



CITY of COLDWATER
Henry L. Brown Municipal Building
One Grand Street
Coldwater, Michigan 49036
(517) 279-9501 www.coldwater.org

March 15, 2016

Branch District Library
10 E Chicago Street
Coldwater, MI 49036

RE: Industrial Facilities Tax Exemption Certificate

The City of Coldwater received an application for Industrial Facilities Abatement Certificate from UPC Transport, LLC, 161 Race Street, Coldwater, Michigan, 49036.

Enclosed you will find a copy of the application. The Coldwater City Council will be considering the application on March 28, 2016, at the Regular Council Meeting to be held in the Council Chamber at One Grand Street, Coldwater, Michigan, at 5:30 p.m. At this time Council will hear any comments you care to make.

Should you have any questions regarding this matter, please contact Deb Sikorski, City Assessor, at (517) 279-9501.

Sincerely,


Susan E. Heath, City Clerk
City of Coldwater


Enclosure

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.

RECEIVED

To be completed by Clerk of Local Government Unit	
Signature of Clerk 	Date Received by Local Unit FEB 26 2016
STC Use Only	
Application Number	Date Received by STC

CITY CLERK

APPLICANT INFORMATION

All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) UPC TRANSPORT, LLC		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 4225 & 7538	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 28 INDUSTRIAL AVE., COLDWATER, MI 49036		1d. City/Township/Village (Indicate which) City of Coldwater	1e. County Branch
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 Coldwater	3b. School Code 12010
		4. Amount of years requested for exemption (1-12 Years) 12	

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.

Creation of a 160' x 80' (12,800 square foot) new steel building with an additional office 800 square feet of office space. One-third of the facility will be a commercial truck and trailer repair facility and the remaining two-thirds of the building will be used for cross dock and warehousing. The repair facility will manage the fleet of trucks & trailers owned by UPC Transport, Union Pallet & Container Co., Inc, and outside customers.

6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	▶ \$726,647.00 Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month, day and year of beginning of installation, plus total	▶ \$18,000.00 Personal Property Costs
6c. Total Project Costs * Round Costs to Nearest Dollar	▶ \$744,647.00 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	▶ September 1, 2015	July 2016	▶ <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased
Personal Property Improvements	▶ November 2015	April 2016	▶ <input 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. 2	10. No. of new jobs at this facility expected to create within 2 years of completion. 2
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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

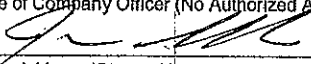
12b. Date district was established by local government unit (contact local unit)

12c. Is this application for a speculative building (Sec. 3(8))?
 Yes No

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 Shelly AcMoody	13b. Telephone Number 517-279-9700	13c. Fax Number 517-278-7354	13d. E-mail Address shelly@unionpallet.com
14a. Name of Contact Person Jon Slack	14b. Telephone Number 517-279-9700	14c. Fax Number 517-278-7354	14d. E-mail Address jon@unionpallet.com
▶ 15a. Name of Company Officer (No Authorized Agents) Jonathan D Slack - Managing Member			
▶ 15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number 517-278-7354	15d. Date 2-25-2016
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 161 Race St., Coldwater, MI 49036		15f. Telephone Number 517-279-9700	15g. E-mail Address jon@unionpallet.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 type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application. <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input 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 type="checkbox"/> 7. Equipment List with dates of beginning of installation <input 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 type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.	
16c. LUCI Code	16d. School Code
17. Name of Local Government Body	▶ 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	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

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

UPC Transport, LLC
Application for Industrial Facilities Exemption Certificate
Attachment to Form 1012

	Land Improvements		
	Clearing, Excavating, Fill Work	\$95,435.00	
	Asphalt Paving Phase I	\$45,000.00	
	Asphalt Paving Phase II	\$25,000.00	Spring 2016
	Cement Dolly Pads	\$13,928.00	
	Landscaping & Grass	\$15,000.00	Spring/Summer 2016
	New Building Cost	<u>\$532,284.00</u>	
6a.	Total Real Property	\$726,647.00	
	Machinery & Equipment		
	Tire Changer	\$5,000.00	
	Diagnostic Machine	\$3,000.00	
	Furniture & Fixtures		
	Racking	<u>\$10,000.00</u>	Spring 2016
6b.	Total Personal Property	\$18,000.00	
	TOTAL REAL & PERSONAL COSTS	\$744,647.00	