



CITY COUNCIL ACTION REPORT

April 7, 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 Republic/APT, 1889 Larchwood, Troy, MI. 48083

Background:

- Republic/APT is moving a Tap Manufacturing division that they have purchased, from Vermont, to 1889 Larchwood. 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 \$600,000.00 for the project. Over a twelve (12) year life, the estimated total taxes are \$26,102.11, of which \$8,454.83 would be City taxes.

A 50% abatement amounts to a savings of \$13,051.06 in total taxes, of which \$4,227.42 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.

Staff recommends that the Exemption be granted for a twelve (12) year period.

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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, April 7, 2008 at 7:30 P.M. to consider the request from Republic/APT for the granting of an Industrial Facilities Exemption Certificate (IFEC) for a period not to exceed 12 years, beginning December 31, 2008, for personal property located at:

88-20-26-430-035, 1889 Larchwood Troy, MI. 48083-2226
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.*

**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**

**MARK LINARI c/o
REPUBLIC/APT
1889 LARCHWOOD
TROY MI 48083-2226**

AFFIDAVIT OF MAILING & PUBLISHING

State of Michigan

County of Oakland

City of Troy

**RE: PUBLIC NOTICE- PUBLIC HEARING – City Council – Monday, April 7, 2008
– To Consider the request from Republic/APT for the Establishment of an
Industrial Facilities Exemption Certificate (IFEC) – 1889 Larchwood –
Section 26**

I hereby certify that the attached notice was e-mailed to the Somerset Gazette Newspapers on Thursday, March 20, 2008 and mailed by first class mail to the attached list, on Thursday, March 20, 2008.



Barbara A. Pallotta, CMC
Deputy City Clerk

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