



Date: September 8, 2026
To: City Commission
From: Kalla Langston-Weiss, City Clerk
Subject: L&L Air Trim Collection Systems, LLC – Plant Rehabilitation District

L&L Air Trim Collection Systems, LLC submitted a request to establish a Plant Rehabilitation District for property located at 600 Cecil Street, 607 Berrien Street, and 701 Berrien Street. The request identifies all three parcels and includes their legal descriptions.

The City Assessor also provided a signed Statement of Obsolescence for the industrial property located at 600 Cecil Street. The statement identifies the age and condition of the building, deferred maintenance, roofing issues, outdated industrial configuration, and need for substantial modernization, and concludes that the property suffers from more than 50% functional obsolescence.

The 2026 State Equalized Value of the 600 Cecil Street parcel is \$40,300. The other two parcels have State Equalized Values of \$2,700 and \$5,500, for a total proposed district SEV of \$48,500.

The required public hearing was scheduled for September 14, 2026, and notice was provided. Following the public hearing, the City Commission may consider Resolution No. 2026.09/15 establishing the L&L Air Trim Plant Rehabilitation District.

The legal descriptions of the properties are included as Exhibit A, and a parcel map depicting the proposed Plant Rehabilitation District boundary is included as Exhibit B.

Establishment of the district does not itself grant a tax abatement. L&L Air Trim would still be required to submit a separate Industrial Facilities Exemption Certificate application for future consideration.

Recommended Action:

Approve Resolution No. 2026.09/15 establishing the L&L Air Trim Plant Rehabilitation District for 600 Cecil Street, 607 Berrien Street, and 701 Berrien Street.

**CITY OF BUCHANAN
BERRIEN COUNTY, MICHIGAN
RESOLUTION NO. 2026.09/15**

**RESOLUTION ESTABLISHING THE
L&L AIR TRIM PLANT REHABILITATION DISTRICT**

At a regular meeting of the City Commission of the City of Buchanan, Berrien County, Michigan, held on September 14, 2026, at Buchanan City Hall, 302 N. Redbud Trail, Buchanan, Michigan.

WHEREAS,

L&L Air Trim Collection Systems, LLC submitted a written request to the City of Buchanan for the establishment of a Plant Rehabilitation District pursuant to Public Act 198 of 1974, as amended, for the following properties:

- **600 Cecil Street** — Parcel No. 58-0036-0259-01-3
- **607 Berrien Street** — Parcel No. 58-6900-0033-01-4
- **701 Berrien Street** — Parcel No. 58-6900-0028-00-2

The written request identifies all three properties and includes their parcel numbers and legal descriptions.

WHEREAS,

L&L Air Trim Collection Systems, LLC is the owner of the properties included within the proposed district;

WHEREAS,

Public Act 198 of 1974 authorizes the City Commission to establish a Plant Rehabilitation District consisting of one or more parcels or tracts of land; and

WHEREAS,

prior to consideration of this resolution, the City provided written notice by certified mail to the owners of all real property located within the proposed Plant Rehabilitation District and scheduled a public hearing; and

WHEREAS,

on September 14, 2026, the City Commission held a public hearing regarding establishment of the proposed Plant Rehabilitation District, at which property owners and other residents or taxpayers of the City were provided an opportunity to appear and be heard; and

WHEREAS,

the City Assessor provided a signed Statement of Obsolescence concerning the industrial property located at 600 Cecil Street and concluded that the property suffers from more than 50% functional obsolescence; and

WHEREAS,

the 2026 State Equalized Value of the industrial property at 600 Cecil Street is \$40,300, and the total State Equalized Value of the three parcels comprising the proposed district is \$48,500;

WHEREAS,

the City Commission finds that property comprising not less than fifty percent (50%) of the State Equalized Value of the industrial property within the proposed district is obsolete; and

WHEREAS,

the City Commission finds that establishment of the Plant Rehabilitation District will support rehabilitation and continued productive industrial use of the property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF BUCHANAN:

1. The City Commission hereby establishes the **L&L Air Trim Plant Rehabilitation District** pursuant to Public Act 198 of 1974, as amended.
2. The district shall consist of the following properties:
 - 600 Cecil Street — Parcel No. 58-0036-0259-01-3
 - 607 Berrien Street — Parcel No. 58-6900-0033-01-4
 - 701 Berrien Street — Parcel No. 58-6900-0028-00-2
3. The legal descriptions of the properties comprising the district are attached as **Exhibit A** and incorporated by reference.
4. The parcel map depicting the boundaries of the L&L Air Trim Plant Rehabilitation District is attached as **Exhibit B** and incorporated by reference.
5. The City Commission finds that property comprising not less than fifty percent (50%) of the State Equalized Value of the industrial property within the district is obsolete.
6. Establishment of this Plant Rehabilitation District does not constitute approval of an Industrial Facilities Exemption Certificate. Any application for an Industrial Facilities Exemption Certificate shall be submitted and considered separately in accordance with Public Act 198 of 1974.
7. The City Clerk is authorized and directed to maintain this resolution, the legal descriptions, district map, public hearing notice, proof of certified mailing, and supporting materials as part of the official record of the district.
8. This resolution shall take effect immediately upon adoption.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

RESOLUTION DECLARED ADOPTED.

Kalla Langston-Weiss, City Clerk

Date: September 14, 2026

CERTIFICATION

I, Kalla Langston-Weiss, Clerk of the City of Buchanan, Berrien County, Michigan, hereby certify that the foregoing is a true and complete copy of Resolution No. 2026.09/15 adopted by the Buchanan City Commission at a regular meeting held on September 14, 2026.

Kalla Langston-Weiss, City Clerk

EXHIBIT A

LEGAL DESCRIPTIONS

600 Cecil Street

Parcel No. 58-0036-0259-01-3

COM 515' E & 64' N OF W1/4 PST SEC 36 T7S R18W TH S75DEG E 42' TH E 753.4' TH N 468.8' TH W 326.4' TH N 48.4' TH W 468' TH S 503.6' TO POB ALSO LOTS 29 30 88 166 167 & 168 LIBERTY HEIGHTS ADD TO CITY OF BUCHANAN.

607 Berrien Street

Parcel No. 58-6900-0033-01-4

LOTS 33 & 34 RYNEARSON ADD TO CITY OF BUCHANAN ALSO N 1/2 VAC JORDAN ST LYING S OF LOT 33 PER 962/832 ALSO THE E1/2 OF VAC BERRIEN ST ADJ TO SD LOTS.

701 Berrien Street

Parcel No. 58-6900-0028-00-2

LOTS 28 TO 32 INCL RYNEARSON ADD TO CITY OF BUCHANAN ALSO THE E1/2 OF VAC BERRIEN ST ADJ TO SD LOTS.

EXHIBIT B

L&L AIR TRIM PLANT REHABILITATION DISTRICT MAP

City of Buchanan, Berrien County, Michigan

Properties included:

Memorandum

- 600 Cecil Street — Parcel 58-0036-0259-01-3
- 607 Berrien Street — Parcel 58-6900-0033-01-4
- 701 Berrien Street — Parcel 58-6900-0028-00-2

