.5300	0.4700	0.4200	0.3700	0.3300	0.2900	0.2700	0.2400	
Taxable Value	464,100	371,280	256,183	156,272	82,824	38,927	16,349	6,049	1,996	579	156	38	

Taxing Authority	100% of Millage	Taxes	Taxes	Taxes	Taxes	Taxes	Taxes	Taxes	Taxes	Taxes	Taxes	Taxes	Taxes
Trans	0.59000	\$273.82	\$219.06	\$151.15	\$92.20	\$48.87	\$22.97	\$9.65	\$3.57	\$1.18	\$0.34	\$0.09	\$0.02
County	4.64610	\$2,156.26	\$1,725.00	\$1,190.25	\$726.05	\$384.81	\$180.86	\$75.96	\$28.11	\$9.27	\$2.69	\$0.73	\$0.17
Zoo	0.10000	\$46.41	\$37.13	\$25.62	\$15.63	\$8.28	\$3.89	\$1.63	\$0.60	\$0.20	\$0.06	\$0.02	\$0.00
Int Schools	3.36900	\$1,563.55	\$1,250.84	\$863.08	\$526.48	\$279.03	\$131.15	\$55.08	\$20.38	\$6.73	\$1.95	\$0.53	\$0.13
Comm Coll	1.58440	\$735.32	\$588.26	\$405.90	\$247.60	\$131.23	\$61.68	\$25.90	\$9.58	\$3.16	\$0.92	\$0.25	\$0.06
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	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
Sch Debt	4.95000	\$2,297.30	\$1,837.84	\$1,268.11	\$773.55	\$409.98	\$192.69	\$80.93	\$29.94	\$9.88	\$2.87	\$0.77	\$0.19
Hold Harmless	5.55630	\$2,578.68	\$2,062.94	\$1,423.43	\$868.29	\$460.20	\$216.29	\$90.84	\$33.61	\$11.09	\$3.22	\$0.87	\$0.21
Admin	0.15240	\$70.73	\$56.58	\$39.04	\$23.82	\$12.62	\$5.93	\$2.49	\$0.92	\$0.30	\$0.09	\$0.02	\$0.01
City	10.50000	\$4,873.05	\$3,898.44	\$2,689.92	\$1,640.85	\$869.65	\$408.74	\$171.67	\$63.52	\$20.96	\$6.08	\$1.64	\$0.39
Total	31.44820	\$14,595.11	\$11,676.09	\$8,056.50	\$4,914.46	\$2,604.67	\$1,224.19	\$514.16	\$190.24	\$62.78	\$18.21	\$4.92	\$1.18

Total Taxes 12 Yrs	\$43,862.50
Total City Taxes 12 Yrs	\$14,644.92

50% Total Taxes 12 Yrs	\$21,931.25	Net Total Taxes Abated
50% Total City Taxes 12 yrs	\$7,322.46	Net Total City Taxes Abated
2% Total City 12 Yrs	\$146.45	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:

Unified Business Technologies, Inc.

Tax Abatement Matrix for Real and Personal Property					
150 Job Creation		Owner/Leaseback Building Terms		RP and/or Investment	1.020M
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				

* Qualifies for 10 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 16, 2014

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
Unified Business Technologies, Inc.
PA 198 Tax Abatement

This affidavit attests to the fact that the City of Troy has charged an application fee in the amount of \$146.45, equal to 2% of the estimated abated City taxes for the life of the exemption for Unified Business Technologies, Inc., 315 Indusco, 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:

Signed: Unified Business Technologies, Inc.

Dated:

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

This agreement between **Unified Business Technologies, 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), **Unified Business Technologies, Inc.**, understands that through its investment of \$1,020,000, 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 10 years after either completion of construction of the facilities, or December 31, 2026, whichever is sooner.
- 2.) At the end of two (2) years or no later than December 31, 2016, **Unified Business Technologies, 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.) **Unified Business Technologies, 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**.

Unified Business Technologies, 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.) **Unified Business Technologies, 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.) **Unified Business Technologies, 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) _____
Dane Slater, 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 26, 2015, at 7:30 P.M. to consider the establishment of an Industrial Development District (IDD) and the granting of an Industrial Facilities Exemption Certificate (IFEC) for Unified Business Technologies, Inc., at the following location:

88-20-36-451-022 315 Indusco Ct., Troy, MI. 48083
T2N, R11E, Section 36, Indusco Sub, South 70 feet of Lot 14 and all of Lot 15

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

UNIFIED BUSINESS TECH. INC
Attn: MICHELLE D'SOUZA
353 INDUSCO CT
TROY MI 48083

AFFIDAVIT OF PUBLICATION, POSTING & MAILING

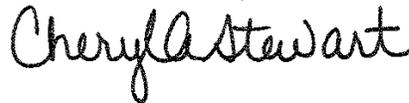
State of Michigan
County of Oakland
City of Troy

RE: PUBLIC HEARING:

Council/Board/Committee: City Council
Day: Monday
Date: January 26, 2015
Time: 7:30 PM
Business: Unified Business Technologies, Inc.
To consider the establishment of an Industrial Development District (IDD) and the
the following: granting of an Industrial Facilities Exemption Certificate (IFEC)
Address: 315 Indusco Ct.
Parcel ID# 88-20-36-451-022
Section: 36

I hereby certify that the attached notice was E-mailed to
the Somerset Gazette Newspapers on: January 5, 2015

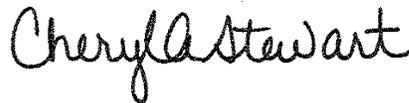
For publication on: January 12, 2015



Cheryl A. Stewart
Admin Aide

I hereby certify that the attached notice was posted to the
City of Troy website on: January 5, 2015

I further certify that the mailing is scheduled to be mailed by
first class mail by the City Clerk's Office on: January 5, 2015



Cheryl A. Stewart
Admin Aide

POSTED: January 5, 2015
PUBLISHED: January 12, 2015

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 26, 2015, at 7:30 P.M. to consider the establishment of an Industrial Development District (IDD) and the granting of an Industrial Facilities Exemption Certificate (IFEC) for Unified Business Technologies, Inc., at the following location:

88-20-36-451-022 315 Indusco Ct., Troy, MI. 48083
T2N, R11E, Section 36, Indusco Sub, South 70 feet of Lot 14 and all of Lot 15

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

M. Aileen Bittner, CMC
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

UNIFIED BUSINESS TECH. INC
Attn: MICHELLE D'SOUZA
353 INDUSCO CT
TROY MI 48083

Cheryl A Stewart

From: Cheryl A Stewart
Sent: Monday, January 05, 2015 12:29 PM
To: 'editor@troy-somersetgazette.com'; 'Patti Sweitzer'
Cc: Clerks
Subject: PUBLISH: January 12, 2015 20150126 IDD-IFEC Unified Business Technologies Inc. - 315 Indusco Ct.
Attachments: 20150126 IDD-IFEC Unified Business Technologies Inc - 315 Indusco Ct.doc

Cindy and/or Patti,

Would you please publish the attached Notice of Public Hearing in the **January 12, 2015** edition of the Somerset Gazette?

Also, would you please reply to this email to confirm receipt of the information?

Thanks,

Cheryl A. Stewart | Admin Aide

[City of Troy](#) | [City Clerk's Office](#) | 500 W. Big Beaver Troy MI 48084-5254 | Office: 248.524.3316 | Fax 248.524.1770 | troymi.gov  

"We believe a strong community embraces diversity, promotes innovation, and encourages collaboration. We strive to lead by example within the region. We do this because we want everyone to choose Troy as their community for life. We believe in doing government the **best**."

Cheryl A Stewart

From: Aileen Bittner
Sent: Monday, January 05, 2015 9:45 AM
To: Cheryl A Stewart
Cc: Nino A Licari
Subject: FW: Publication for PH
Attachments: Publication IDD IFEC 01.12.15.docx; Labels Warren SD.pdf

No problem Nino! We'll take care of it. ☺

M. Aileen Bittner, CMC, CMMC | City Clerk

City of Troy | 500 W. Big Beaver, Troy, MI 48084 | Office: 248.524.3331 | troymi.gov  

"We believe a strong community embraces diversity, promotes innovation, and encourages collaboration. We strive to lead by example within the region. We do this because we want everyone to choose Troy as their community for life. We believe in doing government the best."

From: Nino A Licari
Sent: Monday, January 05, 2015 9:36 AM
To: Aileen Bittner
Subject: Publication for PH

Aileen,

Attached is the Publication for Notification of Public Hearings on January 26, 2015, along with labels for same. It would be perfect to have this published on January 12, 2015. Thanks!

Nino Licari | City Assessor

City of Troy | 500 W. Big Beaver, Troy, MI 48084 | Office: 248.524.3305 | troymi.gov  

"We believe a strong community embraces diversity, promotes innovation, and encourages collaboration. We strive to lead by example within the region. We do this because we want everyone to choose Troy as their community for life. We believe in doing government the best."

E-01 Establishment of an Industrial Development District (IDD) at 315 Indusco Ct.

Suggested Resolution

Resolution #2015-

Moved by

Seconded by

WHEREAS, pursuant to PA 198 of 1974, as amended, the Troy City Council has the authority to establish Industrial Development Districts (IDD's) within the City of Troy; and

WHEREAS, Unified Business Technologies, Inc. has petitioned the Troy City Council to establish an Industrial Development District (IDD) on its property located in the City of Troy, hereinafter described; and

WHEREAS, construction, acquisition, alteration, or installation of a proposed facility had not commenced at the time of filing the request to establish the district; and

WHEREAS, written notice was given by mail to all owners of real property located within the district, and to the public by newspaper advertisement in the newspaper of record, and public posting of the hearing on the establishment of the district; and

WHEREAS, on January 26, 2015, a public hearing was held at which all owners of real property within the proposed Industrial Development District (IDD) and all residents and taxpayers of the City of Troy were afforded an opportunity to be heard thereon; and

WHEREAS, the Troy City Council deems it to be in the public interest of the City of Troy to establish the Industrial Development District (IDD) as proposed.

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **ESTABLISHES** an Industrial Development District (IDD) for property known as 315 Indusco Ct., Troy, MI. 48083, Parcel #88-20-36-451-022, in accordance with City Council Policy Resolution #2010-08-173; and

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

Yes:

No: