

2019  
IFT REPORT  
&  
TOP 25 LARGEST  
PROPERTY OWNERS



*MATHEW HANSEN - DIRECTOR*

**2019**

**KALAMAZOO COUNTY BOARD OF COMMISSIONERS**

*Julie Rogers - Chair*  
*Tracy Hall – Vice Chair*  
John Gisler  
Paul Haag  
Ron Kendall  
Stephanie Moore  
Christine Morse  
Meredith Place  
Mike Quinn  
Michael Seals  
Roger Tuinier

County Administrator/Controller:  
Tracie L. Moored

**EQUALIZATION DEPARTMENT**

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

**KALAMAZOO COUNTY  
2019 EQUIVALENT TAXABLE VALUE**

	2019 Taxable Value Ad Valorem	TV Captured Ad Valorem	Non - Captured Ad Valorem	Total IFT New	Captured IFT New	Non-Captured IFT New	Ren Zone IFT New	Total IFT Rehab.	Captured IFT Rehab.	Non-Captured IFT Rehab.	TV Ren Zone Ad Valorem	Equivalent Taxable Value
ALAMO TWP	139,241,517	0	139,241,517	519,800	0	519,800	0	0	0	0	132,256	139,435,289
BRADY TWP	174,659,898	149,822	174,510,076	182,000	0	182,000	0	0	0	0	0	174,601,076
CHARLESTON TWP	100,039,258	0	100,039,258	0	0	0	0	0	0	0	0	100,039,258
CLIMAX TWP	76,323,220	0	76,323,220	0	0	0	0	0	0	0	0	76,323,220
COMSTOCK TWP	577,368,542	28,855,133	548,513,409	24,774,978	8,459,225	16,315,753	0	0	0	0	19,630,778	537,040,507
COOPER TWP	295,578,569	0	295,578,569	0	0	0	0	0	0	0	112,193	295,522,473
KALAMAZOO TWP	449,211,755	344,502	448,867,253	3,172,000	0	3,172,000	0	0	0	0	0	450,453,253
OSHEMO TWP	868,204,612	34,342,931	833,861,681	3,634,500	1,013,500	2,621,000	0	0	0	0	0	841,722,278
PAVILION TWP	216,634,229	0	216,634,229	6,987,100	0	6,987,100	0	0	0	0	0	220,127,779
PRAIRIE RONDE TWP	114,121,644	0	114,121,644	0	0	0	0	0	0	0	0	114,121,644
RICHLAND TWP	428,226,491	0	428,226,491	129,500	0	129,500	0	0	0	0	0	428,291,241
ROSS TWP	353,681,106	0	353,681,106	0	0	0	0	0	0	0	0	353,681,106
SCHOOLCRAFT TWP	328,253,037	3,371,121	324,881,916	11,261,366	188,100	11,073,266	0	0	0	0	735,342	329,712,607
TEXAS TOWNSHIP	918,803,098	9,900,884	908,902,214	0	0	0	0	0	0	0	0	908,902,214
WAKESHMA	69,195,505	0	69,195,505	0	0	0	0	0	0	0	0	69,195,505
GALESBURG CITY	28,347,480	0	28,347,480	281,380	0	281,380	0	0	0	0	0	28,488,170
KALAMAZOO CITY	1,593,892,654	31,534,361	1,562,358,293	13,504,330	4,334,000	9,170,330	0	2,390,012	0	2,390,012	224,800	1,569,221,070
PARCHMENT CITY	41,644,762	810,760	40,834,002	405,500	0	405,500	0	0	0	0	0	41,036,752
PORTAGE CITY	2,080,695,337	44,824,996	2,035,870,341	110,789,542	49,311,826	61,477,716	0	0	0	0	982,169	2,066,151,315
<b>TOTAL COUNTY</b>	<b>8,854,122,714</b>	<b>154,134,510</b>	<b>8,699,988,204</b>	<b>175,641,996</b>	<b>63,306,651</b>	<b>112,335,345</b>	<b>0</b>	<b>2,390,012</b>	<b>0</b>	<b>2,390,012</b>	<b>21,817,538</b>	<b>8,744,066,757</b>

**Total EQ Taxable** 8,744,066,757 6.5780 = \$57,518,471  
 Millage rate does not include the Juv. Home Debt Millage

\$200,296,367 represents the equivalent taxable value granted to companies in Kalamazoo County  
 or a contribution of \$1,317,550 to economic development growth in the community.

<b>2019 SEV</b>	<b>10,578,531,707</b>	
<b>Tax Base Lost Due to Proposal A</b>	<b>1,724,408,993</b>	<b>County Revenue Loss Due to Proposal A</b>
<b>2019 TV</b>	<b>8,854,122,714</b>	<b>\$11,343,162</b>



2019  
KALAMAZOO COUNTY  
ACT 198 IFT REPORT

	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	NEW	NEW
			REAL	PERS.	REAL	PERSONAL	REAL	PERSONAL
					(810, 902)	(910, 952)	(093, 099, 820, 901)	(830, 920, 951)
<b>ALAMO TWP.</b>								
SCHIERBEEK PROPERTIES	17-127	03010	2029				519,800	
					<b>0</b>	<b>0</b>	<b>519,800</b>	<b>0</b>
<b>BRADY TWP.</b>								
STEWART SUTHERLAND INC.	10-054	39170		2022				182,000
<b>BRADY TWP. S.D.#39170 TOTALS:</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>182,000</b>
<b>COMSTOCK TWP.</b>								
SIGN ART INC	07-099	39030	2019	2013			229,500	0
AIR FLOW EQUIPMENT INC	08-112	39030	2020	2014			236,300	0
VELESCO PHARMACEUTICAL	09-361	39030		2015				53,260
HARK ORCHIDS LP	13-115	39030	2025	2019			1,350,400	0
GETMAN PROPERTIES LLC	13-367	39030	2025	2018			957,300	21,159
BURCHETT QUALITY TOOL LTD	13-191	39030		2019				31,500
SIR KALAMAZOO LLC	14-141	39030	2026				4,983,900	
GENERAL MILLS OPERATIONS	14-141	39030		2020				56,325
LANDSCAPE FORMS INC.	15-210	39030	2027	2027			2,068,600	0
<b>COMSTOCK TWP. S.D.#39030 TOTALS:</b>					<b>0</b>	<b>0</b>	<b>9,826,000</b>	<b>162,244</b>
BENTELER AUTOMOTIVE CO	07-422	39050		2013				207,128
BELL'S BREWERY INC.	08-499	39050	2020	2016			167,100	19,110
BENTELER AUTOMOTIVE CO	10-233	39050		2015				1,579,987
BELL'S BREWERY INC.	10-396	39050	2022	2016			195,200	26,299
BELL'S BREWERY INC.	11-462	39050	2023	2017			2,983,500	1,596,710
BENTELER AUTOMOTIVE CO	11-380	39050		2017				1,164,132
BENTELER AUTOMOTIVE CO	13-105	39050		2019				182,824
KALAMAZOO OUTDOOR GOUR.	13-204	39050		2019				5,151
KALAMAZOO OUTDOOR GOUR.	13-206	39050		2019				80,393
BELL'S BREWERY INC	14-139	39050	2024	2020			1,174,000	0
ASTIRA GROUP LLC	14-148	39050	2026				562,100	
BELL'S BREWERY INC.	15-191	39050	2027	2021			2,917,900	0
IMPACT LABEL CORP	15-263	39050	2027	2021			446,300	0
TECNIQ INC	17-008	39050	2030	2024			1,478,900	0
<b>COMSTOCK TWP. S.D.#39050 TOTALS:</b>					<b>0</b>	<b>0</b>	<b>9,925,000</b>	<b>4,861,734</b>
<b>****COMSTOCK TWP. TOTALS:</b>					<b>0</b>	<b>0</b>	<b>19,751,000</b>	<b>5,023,978</b>

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KALAMAZOO TWP.	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE	
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL
KALSEC, INC.	05-457	39010	2019	2013			3,091,000	0
MICRO MACHINE CO. LLC	09-115	39010		2015				5,500
MICRO MACHINE CO. LLC	11-199	39010		2017				75,500
<b>****KALAMAZOO TWP. TOTALS:</b>					<b>0</b>	<b>0</b>	<b>3,091,000</b>	<b>81,000</b>
<b>OSHTEMO TWP.</b>								
MOPHIE LLC	14-187	39010	2026	2020			385,700	59,100
T-SHIRT PRINTING PLUS INC	13-004	39010	2025				67,700	
PEDROLINI-SMITH LLC	15-231	39010	2027	2021			52,000	0
ONE WAY PRODUCTS INC.	16-111	39010	2028	2022			1,110,000	15,500
NATIONAL FLAVORS, LLC	17-173	39010	2029	2023			1,818,600	21,500
SELECT PRODUCTS LTD	17-174	39010	2029	2023			104,400	0
<b>****OSHTEMO TWP. TOTALS:</b>					<b>0</b>	<b>0</b>	<b>3,538,400</b>	<b>96,100</b>
<b>PAVILION TWP.</b>								
GREEN BAY PACKAGING	10-172	39030		2022				456,300
GREEN BAY PACKAGING	12-228	39030		2024				241,300
GREEN BAY PACKAGING	17-110	39030	2029				1,990,400	
SUMMIT POLYMERS, INC	17-088	39030	2029				4,299,100	
<b>****PAVILION TWP. TOTALS:</b>					<b>0</b>	<b>0</b>	<b>6,289,500</b>	<b>697,600</b>
<b>RICHLAND TWP.</b>								
JAMIESON I & JAMIESON II LLC.	16-118	39065	2022				129,500	
<b>****RICHLAND TWP. TOTALS:</b>					<b>0</b>	<b>0</b>	<b>129,500</b>	<b>0</b>

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SCHOOLCRAFT TWP.	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE		
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL	
VV BRIDGE ORGANICS CO	07-488	39170	2019	2013			75,300	0	
VV BRIDGE ORGANICS CO	09-268	39170	2021	2015			331,776	126,900	
VV BRIDGE ORGANICS CO	10-230	39170		2016				99,900	
VV ACCRO-SEAL HOLDINGS INC	11-241	39170		2017				25,600	
VV SUMMIT POLYMERS INC	12-483	39170	2024	2018			441,000	0	
EIMO TECHNOLOGIES	13-266	39170	2025	2019			410,000	0	
VV VANELDEREN INC	15-018	39170	2027	2027			521,100	0	
VV SUMMIT POLYMERS INC.	15-115	39170	2027				593,800		
VV EIMO TECHNOLOGIES	16-003	39170	2027	2027			1,366,300	0	
VV MCM RESOURCES LLC	15-116	39170	2027				210,300		
<b>SCHOOLCRAFT TWP. S.D.#39170 TOTALS:</b>						<b>0</b>	<b>0</b>	<b>3,949,576</b>	<b>252,400</b>
J RETTENMAIER USA	07-383	39160	2019	2013			66,048	12,000	
VAN BEEK NUTRITION INC	08-058	39160	2020	2014			423,400	285,600	
KASTEN ENTERPRISES	08-059	39160	2020				105,393		
J RETTENMAIER USA	08-265	39160	2021	2015			1,534,873	794,700	
J RETTENMAIER USA	10-161	39160	2022	2016			0	495,100	
VS CHEM LINK INC	11-098	39160		2017				87,300	
J RETTENMAIER USA	11-229	39160	2023	2017			937,676	207,600	
VS CRAFT PRECISION INC.	11-519	39160		2017				37,300	
J RETTENMAIER USA	12-200	39160		2018				43,700	
J RETTENMAIER USA	13-174	39160	2025	2019			863,900	0	
VS CRAFT PRECISION INC.	13-449	39160	2025	2019			372,000	0	
WEBER SPECIALTIES	14-155	39160	2026	2020			295,100	0	
VS CHEM LINK	14-393	39160	2028	2020			110,100	0	
J RETTENMAIER USA	16-075	39160	2028				55,700		
VS D&D REALTY LLC	16-080	39160	2028				188,100		
GMK SERVICES	18-070	39160	2030	2024			123,100	20,700	
<b>SCHOOLCRAFT TWP. S.D.#39160 TOTALS:</b>						<b>0</b>	<b>0</b>	<b>5,075,390</b>	<b>1,984,000</b>
<b>****SCHOOLCRAFT TWP. TOTALS</b>						<b>0</b>	<b>0</b>	<b>9,024,966</b>	<b>2,236,400</b>
<b>GALESBURG CITY</b>									
SMITHS MACHINE & GRINDING	14-088	39050	2026				81,700		
CROOKSTON CHARLES AUGUSTI	18-172	39050	2025				199,680		
<b>****GALESBURG CITY TOTALS:</b>						<b>0</b>	<b>0</b>	<b>281,380</b>	<b>0</b>

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KALAMAZOO CITY:	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE		
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL	
KALEXSYN, INC	07-568	39010	2019				1,554,520		
WRIGHT COATING CO, INC	08-434	39010		2014				46,500	
HECO, INC.	08-436	39010	2020	2014			49,100	2,300	
GRAPHIC PACKAGING	08-437	39010	2020	2020			1,647,100	3,530,600	
R H CROSS ENTERPRISES INC	10-375	39010	2022	2016			54,500	0	
GRAPHIC PACKAGING	12-544	39010	2019	2016			0	399,100	
NEWELL RUBERMAID INC.	13-471	39010	2025				1,310,310		
DIMPLEX THERMAL SOLUTIONS	13-503	39010	2019	2016			317,900	0	
NEWELL RUBERMAID INC.	17-197	39010	2029				91,000		
<b>KALAMAZOO CITY S.D.#39010 TOTALS:</b>						<b>0</b>	<b>0</b>	<b>5,024,430</b>	<b>3,978,500</b>
FABRI-KAL CORPORATION	08-438	39030	2020		2,390,012				
FABRI-KAL CORPORATION	09-383	39030		2017				794,600	
FABRI-KAL CORPORATION	10-373	39030		2014				438,600	
FABRI-KAL CORPORATION	11-408	39030		2015				3,100,800	
SCHUPAN & SONS, INC	12-254	39030		2015				167,400	
<b>KALAMAZOO CITY S.D.#39030 TOTALS:</b>					<b>2,390,012</b>	<b>0</b>	<b>0</b>	<b>4,501,400</b>	
<b>****KALAMAZOO CITY TOTALS:</b>					<b>2,390,012</b>	<b>0</b>	<b>5,024,430</b>	<b>8,479,900</b>	

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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	08-454	39130		2020				29,000	
RIVERRUN PRESS	10-426	39130		2017				108,500	
RIVERRUN PRESS	15-247	39130	2025				268,000		
<b>**** PARCHMENT CITY TOTALS:</b>						<b>0</b>	<b>0</b>	<b>268,000</b>	<b>137,500</b>

PORTAGE CITY	CERT. #	S.D. #	EXP.	12/30	REAL	PERS.	REHAB. REAL	REHAB. PERSONAL	NEW REAL	NEW PERSONAL
STRYKER INSTRUMENTS	06-490	39140	2019	2019					83,126	0
FEMA CORPORATION	08-053	39140	2020	2014					463,422	0
STRYKER INSTRUMENTS	09-278	39140		2018						51,900
MANN & HUMMEL USA INC	12-499	39140	2021						1,123,400	
ERBSLOEH ALUMINUM SOLUTION	13-002	39140	2019						602,565	
STRYKER INSTRUMENTS	13-052	39140	2019						2,048,900	
SUMMIT POLYMERS INC.	13-078	39140	2019						587,810	
SUMMIT POLYMERS INC.	13-401	39140	2019						1,116,177	
MANN & HUMMEL USA INC	14-196	39140	2023	2020					825,800	0
KENCO LOGISTIC SERVICES	15-005	39140	2024						5,898,442	
PHARMACIA & UPJOHN CO.	16-139	39140	2028						16,343,900	
PHARMACIA & UPJOHN CO.	17-058	39140	2029						28,029,900	
STRYKER CORPORATION	17-062	39140	2029	2023					49,058,300	0
FEMA CORPORATION	17-147	39140	2023						681,500	
STRYKER CORPORATION	18-095	39140	2032						3,874,400	
<b>****PORTAGE CITY TOTALS:</b>						<b>0</b>	<b>0</b>	<b>110,737,642</b>	<b>51,900</b>	

**2019  
INDUSTRIAL FACILITY TAX (IFT-Act 198)  
Taxable Valuation**

	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
<b>TOWNSHIPS:</b>				
ALAMO TOWNSHIP	0	0	519,800	0
BRADY TOWNSHIP	0	0	0	182,000
CHARLESTON TOWNSHIP	0	0	0	0
CLIMAX TOWNSHIP	0	0	0	0
COMSTOCK TOWNSHIP	0	0	19,751,000	5,023,978
COOPER TOWNSHIP	0	0	0	0
KALAMAZOO TOWNSHIP	0	0	3,091,000	81,000
OSHTEMO TOWNSHIP	0	0	3,538,400	96,100
PAVILION TOWNSHIP	0	0	6,289,500	697,600
PRAIRIE RONDE TOWNSHIP	0	0	0	0
RICHLAND TOWNSHIP	0	0	129,500	0
ROSS TOWNSHIP	0	0	0	0
SCHOOLCRAFT TOWNSHIP	0	0	9,024,966	2,236,400
TEXAS TOWNSHIP	0	0	0	0
WAKESHMA TOWNSHIP	0	0	0	0
<b>TOWNSHIPS TOTALS:</b>	<b>0</b>	<b>0</b>	<b>42,344,166</b>	<b>8,317,078</b>
<b>CITIES:</b>				
GALESBURG CITY	0	0	281,380	0
KALAMAZOO CITY	2,390,012	0	5,024,430	8,479,900
PARCHMENT CITY	0	0	268,000	137,500
PORTAGE CITY	0	0	110,737,642	51,900
<b>CITIES TOTALS:</b>	<b>2,390,012</b>	<b>0</b>	<b>116,311,452</b>	<b>8,669,300</b>
<b>**GRAND TOTALS IFT:</b>	<b>2,390,012</b>	<b>0</b>	<b>158,655,618</b>	<b>16,986,378</b>

<b>TIFA/LDFA/BRA CAPTURED VALUE</b>	REHAB	NEW
COMSTOCK Twp. (*Real & Personal)	0	8,459,225
KALAMAZOO CITY (*Real & Personal)	0	4,334,000
PORTAGE CITY (*Real & Personal)	0	49,311,826
<b>TOTAL IFT CAPTURED:</b>	<b>0</b>	<b>62,105,051</b>

**2019**  
**INDUSTRIAL FACILITY TAX (IFT-Act 198)**  
**Taxable Valuation - By School District**

	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
<b><u>03010 PLAINWELL COMMUNITY</u></b>				
ALAMO TOWNSHIP	0	0	519,800	0
<b>*****PLAINWELL COMMUNITY TOTALS:</b>	<b>0</b>	<b>0</b>	<b>519,800</b>	<b>0</b>
<b><u>39010 KALAMAZOO PUBLIC</u></b>				
KALAMAZOO TOWNSHIP	0	0	3,091,000	81,000
OSHTEMO TOWNSHIP	0	0	3,538,400	96,100
KALAMAZOO CITY	0	0	5,024,430	3,978,500
<b>*****KALAMAZOO PUBLIC TOTALS:</b>	<b>0</b>	<b>0</b>	<b>11,653,830</b>	<b>4,155,600</b>
<b><u>39030 COMSTOCK COMMUNITY</u></b>				
COMSTOCK TOWNSHIP	0	0	9,826,000	162,244
PAVILION TOWNSHIP	0	0	6,289,500	697,600
KALAMAZOO CITY	2,390,012	0	0	4,501,400
<b>*****COMSTOCK COMMUNITY TOTALS:</b>	<b>2,390,012</b>	<b>0</b>	<b>16,115,500</b>	<b>5,361,244</b>
<b><u>39050 GALESBURG-AUG. COMMUNITY</u></b>				
COMSTOCK TOWNSHIP	0	0	9,925,000	4,861,734
GALESBURG CITY	0	0	281,380	0
<b>***** GALESBURG-AUG. COMMUNITY TOTALS:</b>	<b>0</b>	<b>0</b>	<b>10,206,380</b>	<b>4,861,734</b>
<b><u>39130 PARCHMENT COMMUNITY</u></b>				
PARCHMENT CITY	0	0	268,000	137,500
<b>***** PARCHMENT COMMUNITY TOTALS:</b>	<b>0</b>	<b>0</b>	<b>268,000</b>	<b>137,500</b>
<b><u>39140 PORTAGE PUBLIC</u></b>				
PORTAGE CITY	0	0	110,737,642	51,900
<b>*****PORTAGE PUBLIC TOTALS:</b>	<b>0</b>	<b>0</b>	<b>110,737,642</b>	<b>51,900</b>
<b><u>39065 GULL LAKE COMMUNITY</u></b>				
RICHLAND TWP	0	0	129,500	0
<b>***** GULL LAKE COMMUNITY TOTALS:</b>	<b>0</b>	<b>0</b>	<b>129,500</b>	<b>0</b>
<b><u>39170 VICKSBURG COMMUNITY</u></b>				
BRADY TOWNSHIP	0	0	0	182,000
SCHOOLCRAFT TOWNSHIP	0	0	3,949,576	252,400
<b>*****VICKSBURG COMMUNITY TOTALS:</b>	<b>0</b>	<b>0</b>	<b>3,949,576</b>	<b>434,400</b>
<b><u>39160 SCHOOLCRAFT COMMUNITY</u></b>				
SCHOOLCRAFT TOWNSHIP	0	0	5,075,390	1,984,000
<b>*****SCHOOLCRAFT COMMUNITY TOTALS</b>	<b>0</b>	<b>0</b>	<b>5,075,390</b>	<b>1,984,000</b>
<b>KALAMAZOO COUNTY IFT TOTALS</b>	<b>2,390,012</b>	<b>0</b>	<b>158,655,618</b>	<b>16,986,378</b>
(Includes IFT Captured & Ren Zones)				

2019  
KALAMAZOO COUNTY  
IFT VALUES

GOVERNMENTAL UNIT	2019 TAXABLE VALUES
<b>TOWNSHIPS:</b>	
ALAMO	519,800
BRADY	182,000
CHARLESTON	0
CLIMAX	0
COMSTOCK	24,774,978
COOPER	0
KALAMAZOO	3,172,000
OSHTEMO	3,634,500
PAVILION	6,987,100
PRAIRIE RONDE	0
RICHLAND	129,500
ROSS	0
SCHOOLCRAFT	11,261,366
TEXAS	0
WAKESHMA	0
<b>TOWNSHIP TOTAL:</b>	<b>50,661,244</b>
<b>CITIES:</b>	
GALESBURG	281,380
KALAMAZOO	15,894,342
PARCHMENT	405,500
PORTAGE	110,789,542
<b>CITY TOTAL:</b>	<b>127,370,764</b>
<b>COUNTY GRAND TOTAL:</b>	<b><u>178,032,008</u></b>
(Includes IFT Captured & Ren Zones)	



**2019  
KALAMAZOO COUNTY  
IFT RECAP**

**IFT  
ACT 198**

**REHAB** 2,390,012

**NEW** 113,536,945

**GRAND TOTAL** 115,926,957

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REHAB: 2,390,012 X 100.00% = 2,390,012

NEW: 113,536,945 X 50.00% = 56,768,473

**TOTAL EQUIVALENT IFT TAXABLE VALUE** **59,158,485**

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

**KALAMAZOO COUNTY  
2019 TOP 25 LARGEST PROPERTY OWNERS**

		Ad Valorem Total Taxable	IFT/TV Rehab	IFT New	Total ** EQ Tax
1	Consumers Energy Co.	\$201,850,017			\$201,850,017
2	Pfizer, Pharmacia & Upjohn	\$143,068,343		\$44,373,800	\$165,255,243
3	Stryker Corp.	\$50,746,142		\$55,116,626	\$78,304,455
4	Zoetis	\$70,917,698			\$70,917,698
5	Edward Rose / Audrey Homes / Etc.	\$46,723,719			\$46,723,719
6	BPR FIN I Subco, LLC	\$36,145,300			\$36,145,300
7	Michigan Electric Transmission	\$31,132,560			\$31,132,560
8	Enbridge Energy	\$27,578,960			\$27,578,960
9	19 Props, LLC etal	\$26,568,574			\$26,568,574
10	Meijer/Goodwill Co.	\$24,370,720			\$24,370,720
	<b>Top 10 Sub-Total</b>	<b>\$659,102,033</b>			<b>\$708,847,246</b>
11	Catalyst Development	\$22,594,045			\$22,594,045
12	Target	\$22,091,754			\$22,091,754
13	MIMG LXVI Drakes Pond, LLC / Etc.	\$20,136,131			\$20,136,131
14	Kaiser Aluminum	\$17,137,599			\$17,137,599
15	Bronson Properties Corp.	\$16,816,757			\$16,816,757
16	PNC, Nat'l City & First of America	\$15,435,825			\$15,435,825
17	Lifecare	\$14,686,493			\$14,686,493
18	Coopers Landing	\$14,445,788			\$14,445,788
19	Knollwood Loft LLC	\$14,286,848			\$14,286,848
20	Freg the Vew/Vista Assoc. LLC	\$13,743,800			\$13,743,800
	<b>Top 20 Sub-Total</b>	<b>\$830,477,073</b>			<b>\$880,222,286</b>
21	DFG Maple Hill, LLC	\$12,813,394			\$12,813,394
22	Fountains Bronson Place	\$11,971,788			\$11,971,788
23	Graphic Packaging, Etal	\$9,062,772		\$5,576,800	\$11,851,172
24	Consumers Credit Union	\$10,798,450			\$10,798,450
25	Meadows of Perrysburg LLC	\$10,686,588			\$10,686,588
	<b>GRAND TOTAL</b>	<b>\$885,810,065</b>			<b>\$938,343,678</b>

\* 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 compiled from information furnished to the Equalization Department by the Townships and Cities of Kalamazoo County.