



CITY COUNCIL ACTION REPORT

December 18, 2007

TO: Phillip L. Nelson, City Manager

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

SUBJECT: Public Hearing to consider granting an Industrial Facilities Exemption Certificate (IFEC) to IACNA, 750 – 800 Chicago, Troy, MI. 48083

Background:

- IACNA (International Automotive Components North America) is currently located in Dearborn. They are seeking an Industrial Facilities Exemption Certificate (IFEC) to facilitate their ability to move to Troy.

This is according to Public Act 198 of 1974 (as amended) and local City policy.

Financial Considerations:

- The estimated amount of investment in personal property is \$2,708,245 for the project. Over a five (5) year life, the estimated total taxes are \$110,908.06, of which \$35,924.65 would be City taxes.

A 50% abatement amounts to a savings of \$55,454.03 in total taxes, of which \$17,962.32 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 recently amended tax abatement policy of the City Council of the City of Troy (Resolution #2006-06-238, attached).

City Council Goal II, "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 of granting the Industrial Facilities Exemption Certificate for any period of one (1) to twelve (12) years, or not at all.

This is company currently holds a 5 (five) year lease on the properties, with five (5) year options. Staff recommends that the Exemption be granted for a five (5) year period, with options to extend being executable by application from the company, and Council approval.

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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 28, 2008 at 7:30 P.M. to consider the request from IACNA for the granting of an Industrial Facilities Exemption Certificate (IFEC) for a period not to exceed 5 years, beginning December 31, 2008, for personal property located at:

88-20-35-276-003 800 Chicago Rd, Troy, MI. 48083
T2N, R11E, Section 35

And

88-20-35-276-004 750 Chicago Rd, Troy, MI. 48083
T2N, R11E, Section 35

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.

**WARREN CONSOLIDATED
SCHOOLS
31300 ANITA
WARREN MI 48093-1697**

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

**MACOMB INTERMEDIATE SCHOOLS
44001 GARFIELD
CLINTON TWSHP MI 48038-1100**

**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**

**SECO TOOLS, INC
MICHAEL L NEEL
11177 E 8 MILE RD
WARREN MI 48089**