



**Albion Economic Development Corporation**  
EDC/TIFA/BRA  
BOARD OF DIRECTORS MEETING

**Thursday, February 8, 2024, 7:30 am**

Albion Economic Development Corporation

City of Albion – Council Chambers 112 W. Cass St. Albion, MI 49224

Watch on YouTube: @albioneconomicdevelopmentcorp

Attend Virtually Via Zoom: <https://us02web.zoom.us/j/89544976899>

*Mission Statement: Retain, expand, and recruit business and industry to the greater Albion area and strengthen and revitalize the local economy.*

**AGENDA**

- 1) Call To Order / Roll Call (1 min)
- 2) Invocation (1 min)
- 3) Pledge of Allegiance (1 min)
- 4) Approve Agenda (1 min)
- 5) Public Comment (TBD)

*(Persons addressing the Board shall limit their comments to no more than 3 minutes)*

**Presentations**

- 6) President/CEO Report (10 min)
- 7) Update on New Board Members for the EDC (1 min)
- 8) Task Force/Group Reports (5 min)
  - ARG – Albion Restaurant Group – Grants & Program Admin
  - Children’s Savings Account Task Force – Grants & Program Admin
  - Community Engagement Task Force – Grants & Program Admin
  - Executive Board - CEO
  - Housing Task Force - CEO
  - Industry and Business Attraction Task Force - CEO
  - Match on Main Task Force – CEO
  - Nominating Task Force - Board
  - Revolving Loan Fund Committee - CEO
  - Workforce Development Task Force - CEO

*Next Board Meeting will be Thursday, March 7, 2024, 5 pm*

*Next Board Meeting will be Thursday, March 14, 2024, 7:30 am*

### Action Items

- 9) Consent Agenda (2 Min)
- 10) Review and Approve January 11, 2024, Board Meeting Minutes (2 Min)
- 11) Review and Approve December 2023 Treasurer Report (5 min)
- 12) Discuss and Approve Colson Group Industrial Development District (10 min)
- 13) Discuss and Approve Colson Group Plant Rehabilitation District (10 min)
- 14) Discuss and Approve Colson Group TIFA Application re: Industrial Development District (10 min)
- 15) Discuss and Approve Colson Group TIFA Application re: Plant Rehabilitation District (10 min)
- 16) Review and Approve Colson Group Resolution (5 min)
- 17) Review and Approve Lisa Howze Speaking Engagement Agreement (5 min)
- 18) The President/CEO requests a closed session pursuant to MCL 15.268(1)(d), to consider the purchase or lease of real property up to the time an option to purchase or lease that real property is obtained.
- 19) Discuss and Approve Recommended Action from Closed Session (10 min)
- 20) Approve Minutes from Closed Sessions (10 min)
  - May 4, 2023 Closed Session Board of Directors Meeting
  - June 1, 2023, Closed Session Board of Directors Meeting
  - June 22, 2023 Closed Session Board of Directors Meeting
  - February 8, 2024 Closed Session Board of Directors Meeting
- 21) Board of Directors Discussion & Comments (5 Min)
  - City of Albion
  - Albion Township
  - Sheridan Township
  - Greater Albion Chamber of Commerce
  - Board at Large
- 22) Motion to Excuse Absent Members (3 min)
- 23) Public Comment (TBD)

*(Persons addressing the Board shall limit their comments to no more than 3 minutes)*
- 24) Adjournment (1 Min)

Parking Lot

*Next Board Meeting will be Thursday, March 7, 2024, 5 pm  
Next Board Meeting will be Thursday, March 14, 2024, 7:30 am*

# memo



## **Albion Economic Development Corporation**

To: EDC Board of Directors  
From: Virgie Ammerman, President & CEO  
Date: February 8, 2024  
Re: President / CEO Report

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## Competencies

- **Governance Competencies** – Striving for new Board members and guiding task forces
- **Leadership Competencies** – Cultural Initiatives in office and surrounding environment
- **Community Relations Competencies** – Albion Monday Luncheon Pop Up Series
- **Fiscal Management Competencies** – Operating to Budget

## EDC Multicultural 10-Point Plan Goals

- Attended “Growing Southwest Michigan Together” featuring MEDC CEO Quentin Messer Jr.
- Attended Michigan Minority Supplier Development Council statewide event in Battle Creek
- In progress - Put Your Town on your Map, MEDC MI Build Community Grant
- 2 Optimize Main Street Winners

## EDC 5-Year Plan Goals

- East Albion Industrial Park – Site Readiness and Land Accumulation
- Supporting Expansions in West Albion Industrial Park
- Attracting established commercial businesses
- Partnering with DDA re: Brownfield and Revolving Loan Fund
- Supporting growth/expansion Austin Avenue – Corridor Infrastructure Authority
- Supporting growth/expansion North/South Eaton – Corridor Infrastructure Authority

## Housing Champion Goals

- Supporting homeless solutions in Albion
- Received Notice to Proceed for MI-Hope Phase 3
- Understanding Oak Meadows regarding strategic directional updates
- Understanding impact of Maple Grove Sale

# EDC/TIFA/BRA BOARD OF DIRECTORS MEETING MINUTES

Held at Council Chambers 112 W. Cass Street, Albion MI 49224

January 11, 2023

**EDC Board Meeting called to order by Jerome Harvey at 7:37 am.**

- Board Members Present: Jerome Harvey; Vicky Clark; Ben Wallace, Mayor Snyder
- Counsel: Nelson Karre (online)
- Board Members Absent: Trevor White
- Ex Officio Non-Voting: None
- Community:
- Staff: Virgie Ammerman

A motion was made by Clark, seconded by Wallace, to approve the agenda as presented. 4-0

There were no public comments.

President Report presented by Interim President / CEO, Virgie Ammerman.

Not all Annual Conflict of Interest Forms were returned from Board Members.

Goals for the FY24 year were reviewed and accepted.

Updates on New EDC Board Members will be included on a regular basis monthly until 6 open positions are filled. City Clerk is advertising open board seats in The Recorder. Would like to attract members to the board whose interests reflect the strategic goals for the year. Clark requested seats filled. Chair Harvey asked the Mayor to fill seats within 20-30 days.

Ammerman presented Task Force Updates.

Wallace made a motion to approve the December 7, 2023, board meeting minutes seconded by Clark. 4-0

Wallace made a motion to approve the November 2023 Treasurer’s Report, seconded by Harvey. 4-0

Motion made by Wallace, seconded by Harvey, to approve the recommendation of the RLF Committee to treat the Galazio's \$25,000 Match on Main Loan as a construction draw type loan.

Snyder – Yes  
Wallace – Yes  
Harvey – Yes  
Clark - Yes

Motion made by Clark, seconded by Wallace to approve the 2024 EDC/TIFA/BRA/RLF Budget Amendment for \$2,750.

Snyder – Yes  
Wallace – Yes  
Harvey – Yes  
Clark - Yes

Motion made by Wallace, seconded by Clark, to approve the EGLE Community Management Program Resolution. 4-0

Board of Directors Discussion and Comments

Motion to excuse Trevor White made by Harvey, seconded by Clark. 2-2

Motion fails.

Motion made by Clark, seconded by Wallace to adjourn the meeting at 8:38 am. 4-0

Fund 243 BROWNFIELD REDEVELOPMENT AUTHORITY

GL Number	Description	PERIOD ENDED 12/31/2022	PERIOD ENDED 12/31/2023
*** Assets ***			
243-000-001.00	CASH	104,158.22	0.00
243-000-001.03	CASH - FLAGSTAR BANK	0.00	153,934.84
243-000-017.00	INVESTMENTS	20,158.24	148,667.19
243-000-020.00	WINTER TAXES RECEIVABLE - CURR	89,490.19	102,531.12
243-000-084.00	DUE FROM OTHER FUNDS	10,865.70	0.00
<b>Total Assets</b>		<b>224,672.35</b>	<b>405,133.15</b>
*** Liabilities ***			
243-000-214.00	DUE TO OTHER FUNDS <i>(Pending Loan Fund)</i>	0.00	147,375.47
<b>Total Liabilities</b>		<b>0.00</b>	<b>147,375.47</b>
*** Fund Balance ***			
243-000-390.00	FUND BALANCE	232,973.32	224,672.35
<b>Total Fund Balance</b>		<b>232,973.32</b>	<b>224,672.35</b>
<b>Beginning Fund Balance</b>		<b>232,973.32</b>	<b>224,672.35</b>
<b>Net of Revenues VS Expenditures</b>		<b>(8,300.97)</b>	<b>33,085.33</b>
<b>Ending Fund Balance</b>		<b>224,672.35</b>	<b>257,757.68</b>
<b>Total Liabilities And Fund Balance</b>		<b>224,672.35</b>	<b>405,133.15</b>

PERIOD ENDING 12/31/2023

GL NUMBER	DESCRIPTION	2022		YTD BALANCE 12/31/2023		2023		AVAILABLE	
		AMENDED BUDGET	END BALANCE 12/31/2022	NORM (ABNORM)	NORM (ABNORM)	AMENDED BUDGET	NORM (ABNORM)	BALANCE	% BDGT USED
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY									
Revenues									
Dept 000 - GENERAL									
243-000-402.00	CURRENT PROPERTY TAXES	108,693.00	110,226.88	149,145.26	200,000.00	50,854.74	74.57		
243-000-445.00	PENALTY & INTEREST ON TAXES	0.00	0.00	0.00	0.00	0.00	0.00		
243-000-665.00	INTEREST	150.00	158.24	8,893.84	8,900.00	6.16	99.93		
243-000-671.00	OTHER REVENUES	0.00	0.00	0.00	0.00	0.00	0.00		
243-000-699.00	TRANSFER IN	103,598.00	106,446.15	122,487.70	40,000.00	(82,487.70)	306.22		
Total Dept 000 - BROWNFIELD REDEVELOPMENT AUTHORITY		212,441.00	216,831.27	280,526.80	248,900.00	(31,626.80)	112.71		
TOTAL REVENUES		212,441.00	216,831.27	280,526.80	248,900.00	(31,626.80)	112.71		
Expenditures									
Dept 723 - BROWNFIELD REDEVELOPMENT AUTHORITY									
243-723-802.00	CONTRACTUAL SERVICES	214,892.00	217,632.24	38,227.62	39,000.00	772.38	98.02		
243-723-840.00	ADMINISTRATION FEES	7,500.00	7,500.00	7,500.00	7,500.00	0.00	100.00		
243-723-995.00	INTEREST	0.00	0.00	54,338.38	55,338.00	999.62	98.19		
243-723-999.00	TRANSFER OUT	0.00	0.00	147,375.47	147,062.00	(313.47)	100.21		
Total Dept 723 - BROWNFIELD REDEVELOPMENT AUTHORITY		222,392.00	225,132.24	247,441.47	248,900.00	1,458.53	99.41		
TOTAL EXPENDITURES		222,392.00	225,132.24	247,441.47	248,900.00	1,458.53	99.41		
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY:									
TOTAL REVENUES		212,441.00	216,831.27	280,526.80	248,900.00	(31,626.80)	112.71		
TOTAL EXPENDITURES		222,392.00	225,132.24	247,441.47	248,900.00	1,458.53	99.41		
NET OF REVENUES & EXPENDITURES		(9,951.00)	(8,300.97)	33,085.33	0.00	(33,085.33)	100.00		

Fund 244 ECONOMIC DEVELOPMENT FUND

GL Number	Description	PERIOD ENDED 12/31/2022	PERIOD ENDED 12/31/2023
<b>*** Assets ***</b>			
244-000-001.00	CASH	141,297.06	0.00
244-000-001.03	CASH - FLAGSTAR BANK	0.00	22,761.19
244-000-017.00	INVESTMENTS	201,599.61	582,981.41
244-000-123.03	PREPAID EXPENSES - LIABILITY & PROP INS	1,696.88	1,547.18
244-000-124.50	SECURITY DEPOSIT - BUILDING RENT	0.00	150.00
<b>Total Assets</b>		<b>344,593.55</b>	<b>607,439.78</b>
<b>*** Liabilities ***</b>			
244-000-202.00	ACCOUNTS PAYABLE	7,200.00	8,257.09
244-000-257.00	ACCRUED WAGES PAYABLE	825.85	497.46
244-000-258.00	ACCRUED PAYROLL TAXES	307.51	229.76
244-000-339.00	DEFERRED REVENUES	95,000.00	5,000.00
<b>Total Liabilities</b>		<b>103,333.36</b>	<b>13,984.31</b>
<b>*** Fund Balance ***</b>			
244-000-390.00	FUND BALANCE	195,161.13	241,260.19
<b>Total Fund Balance</b>		<b>195,161.13</b>	<b>241,260.19</b>
<b>Beginning Fund Balance</b>		<b>195,161.13</b>	<b>241,260.19</b>
<b>Net of Revenues VS Expenditures</b>		<b>46,099.06</b>	<b>352,195.28</b>
<b>Ending Fund Balance</b>		<b>241,260.19</b>	<b>593,455.47</b>
<b>Total Liabilities And Fund Balance</b>		<b>344,593.55</b>	<b>607,439.78</b>



GL NUMBER	DESCRIPTION	2022		END BALANCE		YTD BALANCE		2023		AVAILABLE	
		AMENDED BUDGET	NORM (ABNORM)	12/31/2022	NORM (ABNORM)	12/31/2023	NORM (ABNORM)	AMENDED BUDGET	NORM (ABNORM)	BALANCE	% BGD
Fund 244 - ECONOMIC DEVELOPMENT FUND											
Revenues											
Dept 000 - GENERAL											
244-000-502.00	FEDERAL GRANTS	39,900.00		39,900.00		0.00		0.00		0.00	0.00
244-000-502.01	EPA GRANT	0.00		0.00		0.00		0.00		0.00	0.00
244-000-540.00	STATE GRANTS	25,000.00		25,000.00		25,000.00		0.00		(25,000.00)	100.00
244-000-590.00	LOCAL GRANTS	0.00		0.00		0.00		0.00		0.00	0.00
244-000-626.10	ADMINISTRATION FEES	0.00		0.00		0.00		0.00		0.00	0.00
244-000-665.00	INTEREST	1,560.00		1,788.69		33,906.11		34,500.00		593.89	98.28
244-000-667.00	RENTS	133,000.00		132,999.96		19,395.83		19,396.00		0.17	100.00
244-000-671.00	OTHER REVENUES	2,070.00		2,070.00		0.00		0.00		0.00	0.00
244-000-673.00	SALE OF FIXED ASSETS	0.00		0.00		539,940.00		539,940.00		0.00	100.00
244-000-676.00	REIMBURSEMENTS & RESTITUTIONS	596.00		595.63		0.00		0.00		0.00	0.00
Total Dept 000 - GENERAL		202,126.00		202,354.28		618,241.94		593,836.00		(24,405.94)	104.11
Dept 930 - TRANSFER IN											
244-930-699.00	TRANSFER IN	30,991.00		30,991.00		0.00		0.00		0.00	0.00
Total Dept 930 - TRANSFER IN		30,991.00		30,991.00		0.00		0.00		0.00	0.00
TOTAL REVENUES		233,117.00		233,345.28		618,241.94		593,836.00		(24,405.94)	104.11
Expenditures											
Dept 728 - EDC											
244-728-702.00	SALARIES AND WAGES	40,000.00		38,896.32		36,808.61		36,650.00		(158.61)	100.43
244-728-702.01	LEAVE BANK PAYOUTS AND/OR BONUSES	535.00		534.74		14,367.45		14,367.00		(0.45)	100.00
244-728-702.03	SALARY & WAGES - COVID-19 RELATED	0.00		0.00		0.00		0.00		0.00	0.00
244-728-703.00	PART TIME WAGES	1,477.00		1,476.64		0.00		0.00		0.00	0.00
244-728-704.00	OVERTIME	500.00		0.00		944.87		1,000.00		55.13	94.49
244-728-705.00	SICK TIME INCENTIVE PAY	0.00		0.00		0.00		0.00		0.00	0.00
244-728-714.00	MEDICARE	660.00		607.36		746.22		750.00		3.78	99.50
244-728-715.00	FICA	2,825.00		2,596.57		3,190.15		3,190.00		(0.15)	100.00
244-728-716.00	HOSPITALIZATION INSURANCE	10,000.00		8,452.39		7,147.63		7,270.00		122.37	98.32
244-728-717.00	LIFE INSURANCE	85.00		72.65		74.04		80.00		5.96	92.55
244-728-719.00	PENSION CONTRIBUTION	2,835.00		2,712.02		2,537.82		2,640.00		102.18	96.13
244-728-719.01	MERS DB CONTRIBUTION	7,650.00		7,650.00		2,000.04		2,005.00		4.96	99.75
244-728-719.02	EMPLOYER CONT. - MERS FORFEITURE APPLIED	(108.00)		(108.01)		(432.29)		(432.00)		0.29	100.07
244-728-720.00	WORKERS COMPENSATION	105.00		65.65		71.01		130.00		58.99	54.62
244-728-721.00	UNEMPLOYMENT INSURANCE	20.00		7.32		2.96		10.00		7.04	29.60
244-728-723.00	RETIREE HEALTH SAVINGS CONTRIB	575.00		556.34		543.24		570.00		26.76	95.31
244-728-724.00	CAR ALLOWANCE	1,800.00		1,800.07		112.65		130.00		17.35	86.65
244-728-726.00	OFFICE SUPPLY	885.00		1,124.20		6,678.92		5,000.00		(1,678.92)	133.58
244-728-727.00	OFFICE EQUIPMENT	743.00		742.92		2,003.14		1,226.00		(777.14)	163.39
244-728-728.00	DUES, BOOKS, PERIODICAL	1,000.00		1,147.99		3,248.20		5,000.00		1,751.80	64.96
244-728-744.00	POSTAGE	16.00		15.93		123.00		300.00		177.00	41.00
244-728-785.00	BUILDING & GROUNDS REPAIR & MA	24,250.00		24,116.95		1,425.22		3,000.00		1,574.78	47.51
244-728-801.00	PROFESSIONAL SERVICES	3,260.00		12,014.38		99,862.63		90,000.00		(9,862.63)	110.96
244-728-802.00	CONTRACTUAL SERVICES	3,300.00		4,764.03		13,773.26		7,000.00		(6,773.26)	196.76
244-728-804.00	PRINTING AND COPYING	0.00		0.00		0.00		0.00		0.00	0.00
244-728-819.00	CONFERENCE COSTS	0.00		0.00		0.00		0.00		0.00	0.00
244-728-840.00	ADMINISTRATION FEES	10,000.00		9,999.96		9,999.96		10,000.00		0.04	100.00
244-728-851.00	TELEPHONE	680.00		680.60		1,853.16		2,000.00		146.84	92.66
244-728-857.00	TRAVEL	0.00		0.00		1,141.39		1,000.00		(141.39)	114.14
244-728-885.00	TRAINING	70.00		70.00		4,028.00		5,000.00		972.00	80.56
244-728-921.00	GAS	0.00		0.00		0.00		0.00		0.00	0.00

PERIOD ENDING 12/31/2023

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	END BALANCE 12/31/2022 NORM (ABNORM)	YTD BALANCE 12/31/2023 NORM (ABNORM)	2023 AMENDED BUDGET	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
<b>Fund 244 - ECONOMIC DEVELOPMENT FUND</b>							
<b>Expenditures</b>							
244-728-922.00	ELECTRICITY	0.00	0.00	0.00	0.00	0.00	0.00
244-728-923.00	WATER	0.00	0.00	0.00	0.00	0.00	0.00
244-728-941.00	BUILDING RENTAL	1,800.00	1,800.00	15,650.00	18,000.00	2,350.00	86.94
244-728-950.00	INSURANCE AND BONDS	2,750.00	2,741.10	3,244.02	3,254.00	9.98	99.69
244-728-955.00	MISCELLANEOUS	0.00	0.04	0.00	0.00	0.00	0.00
244-728-967.00	ECONOMIC DEVELOPMENT	60,000.00	56,702.06	34,901.36	20,000.00	(14,901.36)	174.51
244-728-971.00	LAND	0.00	0.00	0.00	0.00	0.00	0.00
244-728-974.00	LAND IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00
244-728-991.00	PRINCIPAL	5,720.00	5,720.00	0.00	0.00	0.00	0.00
244-728-995.00	INTEREST	286.00	286.00	0.00	0.00	0.00	0.00
244-728-999.00	TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Dept 728 - EDC</b>		<b>183,719.00</b>	<b>187,246.22</b>	<b>266,046.66</b>	<b>239,140.00</b>	<b>(26,906.66)</b>	<b>111.25</b>
<b>Dept 750 - EPA GRANT</b>							
244-750-702.00	SALARIES AND WAGES	0.00	0.00	0.00	0.00	0.00	0.00
244-750-714.00	MEDICARE	0.00	0.00	0.00	0.00	0.00	0.00
244-750-715.00	FICA	0.00	0.00	0.00	0.00	0.00	0.00
244-750-716.00	HOSPITALIZATION INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
244-750-717.00	LIFE INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
244-750-719.00	PENSION CONTRIBUTION	0.00	0.00	0.00	0.00	0.00	0.00
244-750-720.00	WORKERS COMPENSATION	0.00	0.00	0.00	0.00	0.00	0.00
244-750-721.00	UNEMPLOYMENT INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
244-750-723.00	RETIREE HEALTH SAVINGS CONTRIB	0.00	0.00	0.00	0.00	0.00	0.00
244-750-724.00	VEHICLE ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00
244-750-726.00	OFFICE SUPPLY	0.00	0.00	0.00	0.00	0.00	0.00
244-750-727.00	OFFICE EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
244-750-801.00	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
244-750-802.00	CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
244-750-857.00	TRAVEL	0.00	0.00	0.00	0.00	0.00	0.00
244-750-955.00	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Dept 750 - EPA GRANT</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENDITURES</b>		<b>183,719.00</b>	<b>187,246.22</b>	<b>266,046.66</b>	<b>239,140.00</b>	<b>(26,906.66)</b>	<b>111.25</b>
<b>Fund 244 - ECONOMIC DEVELOPMENT FUND:</b>							
<b>TOTAL REVENUES</b>		<b>233,117.00</b>	<b>233,345.28</b>	<b>618,241.94</b>	<b>593,836.00</b>	<b>(24,405.94)</b>	<b>104.11</b>
<b>TOTAL EXPENDITURES</b>		<b>183,719.00</b>	<b>187,246.22</b>	<b>266,046.66</b>	<b>239,140.00</b>	<b>(26,906.66)</b>	<b>111.25</b>
<b>NET OF REVENUES &amp; EXPENDITURES</b>		<b>49,398.00</b>	<b>46,099.06</b>	<b>352,195.28</b>	<b>354,696.00</b>	<b>2,500.72</b>	<b>99.29</b>

Fund 247 TIFA FUND

GL Number	Description	PERIOD ENDED 12/31/2022	PERIOD ENDED 12/31/2023
<b>*** Assets ***</b>			
247-000-001.00	CASH	194,812.79	0.01
247-000-001.03	CASH - FLAGSTAR BANK	0.00	(75.76)
247-000-004.00	PETTY CASH	50.00	50.00
247-000-017.00	INVESTMENTS	237,319.47	340,749.46
247-000-019.00	SUMMER TAXES RECEIVABLE - CURR	0.00	13,224.43
247-000-020.00	WINTER TAXES RECEIVABLE - CURR	5,203.66	14,357.94
247-000-056.00	INTEREST RECEIVABLE	537.74	0.00
247-000-072.00	DUE FROM COUNTY	8,048.05	0.00
247-000-078.00	DUE FROM STATE	0.00	150,000.00
247-000-124.50	SECURITY DEPOSIT - BUILDING RENT	0.00	850.00
<b>Total Assets</b>		<b>445,971.71</b>	<b>519,156.08</b>
<b>*** Liabilities ***</b>			
247-000-202.00	ACCOUNTS PAYABLE	34.90	0.00
247-000-255.00	DEPOSITS PAYABLE	1,384.11	0.00
247-000-257.00	ACCRUED WAGES PAYABLE	2,073.55	2,962.44
247-000-258.00	ACCRUED PAYROLL TAXES	815.87	1,060.94
247-000-339.00	DEFERRED REVENUES	5,000.00	0.00
<b>Total Liabilities</b>		<b>9,308.43</b>	<b>4,023.38</b>
<b>*** Fund Balance ***</b>			
247-000-390.00	FUND BALANCE	351,222.23	436,663.28
<b>Total Fund Balance</b>		<b>351,222.23</b>	<b>436,663.28</b>
<b>Beginning Fund Balance</b>		<b>351,222.23</b>	<b>436,663.28</b>
<b>Net of Revenues VS Expenditures</b>		<b>85,441.05</b>	<b>78,469.42</b>
<b>Ending Fund Balance</b>		<b>436,663.28</b>	<b>515,132.70</b>
<b>Total Liabilities And Fund Balance</b>		<b>445,971.71</b>	<b>519,156.08</b>

PERIOD ENDING 12/31/2023

GL NUMBER	DESCRIPTION	2022		END BALANCE 12/31/2022		YTD BALANCE 12/31/2023		2023		AVAILABLE	
		AMENDED BUDGET	BUDGET	NORM (ABNORM)	NORM (ABNORM)	NORM (ABNORM)	NORM (ABNORM)	AMENDED BUDGET	BUDGET	NORM (ABNORM)	% BGD USED
Fund 247 - TIFA FUND											
Revenues											
Dept 000 - GENERAL											
247-000-402.00	CURRENT PROPERTY TAXES	100,875.00		99,977.74		108,665.40		104,234.00		(4,431.40)	104.25
247-000-402.01	PROPERTY TAX CHARGEBACKS	0.00		0.00		0.00		0.00		0.00	0.00
247-000-410.00	DELINQUENT PERSONAL PROPERTY T	0.00		0.00		0.00		0.00		0.00	0.00
247-000-441.00	LOCAL COMMUNITY STABILIZATION SHARE TAX	0.00		0.00		0.00		0.00		0.00	0.00
247-000-445.00	PENALTY & INTEREST ON TAXES	0.00		0.00		0.00		0.00		0.00	0.00
247-000-540.00	STATE GRANTS	0.00		0.00		0.00		0.00		0.00	0.00
247-000-573.00	LOCAL COMMUNITY STABILIZATION STATE REIM	148,508.00		148,508.31		150,000.00		150,000.00		0.00	100.00
247-000-590.00	LOCAL GRANTS	0.00		0.00		0.00		0.00		0.00	0.00
247-000-665.00	INTEREST	1,400.00		2,531.98		18,293.02		18,100.00		(193.02)	101.07
247-000-667.00	RENTS	0.00		0.00		0.00		0.00		0.00	0.00
247-000-671.00	OTHER REVENUES	0.00		0.00		846.37		0.00		(846.37)	100.00
247-000-673.00	SALE OF FIXED ASSETS	0.00		0.00		33,300.00		33,300.00		0.00	100.00
247-000-676.00	REIMBURSEMENTS & RESTITUTIONS	0.00		0.00		0.00		0.00		0.00	0.00
247-000-698.00	DEBT PROCEEDS	0.00		0.00		0.00		0.00		0.00	0.00
Total Dept 000 - GENERAL		250,783.00		251,018.03		311,104.79		305,634.00		(5,470.79)	101.79
Dept 930 - TRANSFER IN											
247-930-699.00	TRANSFER IN	0.00		0.00		0.00		0.00		0.00	0.00
Total Dept 930 - TRANSFER IN		0.00		0.00		0.00		0.00		0.00	0.00
TOTAL REVENUES		250,783.00		251,018.03		311,104.79		305,634.00		(5,470.79)	101.79
Expenditures											
Dept 730 - TIFA											
247-730-702.00	SALARIES AND WAGES	95,000.00		94,442.28		121,286.18		120,625.00		(661.18)	100.55
247-730-702.01	LEAVE BANK PAYOUTS AND/OR BONUSES	1,248.00		1,247.73		33,524.05		33,524.00		(0.05)	100.00
247-730-703.00	PART TIME WAGES	3,925.00		3,924.86		0.00		0.00		0.00	0.00
247-730-703.03	PART-TIME WAGES - COVID-19 RELATED	0.00		0.00		0.00		0.00		0.00	0.00
247-730-704.00	OVERTIME	500.00		0.00		2,833.63		3,000.00		166.37	94.45
247-730-705.00	SICK TIME INCENTIVE PAY	0.00		0.00		0.00		0.00		0.00	0.00
247-730-706.00	LICENSING INCENTIVE	0.00		0.00		0.00		0.00		0.00	0.00
247-730-714.00	MEDICARE	1,500.00		1,474.41		2,266.52		2,285.00		18.48	99.19
247-730-715.00	FICA	6,425.00		6,304.68		9,692.06		9,775.00		82.94	99.15
247-730-716.00	HOSPITALIZATION INSURANCE	25,000.00		21,965.57		21,259.18		21,830.00		570.82	97.39
247-730-717.00	LIFE INSURANCE	185.00		177.10		203.46		225.00		21.54	90.43
247-730-718.00	DISABILITY INSURANCE	0.00		0.00		0.00		0.00		0.00	0.00
247-730-719.00	PENSION CONTRIBUTION	6,685.00		6,579.25		8,443.29		8,665.00		221.71	97.44
247-730-719.01	MERS DB CONTRIBUTION	0.00		0.00		0.00		0.00		0.00	0.00
247-730-719.02	EMPLOYER CONT. - MERS FORFIETURE APPLIED	(252.00)		(252.00)		(1,143.01)		(1,143.00)		0.01	100.00
247-730-720.00	WORKERS COMPENSATION	205.00		158.76		249.00		380.00		131.00	65.53
247-730-721.00	UNEMPLOYMENT INSURANCE	35.00		18.96		8.75		15.00		6.25	58.33
247-730-723.00	RETIREE HEALTH SAVINGS CONTRIB	1,375.00		1,369.85		1,465.11		1,495.00		29.89	98.00
247-730-724.00	VEHICLE ALLOWANCE	4,200.00		4,199.93		1,013.55		1,160.00		146.45	87.38
247-730-726.00	OFFICE SUPPLY	0.00		0.00		0.00		0.00		0.00	0.00
247-730-727.00	OFFICE EQUIPMENT	0.00		0.00		0.00		0.00		0.00	0.00
247-730-728.00	DUES, BOOKS, PERIODICAL	0.00		0.00		0.00		0.00		0.00	0.00
247-730-744.00	POSTAGE	0.00		0.00		0.00		0.00		0.00	0.00
247-730-785.00	BUILDING & GROUNDS REPAIR & MA	0.00		0.00		3,562.30		2,850.00		(712.30)	124.99
247-730-801.00	PROFESSIONAL SERVICES	1,731.00		3,807.14		7,180.16		7,000.00		(180.16)	102.57
247-730-802.00	CONTRACTUAL SERVICES	634.00		633.76		0.00		0.00		0.00	0.00
247-730-804.00	PRINTING AND COPYING	0.00		0.00		0.00		0.00		0.00	0.00

PERIOD ENDING 12/31/2023

GL NUMBER	DESCRIPTION	2022		END BALANCE 12/31/2022		YTD BALANCE 12/31/2023		2023		AVAILABLE	
		AMENDED BUDGET	NORM	NORM (ABNORM)	NORM (ABNORM)	AMENDED BUDGET	NORM	NORM (ABNORM)	BALANCE	% BGD	
Fund 247 - TIFA FUND											
Expenditures											
247-730-819.00	CONFERENCE COSTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
247-730-840.00	ADMINISTRATION FEES	8,900.00	8,900.04	8,900.04	8,900.04	8,900.00	8,900.00	8,900.00	(0.04)	100.00	0.00
247-730-851.00	TELEPHONE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
247-730-857.00	TRAVEL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
247-730-880.00	COMMUNITY PROMOTIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
247-730-885.00	TRAINING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
247-730-921.00	GAS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
247-730-922.00	ELECTRICITY	475.00	424.71	424.71	791.10	750.00	750.00	750.00	(41.10)	105.48	0.00
247-730-923.00	WATER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
247-730-941.00	BUILDING RENTAL	10,200.00	10,200.00	10,200.00	11,100.00	10,200.00	10,200.00	10,200.00	(900.00)	108.82	0.00
247-730-950.00	INSURANCE AND BONDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
247-730-950.01	INSURANCE RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
247-730-955.00	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
247-730-967.00	ECONOMIC DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
247-730-971.00	LAND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
247-730-974.00	LAND IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
247-730-991.00	PRINCIPAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
247-730-992.00	CDBG LOAN PAYMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
247-730-995.00	INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
247-730-999.00	TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 730 - TIFA		167,971.00	165,576.98	165,576.98	232,635.37	231,536.00	231,536.00	231,536.00	(1,099.37)	100.47	0.00
TOTAL EXPENDITURES		167,971.00	165,576.98	165,576.98	232,635.37	231,536.00	231,536.00	231,536.00	(1,099.37)	100.47	0.00
Fund 247 - TIFA FUND:											
TOTAL REVENUES		250,783.00	251,018.03	251,018.03	311,104.79	305,634.00	305,634.00	305,634.00	(5,470.79)	101.79	0.00
TOTAL EXPENDITURES		167,971.00	165,576.98	165,576.98	232,635.37	231,536.00	231,536.00	231,536.00	(1,099.37)	100.47	0.00
NET OF REVENUES & EXPENDITURES		82,812.00	85,441.05	85,441.05	78,469.42	74,098.00	74,098.00	74,098.00	(4,371.42)	105.90	0.00

Fund 296 REVOLVING LOAN FUND

GL Number	Description	PERIOD ENDED 12/31/2022	PERIOD ENDED 12/31/2023
*** Assets ***			
296-000-001.00	CASH	390.59	0.00
296-000-001.03	CASH - FLAGSTAR BANK	0.00	22,508.81
296-000-017.00	INVESTMENTS	327,356.40	284,050.13
296-000-040.00	ACCOUNTS RECEIVABLE	0.00	45,500.00
296-000-061.00	LOANS RECEIVABLE	83,065.27	77,243.09
296-000-084.00	DUE FROM OTHER FUNDS <i>(Brownfield)</i>	0.00	147,375.47
<b>Total Assets</b>		<b>410,812.26</b>	<b>576,677.50</b>
*** Liabilities ***			
<b>Total Liabilities</b>		<b>0.00</b>	<b>0.00</b>
*** Fund Balance ***			
296-000-390.00	FUND BALANCE	404,207.67	410,812.26
<b>Total Fund Balance</b>		<b>404,207.67</b>	<b>410,812.26</b>
<b>Beginning Fund Balance</b>		<b>404,207.67</b>	<b>410,812.26</b>
<b>Net of Revenues VS Expenditures</b>		<b>6,604.59</b>	<b>165,865.24</b>
<b>Ending Fund Balance</b>		<b>410,812.26</b>	<b>576,677.50</b>
<b>Total Liabilities And Fund Balance</b>		<b>410,812.26</b>	<b>576,677.50</b>

PERIOD ENDING 12/31/2023

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	END BALANCE 12/31/2022 NORM (ABNORM)	YTD BALANCE 12/31/2023 NORM (ABNORM)	2023 AMENDED BUDGET	AVAILABLE BALANCE NORM (ABNORM)	% BDC USED
Fund 296 - REVOLVING LOAN FUND							
Revenues							
Dept 000 - GENERAL							
296-000-540.00	STATE GRANTS	0.00	0.00	0.00	0.00	0.00	0.00
296-000-607.00	CHARGES FOR SERVICES-FEES	0.00	0.00	0.00	0.00	0.00	0.00
296-000-665.00	INTEREST	6,639.59	6,639.59	18,489.77	17,000.00	(1,489.77)	108.76
296-000-671.00	CHARGES FOR SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 000 - GENERAL		6,000.00	6,639.59	18,489.77	17,000.00	(1,489.77)	108.76
Dept 930 - TRANSFER IN							
296-930-699.00	TRANSFER IN	0.00	0.00	147,375.47	147,062.00	(313.47)	100.21
Total Dept 930 - TRANSFER IN		0.00	0.00	147,375.47	147,062.00	(313.47)	100.21
TOTAL REVENUES		6,000.00	6,639.59	165,865.24	164,062.00	(1,803.24)	101.10
Expenditures							
Dept 740 - REVOLVING LOAN							
296-740-702.00	SALARIES AND WAGES	0.00	0.00	0.00	0.00	0.00	0.00
296-740-702.01	LEAVE BANK PAYOUTS AND/OR BONUSES	0.00	0.00	0.00	0.00	0.00	0.00
296-740-703.00	PART TIME WAGES	0.00	0.00	0.00	0.00	0.00	0.00
296-740-705.00	SICK TIME INCENTIVE PAY	0.00	0.00	0.00	0.00	0.00	0.00
296-740-714.00	MEDICARE	0.00	0.00	0.00	0.00	0.00	0.00
296-740-715.00	FICA	0.00	0.00	0.00	0.00	0.00	0.00
296-740-716.00	HOSPITALIZATION INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
296-740-717.00	LIFE INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
296-740-719.00	PENSION CONTRIBUTION	0.00	0.00	0.00	0.00	0.00	0.00
296-740-720.00	WORKERS COMPENSATION	0.00	0.00	0.00	0.00	0.00	0.00
296-740-721.00	UNEMPLOYMENT INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
296-740-723.00	RETIREE HEALTH SAVINGS CONTRIB	0.00	0.00	0.00	0.00	0.00	0.00
296-740-724.00	VEHICLE ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00
296-740-726.00	OFFICE SUPPLY	0.00	0.00	0.00	0.00	0.00	0.00
296-740-727.00	OFFICE EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
296-740-744.00	POSTAGE	0.00	0.00	0.00	0.00	0.00	0.00
296-740-801.00	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
296-740-802.00	CONTRACTUAL SERVICES	35.00	35.00	0.00	0.00	0.00	0.00
296-740-804.00	PRINTING AND COPYING	0.00	0.00	0.00	0.00	0.00	0.00
296-740-840.00	ADMINISTRATION FEES	0.00	0.00	0.00	0.00	0.00	0.00
296-740-885.00	TRAINING	0.00	0.00	0.00	0.00	0.00	0.00
296-740-941.00	BUILDING RENTAL	0.00	0.00	0.00	0.00	0.00	0.00
296-740-955.00	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
296-740-971.00	LAND	0.00	0.00	0.00	0.00	0.00	0.00
296-740-974.00	LAND IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 740 - REVOLVING LOAN		35.00	35.00	0.00	0.00	0.00	0.00
Dept 965 - TRANSFER OUT							
296-965-999.00	TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 965 - TRANSFER OUT		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		35.00	35.00	0.00	0.00	0.00	0.00

User: DCLARK

DB: Albion

PERIOD ENDING 12/31/2023

GL NUMBER	DESCRIPTION	2022		2023		AVAILABLE BALANCE	% BDGT USED
		AMENDED BUDGET	END BALANCE 12/31/2022 NORM (ABNORM)	YTD BALANCE 12/31/2023 NORM (ABNORM)	AMENDED BUDGET		
Fund 296 - REVOLVING LOAN FUND							
Fund 296 - REVOLVING LOAN FUND:							
	TOTAL REVENUES	6,000.00	6,639.59	165,865.24	164,062.00	(1,803.24)	101.10
	TOTAL EXPENDITURES	35.00	35.00	0.00	0.00	0.00	0.00
	NET OF REVENUES & EXPENDITURES	5,965.00	6,604.59	165,865.24	164,062.00	(1,803.24)	101.10
	TOTAL REVENUES - ALL FUNDS	702,341.00	707,834.17	1,375,738.77	1,312,432.00	(63,306.77)	104.82
	TOTAL EXPENDITURES - ALL FUNDS	574,117.00	577,990.44	746,123.50	719,576.00	(26,547.50)	103.69
	NET OF REVENUES & EXPENDITURES	128,224.00	129,843.73	629,615.27	592,856.00	(36,759.27)	106.20





Tuesday, February 6, 2024

Albion Economic Development  
112 W. Cass Street  
Albion, MI 49224

Attention: Vergie Ammerman, President CEO

Dear Mr. Ammerman

Colson Group Holdings, LLC (CGH), a Delaware Limited Liability Company, currently owns and operates Albion Industries on 800 North Clark Street. CGH wishes to invest capital of approximately \$12.0 million to improve/build an essentially new facility on 1101 Industrial Boulevard in Albion and subsequently to relocate Albion's operations from North Clark St. to Industrial Boulevard.

By this letter, we are requesting that the City of Albion establish an Industrial Development District (IDD) encompassing the proposed site of the new plant on Industrial Boulevard. We are required to file this written request prior to any construction activities.

#### Background Information about the Company

CGH, a Delaware Limited Liability Company, is controlled by Blue Wolf Capital Partners, a private equity fund specializing in investing and driving real and sustainable business improvements in middle market manufacturing companies, wishes to invest up \$12.0 million to build its substantially new Albion Facility.

Since the 1970's, Albion Industries has been an integral part of the City of Albion. Albion Industries is the heavy-duty wheel and caster manufacturing division of the Colson Group, the world's largest caster and wheel manufacturer.

#### Information about the Albion Facility

Colson's Albion, Michigan facility currently cuts, welds, machines and assembles wheels and casters for the material handling and numerous other industries across North America. Industries served include the Automotive, Aviation, Defense and Construction.

Additional investments and capabilities planned for the Industrial Boulevard facility include increasing the capabilities in our robotic welding and machining department. Specifically, in our machining department, the plan is to expand our current standard CNC machining centers and invest in an advance raceway machining cell. This will give us ability to machine raceways internally which is a critical component in the kingpin-less family of Albion casters. Along with the improvements in manufacturing; the site will allow for an expansion of our United States distribution network of

## Request to City of Albion for Industrial Development District

Albion-branded casters and wheels. None of these functions are possible in the current North Clark St. location due to space and other facility limitations.

### Location Information

The project will be located at 1101 Industrial Boulevard, Albion MI 49224

(l). The proposed industrial development district should include the following parcel number: 13-51-006-464-00

### Legal Description

Lots 14, 15, and 16 of INDUSTRIAL PARK SUBDIVISION, according to the plat thereof recorded in Liber 16 of Plats, page 39 of the Calhoun County Records.

### Description of Project

CGH proposes to invest approximately \$12.0 million to rebuild/develop the Albion facility on Industrial Boulevard. The project's aim would be to strengthen Albion Industries' competitive position, to harden our North American supply chain and to improve the safety and reliability of its operations.

The project proposes the construction of an 80k - 100k square foot mixed manufacturing and distribution facility on Industrial Boulevard. The project cost includes the demolition of the existing facility and additional infrastructure requirements needed to facilitate the new facility for continuing operations within local, state, federal, and internal EHS standards. \$5.0 million of the \$12.0 million investment will be for equipment to improve manufacturing efficiency and to be competitive in the market.

The list of estimated project costs is shown below:

<b>Rebuilding Capital Cost Estimates Plus Land Purchase</b>	
	<b>Cost</b>
Demolition and Rebuild of Existing Structure	0.400 M
Earthwork for Site	0.800 M
Design, Engineering, and Project Management	0.450 M
New Building Addition	4.550 M
Exterior Improvements	0.300 M
<b>Total</b>	<b>6.500 M</b>
Contingency (approx. 2%)	0.130 M
OH/P 5.5%	0.360 M
<b><i>Cost to Re-build (w/contingency)</i></b>	<b><i>7.00 M</i></b>
<b><i>Equipment Investment</i></b>	<b><i>5.00 M</i></b>
<b><i>Total Cost to Rebuild (including equipment investment)</i></b>	<b><i>12.0 M</i></b>

## **Request to City of Albion for Industrial Development District**

There are currently 61 employees at the Albion facility. The redeveloped facility on Industrial Drive is expected to employ 125 employees within five years of the completion of the project.

### Alternatives to Albion Investment

Source more machined and fabricated components from 3rd party suppliers, including China while continuing to distribute Albion-branded casters and wheels from other distribution centers around the USA and Canada.

### Project Timing

We have estimated that all required permitting and approvals can be obtained between now and early Spring 2024. Construction is estimated to begin in April 2024 with a targeted completion one year after start.

### Closing Comments

Since purchasing Colson Group Holdings, LLC. in February of 2021, we have doubled our Heavy-Duty caster and wheel business, primarily made and shipped from Albion, Michigan. We are rapidly approaching the capacity of our existing facility, which in any case does not meet the ongoing needs of the employees, management or ownership regarding safety, recruiting, corporate image, etc. It is simply used up and without good options to re-develop.

This written request to the City of Albion to establish Industrial Development District is evidence of our enthusiasm for this project. We hope the City of Albion shares this excitement with us.

Please do not hesitate to contact me if you have any questions. My contact information is shown below.

Sincerely,



Richard G. Kobor  
Chief Executive Officer  
Colson Group Holdings, LLC  
Cell phone: 630.670.8013  
Email: [Rich.Kobor@colsongroup.com](mailto:Rich.Kobor@colsongroup.com)

### TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT #996454, DATED AUGUST 04, 2023 AT 8:00 AM.

### SCHEDULE A DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ALBION, COUNTY OF CALHOUN, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

LOT(S) 14, 15, AND 16 OF INDUSTRIAL PARK SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 16 OF PLATS, PAGE 39 OF THE CALHOUN COUNTY RECORDS.

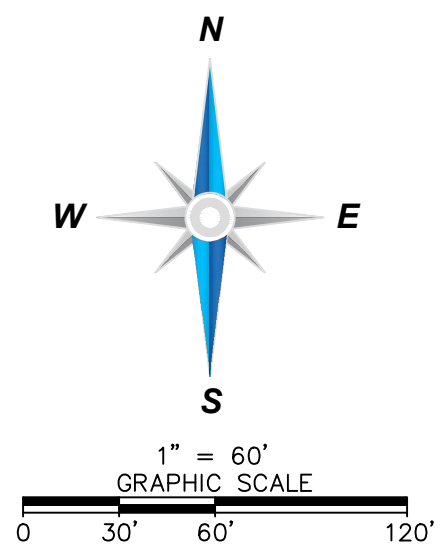
### NOTES CORRESPONDING TO SCHEDULE B

- 10 — RIGHT OF WAY IN FAVOR OF CONSUMERS POWER COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 915, PAGE 671. (AFFECTS LOT 15) (AFFECTS, PLOTTED AS SHOWN)
  - 11 — EASEMENT IN FAVOR OF CONSUMERS POWER COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1010, PAGE 354. (AFFECTS LOTS 15 AND 16) (AFFECTS, PLOTTED AS SHOWN)
  - 12 — INTEREST OF OTHERS IN THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM CAPTIONED LAND AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 993, PAGE 7. (AFFECTS LOTS 14 TO 16)
- THIS EXCEPTION DOES NOT CONSTITUTE A STATEMENT AS TO THE OWNERSHIP OF THIS INTEREST OR RIGHT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF SUCH INTERESTS THAT ARE NOT LISTED. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 13 — TERMS AND CONDITIONS CONTAINED IN EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 3769, PAGE 837. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

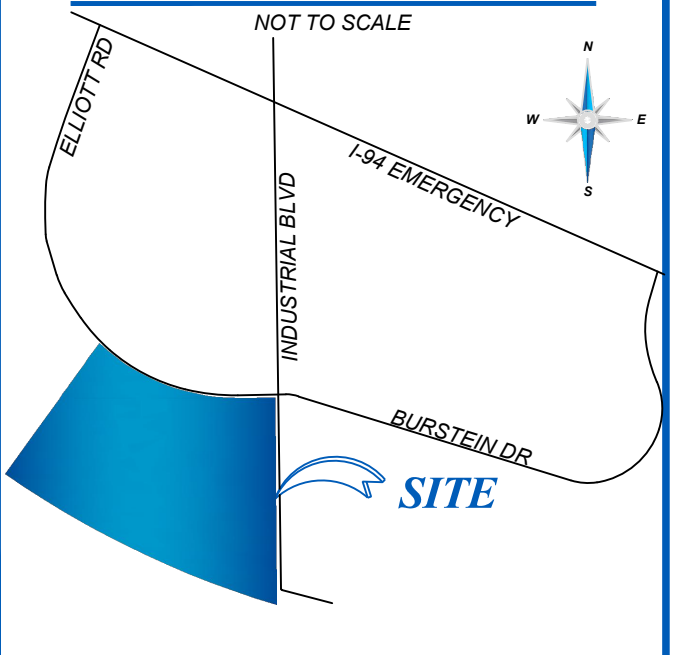
# ALTA/NSPS LAND TITLE SURVEY

1101 INDUSTRIAL BOULEVARD

LOCATED IN: SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST  
CALHOUN COUNTY, ALBION, MICHIGAN 49224



### VICINITY MAP



### GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
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- COMPLETED FIELD WORK WAS SEPTEMBER 1, 2023.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF ELLIOTT ROAD AND INDUSTRIAL BOULEVARD, WHICH IS LOCATED ABUTTING THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO ELLIOTT ROAD, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR OTHER PERSON OTHER THAN A LICENSED MICHIGAN ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBSTRUCTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM CALHOUN COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.

### LINE TABLE

LINE(M)	BEARING	DISTANCE
L1	S 76°00'28" E	51.85'
L2	S 79°18'12" W	50.62'

### LEGEND & SYMBOLS

CC	CONCRETE	●	FOUND MONUMENT (AS NOTED)
RW	RIGHT-OF-WAY	—	SIGN
CL	CENTERLINE	⊕	COMPUTED CORNER
(M)	MEASURED/CALCULATED DIMENSION	⊕	TELEPHONE PEDESTAL
(R)	RECORD DIMENSION	*	FIRE HYDRANT
NF	NOW OR FORMERLY	*	LIGHT
BHL	BUILDING HEIGHT LOCATION	⊕	AIR CONDITIONER
— — — — —	BOUNDARY LINE	⊕	GAS VALVE
- - - - -	EASEMENT LINE	⊕	POWER POLE
— — — — —	RIGHT-OF-WAY LINE	⊕	ELECTRIC CABINET
— — — — —	ADJOINER LINE	⊕	WATER VALVE
- x - x - x -	FENCE LINE	⊕	FLAG POLE
— — — — —	OVERHEAD POWER LINE	⊕	STORM MANHOLE
— — — — —	RAILROAD TRACK	⊕	
— — — — —	CENTERLINE	⊕	

### BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S 0°26'55" E PER GPS COORDINATE OBSERVATIONS MICHIGAN STATE PLANE, SOUTH ZONE NAD83. LATITUDE = 42°15'10.9689" LONGITUDE = -84°46'37.8278" CONVERGENCE ANGLE = -0°16'45.70507"

### ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: AWAITING ZONING REPORT			NOTES: BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO CALHOUN COUNTY FOR ZONING LAWS AND APPLICABLE CODES.
ITEM	REQUIRED	OBSERVED	
PERMITTED USE	INDUSTRIAL		ZONING PROVIDED BY:
MIN. LOT AREA	652,270 SQ.FT.		
MIN. LOT WIDTH	814.13'		
MAX. BLDG COVERAGE	3.2%		
MIN. SETBACKS FRONT	228.3'		
MIN. SETBACKS SIDE	175.1'		
MIN. SETBACKS REAR	405.4'		
MAX. BUILDING HEIGHT	37.0'		
PARKING REGULAR	N/A		
PARKING HANDICAP	N/A		
PARKING TOTAL	N/A		

### CURVE TABLE

CURVE(M)	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	800.21'	1541.17'	1313.78'	S 35°12'52" E	110°20'58"
C2	800.21'	934.38'	862.20'	N 13°29'27" W	66°54'09"
C3	800.21'	369.74'	366.46'	S 60°10'45" E	26°28'26"
C4	800.21'	237.05'	236.18'	S 91°54'10" E	16°58'22"
C5	3819.81'	1247.25'	1241.72'	S 64°42'22" E	18°42'30"
C6	3819.81'	690.00'	689.06'	S 60°33'36" E	10°20'59"
C7	3819.81'	505.00'	504.63'	S 69°31'21" E	7°34'29"
C8	3819.77'	52.25'	52.25'	S 73°42'06" E	0°47'02"

CURVE(R)	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	800.21'	1542.24'	1314.38'	S 34°47'15" E	110°25'30"
C2	N/A	N/A	N/A	N/A	N/A
C3	800.21'	370.00'	N/A	N/A	N/A
C4	800.21'	237.21'	N/A	N/A	N/A
C5	N/A	N/A	N/A	N/A	N/A
C6	3819.81'	690.00'	N/A	N/A	N/A
C7	3819.81'	505.00'	N/A	N/A	N/A
C8	3819.77'	52.25'	N/A	N/A	N/A

### PARKING INFORMATION

NO STRIPED PARKING OBSERVED AT THE TIME OF THE SURVEY

### FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 260350026C, WHICH BEARS AN EFFECTIVE DATE OF 4/4/2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.  
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD. USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

### UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

### SITE INFORMATION

N/F: CLINTON STREET LOFTS LLC  
1101 INDUSTRIAL BOULEVARD  
ALBION, MICHIGAN 49224  
APN: 51-006-464-00  
652,270 ± SQUARE FEET, OR 14.974 ± ACRES

DATE	REVISION HISTORY	BY

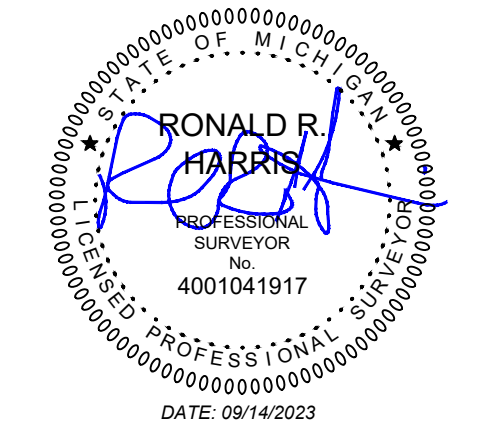
SURVEYOR JOB NUMBER: 23-5838	SURVEY DRAWN BY: DFR - 9/6/2023
SURVEY REVIEWED BY: MB	SHEET: 1 OF 1

### SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; COLSON GROUP HOLDINGS, LLC; THOMPSON COBURN LLP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE STANDARD ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 6B, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9/1/2023.

DATE OF PLAT OR MAP: 9/6/2023



RONALD R. HARRIS  
LICENSED PROFESSIONAL SURVEYOR NO. 4001041917  
STATE OF MICHIGAN



3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
EMAIL: SURVEY@BLEWINC.COM WWW.BLEWINC.COM



Tuesday, February 6, 2024

Albion Economic Development  
112 W. Cass Street  
Albion, MI 49224

Attention: Vergie Ammerman, President CEO

Dear Mr. Ammerman

Colson Group Holdings, LLC (CGH), a Delaware Limited Liability Company, currently owns and operates Albion Industries on 800 North Clark Street. CGH wishes to invest capital of approximately \$12.0 million to improve/build an essentially new facility on 1101 Industrial Boulevard in Albion and subsequently to relocate Albion's operations from North Clark St. to Industrial Boulevard.

By this letter, we are requesting that the City of Albion establish a Plant Rehabilitation District (PDR) encompassing the proposed site of the new plant on Industrial Boulevard. We are required to file this written request prior to any construction activities.

#### Background Information about the Company

CGH, a Delaware Limited Liability Company, is controlled by Blue Wolf Capital Partners, a private equity fund specializing in investing and driving real and sustainable business improvements in middle market manufacturing companies, wishes to invest up \$12.0 million to build its substantially new Albion Facility.

Since the 1970's, Albion Industries has been an integral part of the City of Albion. Albion Industries is the heavy-duty wheel and caster manufacturing division of the Colson Group, the world's largest caster and wheel manufacturer.

#### Information about the Albion Facility

Colson's Albion, Michigan facility currently cuts, welds, machines and assembles wheels and casters for the material handling and numerous other industries across North America. Industries served include the Automotive, Aviation, Defense and Construction.

Additional investments and capabilities planned for the Industrial Boulevard facility include increasing the capabilities in our robotic welding and machining department. Specifically, in our machining department, the plan is to expand our current standard CNC machining centers and invest in an advance raceway machining cell. This will give us ability to machine raceways internally which is a critical component in the kingpin-less family of Albion casters. Along with the improvements in manufacturing; the site will allow for an expansion of our United States distribution network of

## Request to City of Albion for Industrial Development District

Albion-branded casters and wheels. None of these functions are possible in the current North Clark St. location due to space and other facility limitations.

### Location Information

The project will be located at 1101 Industrial Boulevard, Albion MI 49224

(l). The proposed industrial development district should include the following parcel number: 13-51-006-464-00

### Legal Description

Lots 14, 15, and 16 of INDUSTRIAL PARK SUBDIVISION, according to the plat thereof recorded in Liber 16 of Plats, page 39 of the Calhoun County Records.

### Description of Project

CGH proposes to invest approximately \$12.0 million to rebuild/develop the Albion facility on Industrial Boulevard. The project's aim would be to strengthen Albion Industries' competitive position, to harden our North American supply chain and to improve the safety and reliability of its operations.

The project proposes the construction of an 80k - 100k square foot mixed manufacturing and distribution facility on Industrial Boulevard. The project cost includes the demolition of the existing facility and additional infrastructure requirements needed to facilitate the new facility for continuing operations within local, state, federal, and internal EHS standards. \$5.0 million of the \$12.0 million investment will be for equipment to improve manufacturing efficiency and to be competitive in the market.

The list of estimated project costs is shown below:

<b>Rebuilding Capital Cost Estimates Plus Land Purchase</b>	
	<b>Cost</b>
Demolition and Rebuild of Existing Structure	0.400 M
Earthwork for Site	0.800 M
Design, Engineering, and Project Management	0.450 M
New Building Addition	4.550 M
Exterior Improvements	0.300 M
<b>Total</b>	<b>6.500 M</b>
Contingency (approx. 2%)	0.130 M
OH/P 5.5%	0.360 M
<b><i>Cost to Re-build (w/contingency)</i></b>	<b><i>7.00 M</i></b>
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## **Request to City of Albion for Industrial Development District**

There are currently 61 employees at the Albion facility. The redeveloped facility on Industrial Drive is expected to employ 125 employees within five years of the completion of the project.

### Alternatives to Albion Investment

Source more machined and fabricated components from 3rd party suppliers, including China while continuing to distribute Albion-branded casters and wheels from other distribution centers around the USA and Canada.

### Project Timing

We have estimated that all required permitting and approvals can be obtained between now and early Spring 2024. Construction is estimated to begin in April 2024 with a targeted completion one year after start.

### Closing Comments

Since purchasing Colson Group Holdings, LLC. in February of 2021, we have doubled our Heavy-Duty caster and wheel business, primarily made and shipped from Albion, Michigan. We are rapidly approaching the capacity of our existing facility, which in any case does not meet the ongoing needs of the employees, management or ownership regarding safety, recruiting, corporate image, etc. It is simply used up and without good options to re-develop.

This written request to the City of Albion to establish Industrial Development District is evidence of our enthusiasm for this project. We hope the City of Albion shares this excitement with us.

Please do not hesitate to contact me if you have any questions. My contact information is shown below.

Sincerely,



Richard G. Kobor  
Chief Executive Officer  
Colson Group Holdings, LLC  
Cell phone: 630.670.8013  
Email: [Rich.Kobor@colsongroup.com](mailto:Rich.Kobor@colsongroup.com)

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THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT #926454, DATED AUGUST 04, 2023 AT 8:00 AM.

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LINE TABLE

Table with 3 columns: LINE(M), BEARING, DISTANCE. Contains data for lines L1 and L2.

LEGEND & SYMBOLS

- CC CONCRETE
RW RIGHT-OF-WAY
CL CENTERLINE
(M) MEASURED/CALCULATED DIMENSION
(R) RECORD DIMENSION
NF NOW OR FORMERLY
BHL BUILDING HEIGHT LOCATION
BOUNDARY LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
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BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S 00°26'55" E PER GPS COORDINATE OBSERVATIONS MICHIGAN STATE PLANE, SOUTH ZONE NAD83.

ZONING INFORMATION

Table with 3 columns: ITEM, REQUIRED, OBSERVED. Includes zoning requirements for industrial use, lot area, setbacks, etc.

CURVE TABLE

Table with 5 columns: CURVE(M), RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curve data for C1 through C8.

PARKING INFORMATION

NO STRIPED PARKING OBSERVED AT THE TIME OF THE SURVEY

FLOOD ZONE INFORMATION

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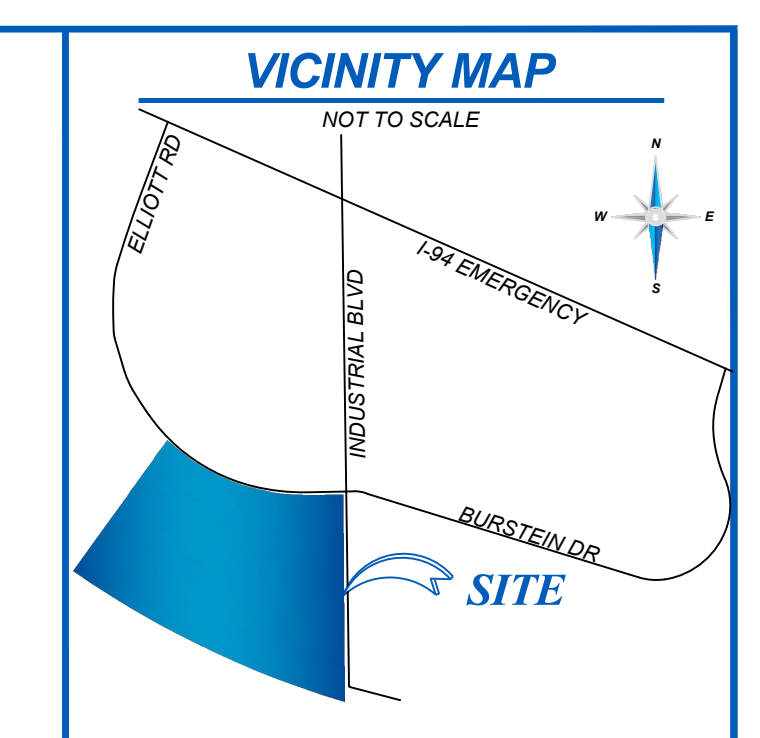
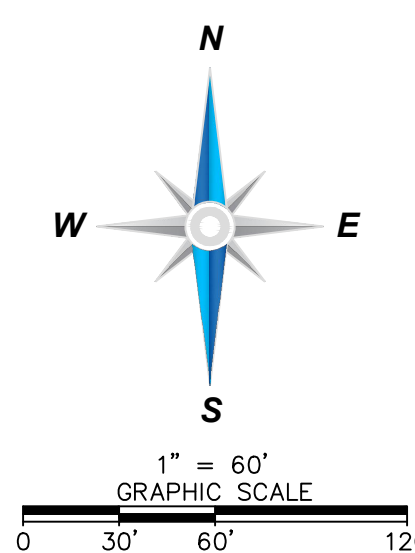
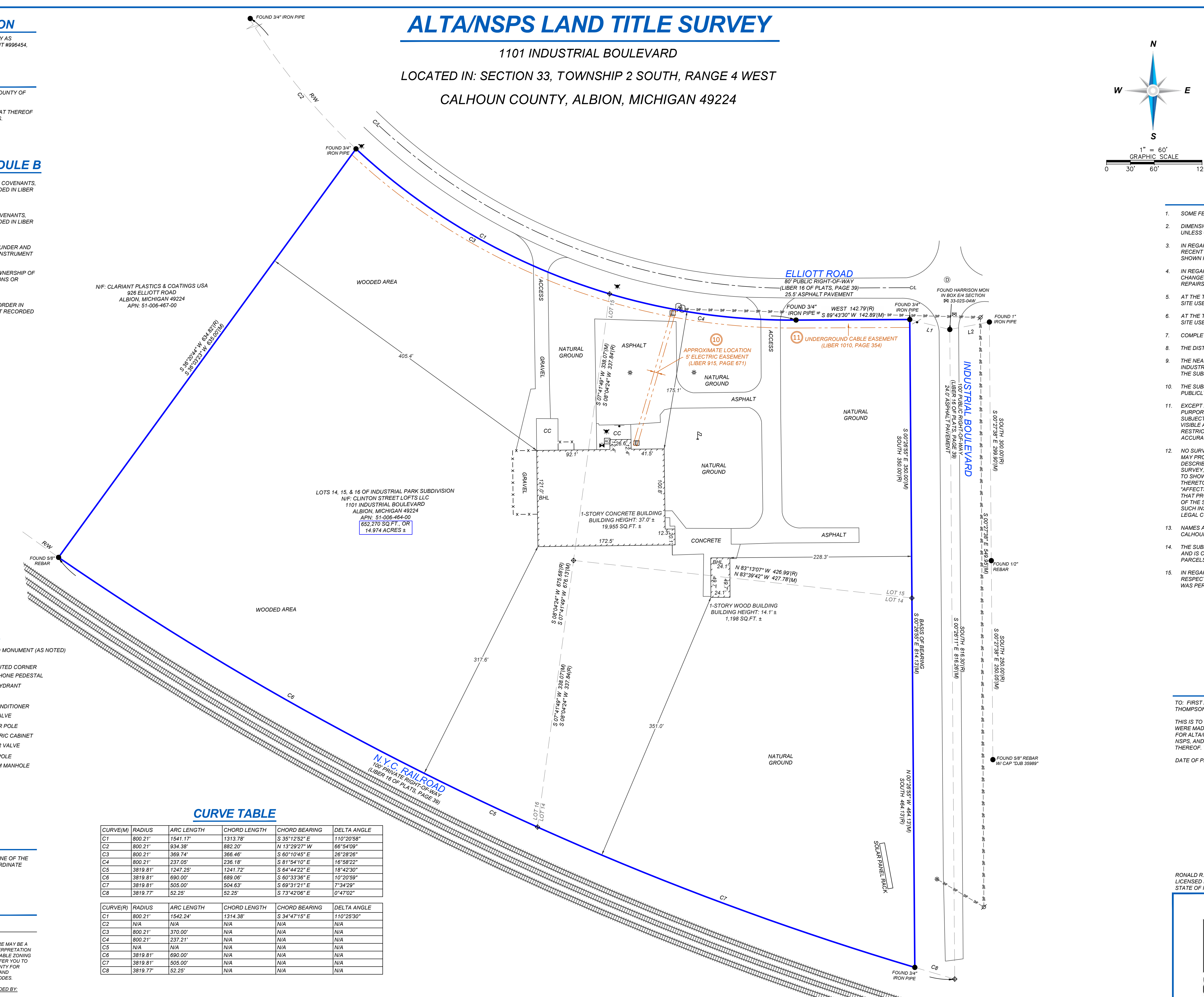
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APN: 51-006-464-00
652,270 ± SQUARE FEET, OR 14.974 ± ACRES

ALTA/NSPS LAND TITLE SURVEY

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LOCATED IN: SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST

CALHOUN COUNTY, ALBION, MICHIGAN 49224

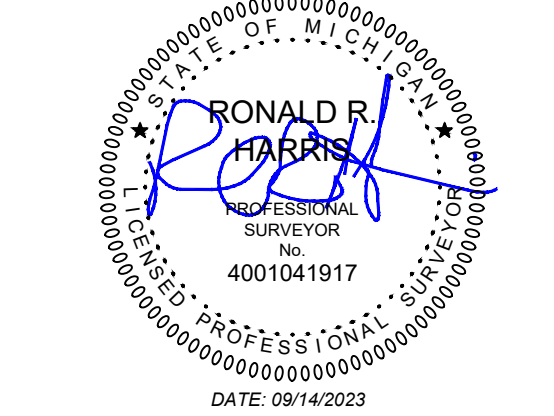


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10 THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO ELLIOTT ROAD, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
11 EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
12 NO SURVEYOR OR OTHER PERSON OTHER THAN A LICENSED MICHIGAN ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ('THE SUBJECT PROPERTY'). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBSTRUCTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT 'AFFECTS' THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
13 NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM CALHOUN COUNTY GIS.
14 THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
15 IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, COLSON GROUP HOLDINGS, LLC, THOMPSON COBURN LLP.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 6B, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9/1/2023.
DATE OF PLAT OR MAP: 9/6/2023



RONALD R. HARRIS
LICENSED PROFESSIONAL SURVEYOR NO. 4001041917
STATE OF MICHIGAN



3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM WWW.BLEWINC.COM

Table with 3 columns: DATE, REVISION HISTORY, BY. Includes a revision history entry for 9/6/2023.

Table with 2 columns: SURVEYOR JOB NUMBER, SHEET. Includes job number 23-5838 and sheet 1 OF 1.



# Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

**INSTRUCTIONS:** File the completed application and the required attachments with the clerk of the local government unit. If you have any questions regarding the completion of this form, call 517-335-7491.

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

**APPLICANT INFORMATION**  
All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) <b>Colson Group Holdings, LLC</b>		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) <b>3429</b>	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) <b>1101 Industrial Boulevard, Albion, MI 49224</b>		1d. City/Township/Village (indicate which) <b>Albion</b>	1e. County <b>Calhoun</b>
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 <b>Marshall</b>	3b. School Code
		4. Amount of years requested for exemption (1-12 Years) <b>12 Years</b>	

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.

Albion Industries is the heavy-duty wheel and caster manufacturing division of the Colson Group, the world's largest caster and wheel manufacturer. The facility currently cuts, welds, machines and assembles wheels and casters for the material handling and numerous other industries across North America. Industries served include the Automotive, Aviation, Defense and Construction. (see attached)

6a. Cost of land and building improvements (excluding cost of land) .....	▶ <u>\$5,800,000</u>
* Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures .....	▶ <u>\$2,500,000</u>
* Attach itemized listing with month, day and year of beginning of installation, plus total	Personal Property Costs
6c. Total Project Costs .....	▶ <u>\$8,300,000</u>
* Round Costs to Nearest Dollar	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.

	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements ▶	<u>04/01/2024</u>	<u>04/01/2025</u>	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
Personal Property Improvements ▶	<u>04/01/2024</u>	<u>04/01/2025</u>	▶ <input checked="" 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. <b>61</b>	10. No. of new jobs at this facility expected to create within 2 years of completion. <b>40</b>
--	--

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

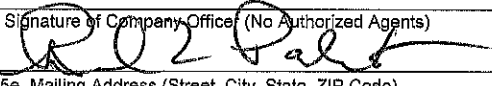
12b. Date district was established by local government unit (contact local unit)

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 compiled 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 <b>Raymond L. Poole, Jr.</b>	13b. Telephone Number <b>(312) 994-3423</b>	13c. Fax Number <b>(269) 704-6292</b>	13d. E-mail Address <b>ray.poole@colsongroup.cor</b>
14a. Name of Contact Person <b>Sam as above</b>	14b. Telephone Number <b>(317) 341-2233</b>	14c. Fax Number	14d. E-mail Address <b>ray.poole@colsongroup.cor</b>
▶ 15a. Name of Company Officer (No Authorized Agents) <b>Chief Financial Officer</b>			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number	15d. Date <b>02/06/2024</b>
▶ 15e. Mailing Address (Street, City, State, ZIP Code) <b>1815 S Meyers Rd, Ste 750, Oakbrook Terrace, IL 60181</b>		15f. Telephone Number <b>(312) 994-3423</b>	15g. E-mail Address <b>ray.poole@colsongroup.com</b>

**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: <b>Check or Indicate N/A if Not Applicable</b> <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 <b>Check or Indicate N/A if Not Applicable</b> <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. 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.

For faster service, email the completed application and additional required documentation to [PTE@michigan.gov](mailto:PTE@michigan.gov).

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury  
State Tax Commission  
PO Box 30471  
Lansing, MI 48909

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

## Instruction for Completing Form 1012, Industrial Facilities Tax Exemption (IFT) Application

The completed original application form 1012 and all required attachments, **MUST** be filed with the clerk of the local unit of government where the facility is or will be located. Complete applications must be received by the State Tax Commission by October 31 to ensure processing and certification for the following tax year. Applications received after the October 31 deadline will be processed as expeditiously as possible.

Please note that attachments listed on the application in number 16a are to be retained by the local unit of government, and attachments listed in number 16b are to be included with the application when forwarding to the State Tax Commission (STC).

(Before commencement of a project the local unit of government must establish a district, or the applicant must request in writing a district be established, in order to qualify for an IFT abatement. Applications and attachments must be received by the local unit of government **within six months of commencement of project.**)

**The following information is required on separate documents attached to form 1012 by the applicant and provided to the local unit of government (city, township or village). (Providing an accurate school district where the facility is located is vital.)**

1. Legal description of the real property on which the facility is or will be located. Also provide property identification number if available.
2. Personal Property Requirements: Complete list of new machinery, equipment, furniture and fixtures which will be used in the facility. The list should include description, **beginning date of installation** or expected installation by **month/day/year**, and costs or expected costs (see sample). Detail listing of machinery and equipment **must match amount shown** on question 6b of the application. Personal property applications must have attached a certified statement/affidavit as proof of the beginning date of installation (see sample).
3. Real Property Requirements: Proof of date the construction started (groundbreaking). Applicant must include one of the following if the project has already begun; building permit, footings inspection report, or certified statement/affidavit from contractor indicating exact date of commencement.
4. Complete copy of lease agreement as executed, if applicable, verifying lessee (applicant) has direct ad

valorem real and/or personal property tax liability. The applicant must have real and/or personal property tax liability to qualify for an IFT abatement on leased property. If applying for a real property tax exemption on leased property, the lease must run the full length of time the abatement is granted by the local unit of government. Tax liability for leased property should be determined before sending to the STC.

The following information is required of the local unit of government: [Please note that only items 2, 4, 5, 6, & 7 below are forwarded to the State Tax Commission with the application, along with items 2 & 3 from above. The original is required by the STC. The remaining items are to be retained at the local unit of government for future reference. **(The local unit must verify that the school district listed on all IFT applications is correct.)**]

1. A copy of the notice to the general public and the certified notice to the property owners concerning the establishment of the district.
2. **Certified copy of the resolution establishing the Industrial Development District (IDD) or Plant Rehabilitation District (PRD), which includes a legal description of the district (see sample). If the district was not established prior to the commencement of construction, the local unit shall include a certified copy or date stamped copy of the written request to establish the district.**
3. Copy of the notice and the certified letters to the taxing authorities regarding the hearing to approve the application.
4. **Certified copy of the resolution approving the application. The resolution must include the number of years the local unit is granting the abatement and the statement "the granting of the Industrial Facilities Exemption Certificate shall not have the effect of substantially impeding the operation of (governmental unit), or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in (governmental unit – see sample).**
5. **Letter of Agreement (signed by the local unit of government and the applicant per P.A. 334 of 1993 (see sample)).**
6. **Affidavit of Fees (signed by the local unit of government and the applicant), (Bulletin 3, January 16, 1998). This statement may be**

**incorporated into the Letter of Agreement (see sample).**

**7. Treasury Form 3222 (if applicable - *Fiscal Statement for Tax Abatement Request.*)**

**The following information is required for rehabilitation applications in addition to the above requirements:**

1. A listing of existing machinery, equipment, furniture and fixtures which will be replaced or renovated. This listing should include description, beginning date of installation or expected installation by month/day/year, and costs or expected costs.
2. A rehabilitation application must include a statement from the Assessor showing the taxable valuation of the plant rehabilitation district, separately stated for real property (EXCLUDING LAND) and personal property. Attach a statement from the assessor indicating the obsolescence of the property being rehabilitated.

**The following information is required for speculative building applications in addition to the above requirements:**

1. A certified copy of the resolution to establish a speculative building.
2. A statement of non-occupancy from the owner and the assessor.

Please refer to the following Web site for P.A. 198 of 1974: [www.legislature.mi.gov/](http://www.legislature.mi.gov/). For more information and Frequently Asked Questions, visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions).



## Section 5 for the Application for Industrial Facilities Tax Exemption Certificate:

Albion Industries is the heavy-duty wheel and caster manufacturing division of the Colson Group, the world's largest caster and wheel manufacturer. The facility currently cuts, welds, machines and assembles wheels and casters for the material handling and numerous other industries across North America. Industries served include the Automotive, Aviation, Defense and Construction.

CGH proposes to invest approximately \$12.0 million to rebuild/develop the Albion facility on Industrial Boulevard. The project's aim would be to strengthen Albion Industries' competitive position, to harden our North American supply chain and to improve the safety and reliability of its operations.

The project proposes the construction of an 80k - 100k square foot mixed manufacturing and distribution facility on Industrial Boulevard. The project cost includes the demolition of the existing facility and additional infrastructure requirements needed to facilitate the new facility for continuing operations within local, state, federal, and internal EHS standards. \$5.0 million of the \$12.0 million investment will be for equipment to improve manufacturing efficiency and to be competitive in the market.

There are currently 61 employees at the Albion facility. The redeveloped facility on Industrial Drive is expected to employ 125 employees within five years of the completion of the project.

# Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

**INSTRUCTIONS:** File the completed application and the required attachments with the clerk of the local government unit. If you have any questions regarding the completion of this form, call 517-335-7491.

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

## APPLICANT INFORMATION

All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) <b>Colson Group Holdings, LLC</b>	1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) <b>3429</b>
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) <b>1101 Industrial Boulevard, Albion, MI 49224</b>	1d. City/Township/Village (Indicate which) <b>Albion</b>
2. Type of Approval Requested <input type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Transfer <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input checked="" type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input type="checkbox"/> Increase/Amendment	1e. County <b>Calhoun</b>  3a. School District where facility is located <b>Marshall</b>  3b. School Code  4. Amount of years requested for exemption (1-12 Years) <b>12 Years</b>

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.

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6a. Cost of land and building improvements (excluding cost of land) .....	▶ <u>\$1,200,000</u>
* Attach list of improvements and associated costs.	Real Property Costs
* Also attach a copy of building permit if project has already begun.	
6b. Cost of machinery, equipment, furniture and fixtures .....	▶ <u>\$2,500,000</u>
* Attach itemized listing with month, day and year of beginning of installation, plus total	Personal Property Costs
6c. Total Project Costs .....	▶ <u>\$3,700,000</u>
* Round Costs to Nearest Dollar	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.

	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements ▶	<u>04/01/2024</u>	<u>04/01/2025</u>	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
Personal Property Improvements ▶	<u>04/01/2024</u>	<u>04/01/2025</u>	▶ <input checked="" 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. <b>61</b>	10. No. of new jobs at this facility expected to create within 2 years of completion. <b>40</b>
--	--

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

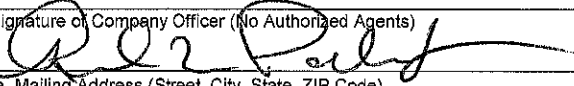
12b. Date district was established by local government unit (contact local unit)

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 Raymond L. Poole, Jr.	13b. Telephone Number (312) 994-3423	13c. Fax Number (269) 704-6292	13d. E-mail Address ray.poole@colsongroup.cor
14a. Name of Contact Person Sam as above	14b. Telephone Number (317) 341-2233	14c. Fax Number	14d. E-mail Address ray.poole@colsongroup.cor
▶ 15a. Name of Company Officer (No Authorized Agents) Chief Financial Officer			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number	15d. Date 02/06/2024
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 1815 S Meyers Rd, Ste 750, Oakbrook Terrace, IL 60181		15f. Telephone Number (312) 994-3423	15g. E-mail Address ray.poole@colsongroup.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: <b>Check or Indicate N/A if Not Applicable</b> <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)	
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16c. 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	

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For faster service, email the completed application and additional required documentation to [PTE@michigan.gov](mailto:PTE@michigan.gov).

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury  
State Tax Commission  
PO Box 30471  
Lansing, MI 48909

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

## Instruction for Completing Form 1012, Industrial Facilities Tax Exemption (IFT) Application

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4. Complete copy of lease agreement as executed, if applicable, verifying lessee (applicant) has direct ad

valorem real and/or personal property tax liability.

The applicant must have real and/or personal property tax liability to qualify for an IFT abatement on leased property. If applying for a real property tax exemption on leased property, the lease must run the full length of time the abatement is granted by the local unit of government. Tax liability for leased property should be determined before sending to the STC.

The following information is required of the local unit of government: [Please note that only items 2, 4, 5, 6, & 7 below are forwarded to the State Tax Commission with the application, along with items 2 & 3 from above. The original is required by the STC. The remaining items are to be retained at the local unit of government for future reference. **(The local unit must verify that the school district listed on all IFT applications is correct.)**]

1. A copy of the notice to the general public and the certified notice to the property owners concerning the establishment of the district.
2. **Certified copy of the resolution establishing the Industrial Development District (IDD) or Plant Rehabilitation District (PRD), which includes a legal description of the district (see sample). If the district was not established prior to the commencement of construction, the local unit shall include a certified copy or date stamped copy of the written request to establish the district.**
3. Copy of the notice and the certified letters to the taxing authorities regarding the hearing to approve the application.
4. **Certified copy of the resolution approving the application. The resolution must include the number of years the local unit is granting the abatement and the statement "the granting of the Industrial Facilities Exemption Certificate shall not have the effect of substantially impeding the operation of (governmental unit), or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in (governmental unit – see sample).**
5. **Letter of Agreement (signed by the local unit of government and the applicant per P.A. 334 of 1993 (see sample)).**
6. **Affidavit of Fees (signed by the local unit of government and the applicant), (Bulletin 3, January 16, 1998). This statement may be**



**incorporated into the Letter of Agreement (see sample).**

**7. Treasury Form 3222 (if applicable - *Fiscal Statement for Tax Abatement Request.*)**

**The following information is required for rehabilitation applications in addition to the above requirements:**

1. A listing of existing machinery, equipment, furniture and fixtures which will be replaced or renovated. This listing should include description, beginning date of installation or expected installation by month/day/year, and costs or expected costs.
2. A rehabilitation application must include a statement from the Assessor showing the taxable valuation of the plant rehabilitation district, separately stated for real property (EXCLUDING LAND) and personal property. Attach a statement from the assessor indicating the obsolescence of the property being rehabilitated.

**The following information is required for speculative building applications in addition to the above requirements:**

1. A certified copy of the resolution to establish a speculative building.
2. A statement of non-occupancy from the owner and the assessor.

Please refer to the following Web site for P.A. 198 of 1974: [www.legislature.mi.gov/](http://www.legislature.mi.gov/). For more information and Frequently Asked Questions, visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions).



## Section 5 for the Application for Industrial Facilities Tax Exemption Certificate:

Albion Industries is the heavy-duty wheel and caster manufacturing division of the Colson Group, the world's largest caster and wheel manufacturer. The facility currently cuts, welds, machines and assembles wheels and casters for the material handling and numerous other industries across North America. Industries served include the Automotive, Aviation, Defense and Construction.

CGH proposes to invest approximately \$12.0 million to rebuild/develop the Albion facility on Industrial Boulevard. The project's aim would be to strengthen Albion Industries' competitive position, to harden our North American supply chain and to improve the safety and reliability of its operations.

The project proposes the construction of an 80k - 100k square foot mixed manufacturing and distribution facility on Industrial Boulevard. The project cost includes the demolition of the existing facility and additional infrastructure requirements needed to facilitate the new facility for continuing operations within local, state, federal, and internal EHS standards. \$5.0 million of the \$12.0 million investment will be for equipment to improve manufacturing efficiency and to be competitive in the market.

There are currently 61 employees at the Albion facility. The redeveloped facility on Industrial Drive is expected to employ 125 employees within five years of the completion of the project.

City of Albion  
Industrial Facilities Tax Exemption  
Checklist for Attachments to Application

- Completed Department of Treasury IFT Application Form 1012 – please access the most current version at the following link - [https://www.michigan.gov/taxes/0,4676,7-238-43535\\_53197-213175--,00.html](https://www.michigan.gov/taxes/0,4676,7-238-43535_53197-213175--,00.html)
- Legal description of the real property on which the facility is or will be location. Include the parcel identification number (PIN) if it's available. You can get this information from an Assessment Change Notice, current tax bill or by calling the Assessor's office at (517) 629-7192.
- A complete list of the new machinery and equipment for the facility, if requesting a Personal Property Tax Abatement. Include the description, beginning date of installation or expected date of installation by month/day/year, and costs or expected costs.
- Personal Property applications must have a certified statement or affidavit as proof of the beginning date of installation. A company official must sign the affidavit.
- Real property applications must have proof of the date construction started. Applicants can provide one of the following if the project has already started: building permit, footings inspection report, or certified statement/affidavit from contractor indicating exact starting date.
- Complete copy of lease agreement as executed, if applicable. A lease is required for any real or personal property that is leased instead of owned. The lease must show the applicant has direct responsibility for real and/or personal property taxes. If applying for real property tax exemption, the lease must run the full length of the time the abatement is granted by the City Council.
- A completed Industrial Facilities Exemption Agreement, signed by an official from the company.
- A completed Industrial Facilities Exemption Fee Affidavit that is signed by an official from the company.
- Completed Policy Statement (included in Albion IFT Packet)
- Completed Firm Description Form (included in Albion IFT Packet)

Michigan tax reform allows for existing industrial personal property to be phased out, provided the equipment is eligible, and new personal property to be property tax free. The company is responsible for requesting the personal property exemption each year in February. The Personal Property Exemption information can be found at [https://www.michigan.gov/taxes/0,4676,7-238-43535\\_72736-358292--,00.html](https://www.michigan.gov/taxes/0,4676,7-238-43535_72736-358292--,00.html).

# Industrial Facilities Exemption Application Checklist

**Applicant Name:** \_\_\_\_\_

## GENERAL INFORMATION NEEDED FOR ALL APPLICATIONS:

- Completed Department of Treasury application Form 1012
- SIC/NAICS Code – eligible business \_\_\_\_\_
- Certified copy of the resolution approving the District. IDD \_\_\_\_\_ PRD \_\_\_\_\_
  - Was the request for the District done prior to construction? (Y/N)
- Certified copy of the resolution approving the application (must include the following statements):
  - ...SEV of real and personal property WILL/WILL NOT exceed 5% of .....
  - ...shall not have the effect of substantially impeding.....or impairing the financial soundness...
  - Term of the exemption approved by the local governmental unit
- Letter of Agreement signed by the local unit and the applicant per MCL 207.572.
- Affidavit of Fees signed by the local unit and the applicant.
- Proof of Real Property Construction Begin Date (Building Permit, Footings Inspection, Signed Affidavit from Contractor, etc).
- List of Machinery and Equipment with installation dates.

## REHAB ONLY:

- If machinery and equipment is being rehabilitated, a list of machinery, equipment and furniture and fixtures, including cost and installation dates.
- Signed Obsolescence Statement from assessor.

## SPECULATIVE ONLY:

- Certified copy of the resolution to establish a speculative building.
- Statement of non-occupancy from the owner and the assessor.
- Was the speculative building constructed before a specific user was identified? MCL 207.553(8)(b). (Y/N)

## TRANSFERS ONLY: \_\_\_\_\_

- Certified copy of the resolution approving the transfer.
- Notice was given to the holder, LGU, assessor and other local authorities for hearing.
- Name Change Only? If so, did we get proof of same ownership? (Y/N)

## REVOCATIONS ONLY: Real Property Personal Property Both

Statutory Reason for Revocation: \_\_\_\_\_

- Certified copy of the resolution approving the revocation.

## AMENDMENTS ONLY: Extension: \_\_\_ to \_\_\_ Increase: \_\_\_\_\_ to \_\_\_\_\_ Both/Other

- Certified copy of the resolution approving the amendment.
- Is the amendment to increase personal or real property? (Y/N) If so, obtain the following:
  - Amended application
  - Updated Machinery and Equipment List.

## COMMENTS:

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Memo

To: Albion EDC Board of Directors

From: Virgie Ammerman, President/CEO

Date: February 8, 2024

RE: Resolution Colson Group IDD, PRD, 2-IFT Applications

Colson Group is seeking the Albion Economic Development Corporation Board of Directors' support by way of resolution for the following 4 items relative to parcel ID 51-006-464-00 located in the Albion West Industrial Park:

1. Creation of an Industrial Development District
2. Creation of a Plant Rehabilitation District
3. Application for an Industrial Tax Abatement via an Industrial Facilities Tax Exemption for Expansion
4. Application for an Industrial Tax Abatement via an Industrial Facilities Tax Exemption for Rehabilitation

It is the intention of Colson Group to enhance their current site via a \$12M investment including \$7M in real property improvements and \$5M of personal property improvements. The investment, of course, could increase as plans evolve and change.

We are excited to have Colson Group request these local incentives to support their growth and look forward to the addition of jobs and training they intend to bring to the Albion Community.

Recommend Approval.

**Albion Economic Development Corporation  
Resolution to Support Colson Group Holdings, LLC  
Request for  
Establishment of Industrial Development District  
Establishment of Plant Rehabilitation District  
Industrial Facilities Tax Abatements  
February 8, 2024**

WHEREAS: The Economic Development Corporation of the City of Albion (AEDC) was established by adoption of articles of incorporation dated July 29, 1977. And;

WHEREAS: The Albion Economic Development Corporation is the primary economic and community development organization for the City of Albion and the surrounding area. And;

WHEREAS: The Albion Economic Development Corporation has an intrinsic and vital role to support the targeted development, retention and attraction of business and industry. And;

WHEREAS: Colson Group Holdings, LLC (CGH), a Delaware Limited Liability Company, is controlled by Blue Wolf Capital Partners, a private equity fund specializing in investing and driving real and sustainable business improvements in middle market manufacturing companies, wishes to invest at least \$12.0 million to renovate and build a substantially new Albion Facility. And;

WHEREAS: Colson Group Holdings, LLC is the applicant for the Industrial Development District (IDD) at 1101 Industrial Boulevard, Albion, Michigan. The proposed industrial development district should include the following parcel number: 51-006-464-00. Real Property Improvements slated to begin April 1, 2024 and end April 1, 2025, and Personal Property Improvements slated to begin April 1, 2024 and end April 1, 2025. Albion Industries is the heavy-duty wheel and caster manufacturing division of the Colson Group, the world's largest caster and wheel manufacturer. The facility currently cuts, welds, machines, and assembles wheels and casters for material handling and numerous other industries across North America. Industries served include the Automotive, Aviation, Defense and Construction. And;

WHEREAS: Colson Group Holdings, LLC, is the applicant for Plant Rehabilitation District (PRD). The plant rehabilitation district should include the following parcel number: 51-006-464-00. Real Property Improvements slated to begin April 1, 2024 and end April 1, 2025, and Personal Property Improvements slated to begin April 1, 2024 and end April 1, 2025. And;

WHEREAS: Colson Group Holdings, LLC, is the applicant for an Industrial Facilities Tax Exemption (IFT) for rehabilitation. And;

WHEREAS: Colson Group Holdings, LLC, is the applicant for an Industrial Facilities Tax Exemption (IFT) for new construction. And;

WHEREAS: The project proposes the construction of at least an 80k - 100k square foot mixed manufacturing and distribution facility on Industrial Boulevard. The project cost includes the demolition/renovation of the existing facility and additional infrastructure requirements needed to facilitate the new facility for continuing operations within local, state, and federal standards. At least \$5.0 million of the at least \$12.0 million investment will be for equipment to improve manufacturing efficiency and to be competitive in the market. And;

WHEREAS: Colson Group Holdings, LLC proposes to invest at least \$12.0 million to rebuild/develop the Albion facility on Industrial Boulevard. The project's aim would be to strengthen Albion Industries' competitive position, to harden our North American supply chain and to improve the safety and reliability of its operations. And;

WHEREAS: There are currently 61 employees at the Albion facility. The redeveloped facility on Industrial Drive is expected to employ at least 125 employees within five years of the completion of the project. And;

NOW, THEREFORE, BE IT RESOLVED that the Albion Economic Development Corporation Board of Directors supports the request by Colson Group Holdings, LLC to the City of Albion to establish an Industrial Development District (IDD), a Plant Rehabilitation District (PRD), and 2 Tax Exemption Applications. Invested capital of at least \$12.0 million to improve/build an essentially new facility on 1101 Industrial Boulevard in Albion and subsequently to relocate Albion’s operations from North Clark St. to Industrial Boulevard.

At a regular meeting of the Albion Economic Development Corporation Board of Directors on February 8, 2024, a motion was made by \_\_\_\_\_ and supported by \_\_\_\_\_ to approve this resolution. \_\_\_\_\_

Roll Call:

- Harvey
- Wallace
- Clark
- Snyder
- White

February 8, 2024

\_\_\_\_\_  
Vicky Clark, Secretary

## SPEAKING ENGAGEMENT AGREEMENT

This Engagement Agreement is made and entered into as of February 6, 2024, by and between the Albion Economic Development Corporation (hereinafter "Organization") and The Lisa Howze Experience LLC (hereinafter "Company") with Lisa Howze as the Talent (hereinafter "Talent").

### Scope of Work

The Organization hereby engages Talent to provide a keynote address on Tuesday, February 27, 2024, during a Black History Month program at Freeway Church located at 28900 B Drive N in Albion, Michigan. The theme for the event is ***"Elevating Black Voices: The Power of Resilience and Representation."***

See **ATTACHMENT A** that further defines the scope of this agreement.

### Compensation

In full consideration for the services provided, plus reimbursed expenses incorporated by reference in ATTACHMENT A, the Organization shall pay the Company **\$5,393.38 (FIVE THOUSAND THREE HUNDRED NINETY-THREE DOLLARS AND 38/100 CENTS)**. A 50% deposit of the speaker's fee plus expenses of **\$2,893.38 (TWO THOUSAND EIGHT HUNDRED NINETY-THREE DOLLARS AND 38/100 CENTS)** is due upon the signing of the contract agreement. The remaining balance of **\$2,500.00** is due before or on the day of the Talent's keynote address on **Tuesday, February 27, 2024**. All checks shall be made payable to: **The Lisa Howze Experience LLC**, unless other electronic or ACH payment methods are arranged.

### Measurable Impact and Recommendations

Within 48 hours after the conclusion of the event, the Company will provide the Organization with written data that reflects the audience's perceived value of the Talent's presentation and their interest in hearing the Talent speak again. As such, the Organization agrees to encourage participants to complete the digital survey at the appropriate time during its remarks. Based on favorable feedback, the Internal Audit team leader further agrees to 1) recommend the Talent to the Organization's CFO, CAO, and Finance Comms director for broader speaking opportunities and 2) provide a video testimonial in support of the Talent that can be shared on social media as well as among peers within the Valley tech community.

### Debriefing Conversation

Upon execution of this agreement, the Organization agrees to schedule a debriefing conversation with the Company that shall occur within 3 to 5 business days after the conclusion of the event. The purpose of the meeting will be to discuss the data obtained in the survey noted above and how the Company may provide



**LISA HOWZE**  
CAREER MASTERED





additional value to the Organization through future professional development and/or speaking opportunities.

### **Mileage Reimbursement and Accommodations**

The Organization shall reimburse the Company for mileage incurred by Lisa Howze based on the roundtrip distance traveled from the business place of origin to the event location at the 2023 Internal Revenue Service mileage reimbursement rate of **67.0 cents per mile**. The roundtrip mileage is estimated at **214 miles**, and therefore, total payment remitted should include **\$143.38** for mileage reimbursement.

For distances greater than 30 miles or 30 minutes of drivetime, the Company requires one overnight stay at a Hilton property or its equivalent for Lisa Howze. The Organization acknowledges that it will provide and arrange hotel accommodations and share confirmation with the Talent. See **ATTACHMENT A** for details about hotel accommodations.

### **Cancellation Policy:**

If the engagement is canceled by the Organization, any travel-related expenses incurred by The Lisa Howze Experience, LLC are to be reimbursed, all books, if applicable, are to be accepted and paid in full at the retail cost per book plus any applicable taxes, shipping and delivery fees, and the following schedule percentage of the non-book related fees will be in effect from the time the written notification is received: 30 days or less prior to scheduled engagement: 100% | 31-60 days prior to scheduled engagement: 50% | 61-120 days prior to scheduled engagement: 25%

### **Term/Termination**

The term of this Agreement shall commence upon the execution of this Agreement and end on February 27, 2024, at midnight EST. Termination of this Agreement by the Organization must be made fourteen days prior to the event. Any expenses incurred by the Corporation in preparation of the event must be compensated by the Organization within twenty days of the Organization's termination of this Agreement or on the date of the event, whichever is earlier.

### **Indemnification**

The Lisa Howze Experience LLC and Albion Economic Development Corporation represent and warrant that they are knowledgeable about the copyright laws of the United States as applicable to the Performance or Presentation and that Corporation or Organization shall not present any copyrighted materials of others during Presentation without full compliance with such applicable copyright laws.



**LISA HOWZE**  
CAREER MASTERED



If the Corporation/Organization breach this representation, warranty and covenant, Corporation/Organization(s) hereby agrees to INDEMNIFY AND HOLD HARMLESS Corporation or Organization and its employees, guests and agents from and against all liability, loss, damages, claims, and expenses (including attorney's fees) arising out of such breach.

**Natural Disaster**

In the event of fire, riot, war, ordinance, law, or an act of God, either party may elect to terminate this Contract and thus be released from obligations assigned by this agreement.

**Notices**

Any communication required under this agreement or regarding the event shall be made to Lisa Howze at [TheLisaHowzeExperience@gmail.com](mailto:TheLisaHowzeExperience@gmail.com) | 313.575.8100

**SIGNATURES**

The Lisa Howze Experience, LLC

By:   Lisa L. Howze  \_\_\_\_\_

Founder and CEO

(Authorized Signature) \_\_\_\_\_

*Lisa L. Howze*      Date: 2/6/2024

Workday

By: \_\_\_\_\_

(Authorized Signature) \_\_\_\_\_

Date: \_\_\_\_\_



**LISA HOWZE**  
CAREER MASTERED



**ATTACHMENT A: DETAILS DERIVED FROM EMAIL DATED JANUARY 25, 2024**

Hello Takala,

After additional thought, the theme that I would like to propose is as follows: **"Elevating Black Voices: The Power of Resilience and Representation"**

Before submitting a formal contract/speaker's agreement, I would like to outline the terms that we agree upon in principle:

1. **Date:** February 27th
2. **Timing:** 6-8 p.m. (doors open earlier for a reception prior to event start)
3. **Scope:** 45-minute keynote presentation followed by 30-minute Fireside Chat with Students
4. **Delivery Method:** Live audience and online streaming
5. **Venue:** Freeway Church located at 28900 B Drive N in Albion, MI
6. **Hotel Accommodations:** Courtyard by Marriott located at 200 S Superior Street in Albion, MI  
| Phone: [\(517\) 629-8520](tel:5176298520) | Check-in: 2/27/2024 | Check-out: 2/28/2024 | Confirmation #:
7. **Mileage Reimbursement:** \$143.38
8. **Speaker's Fee:** \$5,000.00
9. **Graphic Design Fee:** \$250.00 (added 2/6/2024)
10. **Book Purchase or 3rd Party Sponsorship:** Optional (TBD)
11. **Communications:** Social Media, Email Distribution, Media Releases

Initials by AEDC Representative: \_\_\_\_\_

Initials by The Lisa Howze Experience Representative: \_\_\_\_\_