

**2015
IFT REPORT
&
TOP 25 LARGEST
PROPERTY OWNERS**



MATHEW HANSEN - DIRECTOR

2015

KALAMAZOO COUNTY BOARD OF COMMISSIONERS

John Taylor - Chairman
Jeff Heppler – Vice Chairman
John Gisler
Scott McGraw
Stephanie Moore
Larry Provancher
Julie Rogers
Michael Seals
Dale Shugars
Roger Tuinier
Kevin Wordelman

John Faul – Interim County Administrator

EQUALIZATION DEPARTMENT

<i>Mathew L. Hansen</i>	<i>Director MMAO (IV)</i>
<i>Deyo A. Gregor</i>	<i>Deputy Director MAAO (III)</i>
<i>Rhonda L. Hausermann</i>	<i>Administrative Assistant MCAO (II)</i>
<i>Mark Schneemilch</i>	<i>Appraiser MAAO (III)</i>
<i>Nick Glascock</i>	<i>Appraiser MAAO (III)</i>

PLANT REHABILITATION AND INDUSTRIAL DEVELOPMENT DISTRICTS ACT

During the 1974 session of the Michigan Legislature, several economic incentive laws were enacted to stimulate economic development and provide a more favorable business climate. Among these measures, Public Act 198, the Plant Rehabilitation and Industrial Development Districts Act, is considered one of the most significant. It is a unique piece of legislation that provides for liberal tax benefits to companies that modernize or expand obsolete facilities or build new plants in Michigan.

Effective use of the Act will benefit Michigan's economy through a higher volume of capital expenditures, a higher level of employment and an increase in tax collections resulting from an overall higher level of economic activity.

Under the provision of the Act, a local governmental unit (city, village or township), may establish plant rehabilitation districts and industrial development districts and offer industrial firms certain property tax incentives to encourage restoration or replacement of obsolete industrial facilities and to attract new plants or research and development laboratories.

The granting of property tax incentives under the Act is a local option left to the discretion of the legislative body of the local governmental unit, and it is triggered by the establishment of a district on behalf of the firm that requested it. Application forms are provided by the State Tax Commission and filed with the clerk of the local governmental unit, which has established the district where the plant is or will be located. A request for the establishment of an industrial development district or plant rehabilitation district encompassing the property must be filed with the clerk prior to the commencement of any improvements or to construction of the facility, or installation of machinery.

Once the district is established, the firm may apply for and be issued an Industrial Facilities Exemption Certificate, which entitles the facility to exemption from ad Valorem real and personal property taxes for a period up to 12 years. The local unit determines the number of years (1 to 12) for the abatement. The number of years cannot be extended during the life of the certificate or when it expires. In lieu of ad Valorem property tax, the firm will pay a specific tax known as the Industrial Facility Tax.

The Industrial Facility Tax for an obsolete facility which is being restored or replaced is determined exactly the same way as the ad Valorem property tax, except that the taxable value of the property is the amount of the taxable value of

the real and/or personal property for the tax year immediately preceding the effective date of the IFT exemption certificate. That amount is “frozen” until the exemption certificate expires, even though the restoration or replacement substantially increases the true cash value of the facility.

For a new plant or research and development laboratory being built, the Industrial Facility Tax is determined as the ad Valorem property tax, but instead of using the total mills levied on ad Valorem taxes, only half the millage rate is applied. The resulting tax is equal to 50 percent of the property tax which would otherwise be payable for up to the 12-year period. The local assessor is required to annually determine the value of each new facility for both real and personal property.

Land is specifically excluded from an IFT exemption and remains fully taxable on the ad Valorem roll.

The approval of applications for Industrial Facilities Exemption Certificates is a two-step process. Applications are filed, reviewed and approved locally, but are also subject to review by the State Tax Commission and the Department of Commerce. The State Tax Commission is ultimately responsible for final approval and issuance of Industrial Facilities Exemption Certificates.

The legislative body of the local governmental unit is required to make two specific findings before approving the application. First, it must find that the granting of the exemption certificate, considered together with other certificates previously granted, will not result in substantial impairment of the financial condition of any affected tax units. This find must be included in the resolution approving the application.

A second provision applies only when granting an exemption certificate that would cause the total state equalized valuation of the property exempt under the Act to exceed 5 percent of the total state equalized valuation of the local governmental unit. When this happens, the State Tax Commission is required to obtain approval of the State Treasurer, and to make a finding similar to the previously made by the legislative body of the local governmental unit. This finding is to be included in the State order approving the Industrial Facilities Exemption Certificate.

An Industrial facilities exemption certificate may be transferred and assigned by the holder to a new owner or lessee of the facility with the approval of the local governmental unit and the commission after application is made by the new owner and notice and public hearing are held. When the facility is sold to a new owner, the property becomes uncapped for tax purposes just as it would if it was on the ad Valorem roll.

GLOSSARY OF INDUSTRIAL FACILITY TAX ABATEMENT TERMINOLOGY

Ad Valorem

According to value.

Assessment/Assessed Value (AV)

The official valuation of property for ad valorem taxation. In Michigan, the proportion of real and tangible personal property not exempt by law is assessed at 50% of true cash value. (Article IX, Constitution of Michigan, 1963).

Capped Value

A mathematical formula used to determine taxable value and limit the increase in value used for the levy of property taxes. The formula is: Prior taxable value minus taxable value of losses multiplied by the least of 1.05 or the annual consumers price index (inflation rate) plus the taxable value of additions.

$$\text{Capped Value} = \text{Prior TV} - \text{losses} \times (1.05 \text{ or CPI}) + \text{additions.}$$

The capped value is then compared to the State Equalized Value of the property and the lesser of the two values becomes the taxable value.

Equalized Values

Assessed values after they are multiplied by factors during equalization.

$$\text{Assessed Value (AV)} \times \text{equalization factor} = \text{SEV}$$

$$\text{State Equalized Value (SEV)} \times 2 = \text{True Cash Value (TCV)}$$

Factor

One of two numbers that, when multiplied together, produce a given number.

Industrial Facilities Tax Exemption (IFT) – Public Act 198 of 1974

Economic incentive laws enacted to stimulate economic development and provide a more favorable business climate. Exemptions for rehabilitated and new facilities are granted at the local level and approved by the State Tax Commission for real and personal property, but not the land, which stays on the ad valorem roll. When an industrial property transfers ownership it becomes uncapped for tax purposes as do properties on the ad valorem roll. The effective date of the certificate will be the December 31 following the date of issuance and entitles the holder to exemption from property taxes (excluding land) for a period up to 12 years from completion of the facility, unless revoked.

Personal Property

Portable and tangible objects that are considered by the general public to be personal. All property that is not classified as real estate. Movable items not permanently affixed to, and part of, the real estate.

Real Property

All interests, benefits, and rights inherent in the ownership of physical real estate; the bundle of rights with which the ownership of the real estate is endowed. These rights include:

1. The right to use.
2. The right to sell.
3. The right to lease or rent.
4. The right to enter or leave.
5. The right to give away.
6. The right to refuse to do any of these.

Specific Roll

An assessment roll of a special sort or kind. The IFT roll is a specific roll.

Tax Day

The taxable status of persons and real and personal property for a tax year shall be determined as of December 31 of the immediately preceding year. (MCL 211.2 (2)).

Tax Increment Financing

To promote economic development, three types of authorities with tax increment financing powers can be established: downtown development authorities, local development authorities and brownfield redevelopment authorities. The term TIFA generically refers to all authorities with tax increment financing powers. It is a method of financing public improvements, infrastructure or other activities within a designated area or district in a community. The term tax increment refers to the additional taxes received from private development and growth within the district as a result of the improvements. As industrial or commercial growth occurs in the district, the taxable value and property taxes increase. A tax increment financing authority captures from the local taxing units the additional ad valorem property tax revenue attributed to the increased taxable valuations. The authority uses the captured tax revenue to pay the cost of the completed or future improvements or to pay off bonds issued to finance the improvements.

Downtown Development Authorities (DDAs) are authorized to impose up to 2 mills ad valorem property tax and to issue bonds payable solely from tax increment revenues. Additionally, a municipality may issue bonds payable primarily from a DDA tax increment revenues and pledge the municipality full faith and credit to the bonds. PA 197 describes the procedures for creating a DDA and establishing downtown district boundaries. A unit must adopt a resolution of intent to create a DDA and hold a public hearing. Three requirements must be met:

1. It must be located in the municipality's downtown area.
2. The DDA must be located in a district that is zoned and used principally for business.
3. There must be deteriorating property values due to dilapidation or vacancy.

Local Development Finance authorities encourage employment and economic growth. It authorizes cities, villages and urban township to establish authorities and create one or more LDFA districts. A LDFA must consist of property used primarily for manufacturing, agricultural processing, high-technology related business or electrical cogeneration. LDFAs can plan and finance a variety of public facilities projects such as streets, roads, bridges, rail lines, utility lines or pipelines, and sewer, water and drainage systems for eligible property, including a certified industrial park.

Brownfield redevelopment authorities raise funds for environmental cleanups. A BRA is a major new tool for local governments to use to revitalize brownfields which are properties that have been abandoned, undeveloped or underutilized due to environmental contamination. The Act authorizes counties (with concurrence by resolution of the city, village or township where the proposed brownfield redevelopment zone would be located), cities, villages and townships to create the authority and implement plans for project to treat brownfield redevelopment zones, promote revitalization environmentally distressed areas, issue bonds, and use tax increment financing. Since September, 1996, Twelve townships in Michigan have established or joined with a county to establish a brownfield redevelopment authority.

Taxable Value

The lesser of the State Equalized Value or the capped value.

VA Village of Augusta

VS Village of Schoolcraft

VV Village of Vicksburg

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		EXP. 12/30		REHAB.	REHAB.	NEW	NEW
		CERT. #	S.D. #	REAL	PERS.	REAL	PERSONAL
				(810, 902)	(910, 952)	(093, 820, 901)	(830, 920, 951)
ALAMO TWP.							
FZ	JK MACHINING	01-425	03020		2013		0
ALAMO TWP. S.D.# 03020 TOTALS:				0	0	0	0
BRADY TWP.							
	STEWART SOUTHERLAND	10-054	39170		2022		247,700
BRADY TWP. S.D.#39170 TOTALS:				0	0	0	247,700
CHARLESTON TWP.							
	EATON CORPORATION	08-459	39050	2020	2020	887,200	147,600
CHARLESTON TWP. S.D.#39050 TOTALS:				0	0	887,200	147,600
COMSTOCK TWP.							
	LANDSCAPE FORMS INC.	03-388	39030	2015		829,218	
	AIR FLOW EQUIPMENT INC	05-477	39030	2017		524,809	
	SIGN ART INC	07-099	39030	2019	2013	233,070	16,000
	AIR FLOW EQUIPMENT INC	08-112	39030	2020	2014	241,227	2,511
	BURCHETT QUALITY TOOL LTD	08-500	39030		2016		124,875
	VELESCO PHARMACEUTICAL	09-361	39030		2015		0
	BURCHETT QUALITY TOOL LTD	12-484	39030		2018		30,000
FZ	HARK ORCHIDS	13-115	39030	2025	2019	1,470,400	440,793
	GETMAN PROPERTIES LLC	13-367	39030	2025	2018	993,749	789,909
	BURCHETT QUALITY TOOL LTD	13-191	39030		2019		46,900
	BURCHETT QUALITY TOOL LTD	13-192	39030		2019		41,800
	BURCHETT QUALITY TOOL LTD	14-034	39030		2020		72,200
	GENERAL MILLS OPERATION LLC	14-141	39030	2026	2020	5,613,200	56,013
COMSTOCK TWP. S.D.#39030 TOTALS:				0	0	9,905,673	1,621,001
	BELL'S BREWERY INC.	05-478	39050	2017		225,000	
	BELL'S BREWERY INC.	06-118	39050	2018		301,400	
	BENTELER AUTO CORP	07-433	39050		2013		43,936
	BENTELER AUTO CORP	07-438	39050		2013		4,086
	BENTELER AUTO CORP	07-422	39050		2013		229,482
	BELL'S BREWERY INC.	08-499	39050	2020	2016	361,800	509,254
	BENTELER AUTO CORP	10-233	39050		2015		1,638,401
	BELL'S BREWERY INC.	10-396	39050	2022	2016	301,244	65,155
	BELL'S BREWERY INC.	11-462	39050	2023	2017	3,373,700	2,313,869
	LANDSCAPE FORMS INC	11-349	39050		2017		114,718
	BENTELER AUTO CORP	11-380	39050		2017		1,156,812
	BENTELER AUTO CORP	13-105	39050		2019		184,732
	BELL'S BREWERY INC.	14-139	39050	2024	2020	2,373,800	5,715,009
	ASTIRA GROUP LLC	14-148	39050	2026		427,600	
	BENTELER AUTO CORP	14-151	39050		2020		82,105
COMSTOCK TWP. S.D.#39050 TOTALS:				0	0	7,364,544	12,057,559
****COMSTOCK TWP. TOTALS:				0	0	17,270,217	13,678,560

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KALAMAZOO TWP.	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE	
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL
FAIRWAY HOLDINGS INC	05-020	39010	2017				125,400	
MICRO MACHINE CO.	05-235	39010		2017				85,200
KALSEC, INC.	05-457	39010	2019	2013			3,082,200	1,180,700
SUPERIOR PRECAST PRODUCTS	05-448	39010	2018				234,900	
BUILDING RESTORATION INC	05-052	39010	2018				176,200	
BUILDING RESTORATION INC	07-255	39010		2013				8,700
MICRO MACHINE CO. LLC	09-115	39010		2015				7,500
MICRO MACHINE CO. LLC	11-199	39010		2017				107,300
KALAMAZOO OUTDOOR GOUR.	13-204	39010		2019				8,700
KALAMAZOO OUTDOOR GOUR.	13-205	39010		2019				2,700
KALAMAZOO OUTDOOR GOUR.	13-206	39010		2019				128,200
KALAMAZOO TWP. S.D.#39010 TOTALS:					0	0	3,618,700	1,529,000
MALL CITY CONTAINERS INC.	03-272	39130	2015				119,400	
KALAMAZOO TWP. S.D.#39130 TOTALS:					0	0	119,400	0
****KALAMAZOO TWP. TOTALS:					0	0	3,738,100	1,529,000
OSHTEMO TWP.								
HARRISON PACKING CO	05-180	39010	2017				273,600	
MOPHIE LLC	14-187	39010	2026				650,600	
T-SHIRT PRINTING PLUS INC	13-004	39010	2025				155,500	
****OSHTEMO TWP. TOTALS:					0	0	1,079,700	0
PAVILION TWP.								
GREEN BAY PACKAGING	04-266	39030		2016				337,900
CARTEK INTERNATIONAL	05-322	39030	2017				142,600	
GREEN BAY PACKAGING	07-111	39030		2019				248,100
GREEN BAY PACKAGING	08-076	39030		2020				301,100
GREEN BAY PACKAGING	10-172	39030		2022				648,900
GREEN BAY PACKAGING	12-228	39030		2024				408,400
****PAVILION TWP. TOTALS:					0	0	142,600	1,944,400
RICHLAND TWP.								
ZOETIS	04-220	39065	2016				12,217,700	
ZOETIS	04-221	39065	2016				1,160,300	
ZOETIS	04-222	39065	2016				1,453,600	
****RICHLAND TWP. TOTALS:					0	0	14,831,600	0

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SCHOOLCRAFT TWP.	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE			
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL		
TRIPLE S PLASTICS INC.	02-517	39170	2015				0			
VV EIMO TECHNOLOGIES	03-226	39170	2015				0			
VV KEPCO INC.	04-457	39170	2016				345,400			
VV ACCRO-SEAL HOLDINGS INC	06-479	39170	2018				0			
VV BRIDGE ORGANICS COMPANY	07-488	39170	2019	2013			75,300	78,400		
VV BRIDGE ORGANICS COMPANY	09-268	39170	2021	2015			331,300	172,500		
VV BRIDGE ORGANICS COMPANY	10-230	39170		2016				141,900		
VV ACCRO-SEAL HOLDINGS INC	11-241	39170		2017				40,500		
VV SUMMIT POLYMERS INC	12-483	39170	2024	2018			666,800	376,100		
EIMO TECHNOLOGIES	13-266	39170		2019				781,400		
EIMO TECHNOLOGIES	14-305	39170		2020				390,600		
SCHOOLCRAFT TWP. S.D.#39170 TOTALS:							0	0	1,418,800	1,981,400
J RETTENMAIER USA	02-258	39160	2014				85,800			
J RETTENMAIER USA	03-249	39160	2015				313,872			
VS CRAFT PRECISION INC.	04-183	39160		2016					44,700	
J RETTENMAIER USA	04-403	39160	2016				150,000			
J RETTENMAIER USA	05-451	39160	2017				458,000			
VS CRAFT PRECISION INC.	06-190	39160	2018	2018			56,300		31,600	
J RETTENMAIER USA	06-275	39160	2018				0			
J RETTENMAIER USA	07-383	39160	2019	2013			67,300		1,208,000	
VS CHEM LINK	07-025	39160		2013					30,900	
VS NEW CONCEPT	07-027	39160		2013					62,300	
VAN BEEK NUTRITION INC	08-058	39160	2020	2014			454,600		393,900	
KASTEN ENTERPRISES	08-059	39160	2020				99,610			
J RETTENMAIER USA	08-265	39160	2021	2015			1,488,900		1,302,400	
J RETTENMAIER USA	10-161	39160	2022	2016			0		707,100	
J RETTENMAIER USA	11-229	39160	2023	2017			1,245,209		297,600	
VS CHEM LINK	11-098	39160		2017					111,600	
VS CRAFT PRECISION INC.	11-519	39160		2017					54,400	
J RETTENMAIER USA	12-200	39160		2018					399,100	
J RETTENMAIER USA	13-174	39160		2019					121,600	
WEBER SPECIALTIES CO.	14-154	39160		2020					89,000	
WEBER SPECIALTIES CO.	14-155	39160		2020					232,100	
J RETTENMAIER USA	14-185	39160		2020					144,800	
VS CHEM LINK	14-393	39160		2020					378,500	
SCHOOLCRAFT TWP. S.D.#39160 TOTALS:							0	0	4,419,591	5,609,600
****SCHOOLCRAFT TWP. TOTALS							0	0	5,838,391	7,591,000
GALESBURG CITY										
SMITHS MACHINE	04-500	39050		2016						25,700
SMITHS MACHINE	05-427	39050		2017						25,200
SMITHS MACHINE	06-208	39050		2018						58,900
SMITHS MACHINE	07-444	39050		2019						60,300
SMITHS MACHINE	08-599	39050		2020						88,900
SMITHS MACHINE	11-219	39050		2023						108,700
SMITHS MACHINE	12-261	39050		2024						83,800
****GALESBURG CITY TOTALS:							0	0	0	451,500

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KALAMAZOO CITY:	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE		
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL	
RIETH-RILEY CONSTRUCTION	05-492A	39010	2017				164,287		
AGGREGATE INDUSTRIES	05-492	39010	2017				177,596		
SOIL & MATERIALS ENGINEERS	06-123	39010	2018				418,800		
SWEET MANUFACTURING CO	06-124	39010	2018				106,800		
CYTEC INDUSTRIES, INC	06-125	39010	2018				1,716,000		
K.C. EAGER LIMITED LLC	06-371	39010	2018				945,800		
KALEXSYN INC	07-568	39010	2019				1,478,400		
CONSORT CORP	07-377	39010		2013				34,000	
GRAPHIC PACKAGING INTERNAT	07-378	39010		2013				506,400	
AUNT MILLIE'S	07-379	39010		2013				27,900	
SWEET MANUFACTURING	07-380	39010		2013				171,600	
KALEXSYN INC	07-567	39010		2013				378,700	
SWEET MANUFACTURING	08-432	39010		2014				124,300	
KALEXSYN INC	08-433	39010		2014				66,300	
WRIGHT COATING COMPANY	08-434	39010		2014				46,100	
HECO INC	08-436	39010	2020	2014			48,260	35,300	
GRAPHIC PACKAGING MI INC	08-437	39010	2020	2020			1,848,500	5,770,100	
IMPACT LABEL CORP	08-517	39010		2014				13,300	
PFIZER INC	09-384	39010	2015				4,245,700		
PARKER HANNIFIN CORP	10-372	39010		2016				1,338,500	
PARKER HANNIFIN CORP	10-374	39010		2016				384,700	
R H CROSS ENTERPRISES INC	10-375	39010	2022	2016			54,812	0	
FLOWSERVE US INC.	12-166	39010		2015				242,300	
GRAPHIC PACKAGING MI INC	12-544	39010	2019	2016			0	6,245,100	
GRAPHIC PACKAGING INTERN.	13-247	39010		2016				3,040,700	
SWEET MANUFACTURING	13-297	39010		2016				215,000	
NEWELL RUBERMAID	13-471	39010	2025				1,270,400		
CYTEC INDUSTRIES, INC	13-472	39010	2019	2016			0	3,469,600	
DIMPLEX THERMAL SOLUTIONS	13-503	39010	2019	2016			312,838	0	
SWEET MANUFACTURING INC	14-433	39010	2020	2015			0	196,000	
KALAMAZOO CITY S.D.#39010 TOTALS:						0	0	12,788,193	22,305,900
CARON PRECISION	03-202	39030	2015				105,290		
HIGH GRADE MATERIALS CO	04-041	39030	2016				159,999		
DAVIS CREEK MEAT & SEAFOOD	05-489	39030	2017				1,246,800		
FABRI-KAL CORP	08-438	39030	2020		2,390,012				
FABRI-KAL CORP	09-383	39030		2017				1,346,300	
FABRI-KAL CORP	10-373	39030	2016	2014			121,800	1,520,700	
FABRI-KAL CORP	11-408	39030	2017	2015			56,600	4,434,000	
SZR LLC	12-254	39030	2018				248,000		
SCHUPAN & SONS INC	12-254	39030		2015				257,000	
FABRI-KAL CORP	13-470	39030		2017				2,432,000	
KALAMAZOO CITY S.D.#39030 TOTALS:						2,390,012	0	1,938,489	9,990,000
STRYKER CORP	05-401	39140	2017				4,341,500		
KALAMAZOO CITY S.D.#39140 TOTALS:						0	0	4,341,500	0
****KALAMAZOO CITY TOTALS:						2,390,012	0	19,068,182	32,295,900

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PARCHMENT CITY	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE	
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL
RIVERRUN PRESS	02-417	39130		2014				191,000
GEORGIA-PACIFIC CORP.	06-627	39130		2018				670,700
GEORGIA-PACIFIC CORP.	06-628	39130		2018				256,200
RIVERRUN PRESS	07-643	39130		2013				10,700
RIVERRUN PRESS	08-454	39130		2020				336,900
RIVERRUN PRESS	10-426	39130		2017				155,000

**** PARCHMENT CITY TOTALS:

0 0 0 1,620,500

PORTAGE CITY

FEMA CORPORATION	04-299	39140	2016				195,200	
STRYKER INSTRUMENTS	04-583	39140	2016	2016			4,626,200	534,200
STRYKER MEDICAL	04-584	39140	2016	2016			8,748,400	1,358,600
STRYKER INSTRUMENTS	06-264	39140	2018	2018			1,010,300	194,300
STRYKER INSTRUMENTS	06-490	39140	2019	2019			78,800	127,200
FEMA CORPORATION	08-053	39140	2020	2014			446,500	437,100
MANN & HUMMEL USA INC	09-357	39140		2015				2,892,700
STRYKER INSTRUMENTS	09-278	39140	2015	2018			212,900	1,280,600
MANN & HUMMEL USA INC	11-463	39140		2017				2,529,500
FEMA CORPORATION	12-316	39140	2018	2015			755,300	555,300
MANN & HUMMEL USA INC	12-499	39140	2021				1,317,700	
BOWERS MANUFACTURING	13-002	39140	2019	2016			569,874	212,400
STRYKER CORPORATION	13-052	39140	2019	2016			2,110,100	882,600
MANN & HUMMEL USA INC	13-077	39140		2019				5,832,500
SUMMIT POLYMERS INC.	13-078	39140	2019	2016			555,548	659,100
SUMMIT POLYMERS INC.	13-401	39140	2019	2016			1,054,912	979,400
MANN & HUMMEL USA INC	14-196	39140		2020				216,900

****PORTAGE CITY TOTALS:

0 0 21,681,734 18,692,400

**2015
INDUSTRIAL FACILITY TAX (IFT-Act 198)
Taxable Valuation**

	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
TOWNSHIPS:				
ALAMO TOWNSHIP	0	0	0	0
BRADY TOWNSHIP	0	0	0	247,700
CHARLESTON TOWNSHIP	0	0	887,200	147,600
CLIMAX TOWNSHIP	0	0	0	0
COMSTOCK TOWNSHIP	0	0	17,270,217	13,678,560
COOPER TOWNSHIP	0	0	0	0
KALAMAZOO TOWNSHIP	0	0	3,738,100	1,529,000
OSHTEMO TOWNSHIP	0	0	1,079,700	0
PAVILION TOWNSHIP	0	0	142,600	1,944,400
PRAIRIE RONDE TOWNSHIP	0	0	0	0
RICHLAND TOWNSHIP	0	0	14,831,600	0
ROSS TOWNSHIP	0	0	0	0
SCHOOLCRAFT TOWNSHIP	0	0	5,838,391	7,591,000
TEXAS TOWNSHIP	0	0	0	0
WAKESHMA TOWNSHIP	0	0	0	0
TOWNSHIPS TOTALS:	0	0	43,787,808	25,138,260

CITIES:				
GALESBURG CITY	0	0	0	451,500
KALAMAZOO CITY	2,390,012	0	19,068,182	32,295,900
PARCHMENT CITY	0	0	0	1,620,500
PORTAGE CITY	0	0	21,681,734	18,692,400
CITIES TOTALS:	2,390,012	0	40,749,916	53,060,300
**GRAND TOTALS IFT:	2,390,012	0	84,537,724	78,198,560

REN ZONES				
ALAMO TOWNSHIP	0	0	0	0
COMSTOCK TWP	0	0	1,470,400	440,793
TOTAL IFT REN ZONES:	0	0	1,470,400	440,793

TIFA/LDFA CAPTURED VALUE	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
COMSTOCK Twp. (*Real & Personal)	0	0	7,139,613	0
KALAMAZOO CITY (*Real & Personal)	0	0	24,805,682	0
PORTAGE CITY (*Real & Personal)	0	0	14,541,600	0
TOTAL IFT CAPTURED:	0	0	46,486,895	0

2015
INDUSTRIAL FACILITY TAX (IFT-Act 198)
Taxable Valuation - By School District

	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
39010 KALAMAZOO PUBLIC				
KALAMAZOO TOWNSHIP	0	0	3,618,700	1,529,000
OSHTEMO TOWNSHIP	0	0	1,079,700	0
KALAMAZOO CITY	0	0	12,788,193	22,305,900
*****KALAMAZOO PUBLIC TOTALS:	0	0	17,486,593	23,834,900
39030 COMSTOCK COMMUNITY				
COMSTOCK TOWNSHIP	0	0	9,905,673	1,621,001
PAVILION TOWNSHIP	0	0	142,600	1,944,400
KALAMAZOO CITY	2,390,012	0	1,938,489	9,990,000
*****COMSTOCK COMMUNITY TOTALS:	2,390,012	0	11,986,762	13,555,401
39050 GALESBURG-AUG. COMMUNITY				
CHARLESTON TOWNSHIP	0	0	887,200	147,600
COMSTOCK TOWNSHIP	0	0	7,364,544	12,057,559
GALESBURG CITY	0	0	0	451,500
**** GALESBURG-AUG. COMMUNITY TOTALS:	0	0	8,251,744	12,656,659
39130 PARCHMENT COMMUNITY				
KALAMAZOO TOWNSHIP	0	0	119,400	0
PARCHMENT CITY	0	0	0	1,620,500
**** PARCHMENT COMMUNITY TOTALS:	0	0	119,400	1,620,500
39140 PORTAGE PUBLIC				
KALAMAZOO CITY	0	0	4,341,500	0
PORTAGE CITY	0	0	21,681,734	18,692,400
****PORTAGE PUBLIC TOTALS:	0	0	26,023,234	18,692,400
39065 GULL LAKE COMMUNITY				
RICHLAND TWP	0	0	14,831,600	0
**** GULL LAKE COMMUNITY TOTALS:	0	0	14,831,600	0
39170 VICKSBURG COMMUNITY				
BRADY TOWNSHIP	0	0	0	247,700
SCHOOLCRAFT TOWNSHIP	0	0	1,418,800	1,981,400
*****VICKSBURG COMMUNITY TOTALS:	0	0	1,418,800	2,229,100
39160 SCHOOLCRAFT COMMUNITY				
SCHOOLCRAFT TOWNSHIP	0	0	4,419,591	5,609,600
*****SCHOOLCRAFT COMMUNITY TOTALS	0	0	4,419,591	5,609,600
03020 OTSEGO COMMUNITY				
ALAMO TOWNSHIP	0	0	0	0
*****OTSEGO COMMUNITY TOTALS:	0	0	0	0
KALAMAZOO COUNTY IFT TOTALS	2,390,012	0	84,537,724	78,198,560
(Includes IFT Captured & Ren Zones)				

2015
KALAMAZOO COUNTY
IFT VALUES

GOVERNMENTAL UNIT	2015 TAXABLE VALUES
TOWNSHIPS:	
ALAMO	0
BRADY	247,700
CHARLESTON	1,034,800
CLIMAX	0
COMSTOCK	30,948,777
COOPER	0
KALAMAZOO	5,267,100
OSHTEMO	1,079,700
PAVILION	2,087,000
PRAIRIE RONDE	0
RICHLAND	14,831,600
ROSS	0
SCHOOLCRAFT	13,429,391
TEXAS	0
WAKESHMA	0
TOWNSHIP TOTAL:	68,926,068
CITIES:	
GALESBURG	451,500
KALAMAZOO	53,754,094
PARCHMENT	1,620,500
PORTAGE	40,374,134
CITY TOTAL:	96,200,228
COUNTY GRAND TOTAL:	<u>165,126,296</u>
(Includes IFT Captured & Ren Zones)	

**2015
KALAMAZOO COUNTY
IFT RECAP**

	IFT <u>ACT 198</u>		
<u>REHAB</u>	2,390,012		
<u>NEW</u>	114,338,196		
GRAND TOTAL	116,728,208		
<hr/>			
REHAB:	2,390,012 X	100.00% =	2,390,012
NEW:	114,338,196 X	50.00% =	57,169,098
TOTAL EQUIVALENT IFT TAXABLE VALUE			59,559,110

NOTE: The above totals do not include ren zones or captured values.

**KALAMAZOO COUNTY
2015 TOP 25 LARGEST PROPERTY OWNERS**

		Ad Valorem Total Taxable	IFT/TV Rehab	IFT New	Total ** EQ Tax
1	Pfizer, Pharmacia & Upjohn	\$299,624,171		\$4,245,700	\$301,747,021
2	Consumers Energy Co.	\$150,275,214			\$150,275,214
3	Zoetis	\$63,171,649		\$14,831,600	\$70,587,449
4	Stryker Corp.	\$53,979,134		\$25,505,700	\$66,731,984
5	Edward Rose/ Occidental	\$43,772,467			\$43,772,467
6	PAH P & U, LLC	\$41,892,600			\$41,892,600
7	Graphic Packaging	\$25,812,970		\$17,410,800	\$34,518,370
8	Kaiser Aluminum	\$27,179,633			\$27,179,633
9	Target	\$25,788,730			\$25,788,730
10	General Growth	\$25,268,187			\$25,268,187
	Top 10 Sub-Total	\$756,764,755			\$787,761,655
11	Enbridge Energy	\$24,727,144			\$24,727,144
12	Meijer/Goodwill Co.	\$24,225,597			\$24,225,597
13	Catalyst Development	\$24,019,024			\$24,019,024
14	19 Props, LLC	\$17,781,890			\$17,781,890
15	Bronson	\$16,701,694			\$16,701,694
16	Copper Beech Townhomes	\$16,598,160			\$16,598,160
17	PNC, Nat'l City & First of America	\$15,832,381			\$15,832,381
18	Bell's Brewery Inc./Bell's Properties	\$7,986,050		\$15,540,231	\$15,756,166
19	Mann + Hummel Automotive Inc.	\$9,429,500		\$12,572,400	\$15,715,700
20	DFG Maple Hill, LLC	\$13,142,558			\$13,142,558
	Top 20 Sub-Total	\$927,208,753			\$972,261,969
21	Parker Hannafin Corp.	\$11,629,568		\$1,723,200	\$12,491,168
22	MIMG LXVI Drakes Pond, LLC	\$11,582,600			\$11,582,600
23	Sunrise IV Bronson Place	\$11,479,712			\$11,479,712
24	J Rettenmaier	\$7,334,374		\$7,903,881	\$11,286,315
25	Eaton Corp.	\$10,636,000		\$1,034,800	\$11,153,400
	GRAND TOTAL	\$979,871,007			\$1,030,255,163

* Edward Rose affiliates include Occidental Development, Audrey Homes, Walnut Trail apartments, Gull Road apartments and Newport Village Apartments.

** Includes the taxable value of ad valorem, IFT Rehab and IFT Eq New.

Eq TV is 1/2 the taxable value of the IFT's to allow for the effect of 50% of the millage rate being applied to the new facility tax abatements.

Taxable values captured by TIFA are included in the totals.

THIS LISTING IS AN ESTIMATE AS COMPILED FROM INFORMATION FURNISHED TO THE EQUALIZATION DEPARTMENT BY THE VARIOUS UNITS OF GOVERNMENT.