



Date: August 18, 2026
To: City Commission
From: Kalla Langston-Weiss, City Clerk
Subject: L&L Air Trim Collection Systems, LLC – Plant Rehabilitation District

Background

L&L Air Trim Collection Systems, LLC submitted a written request to establish a Plant Rehabilitation District for its properties located at 600 Cecil Street, 607 Berrien Street, and 701 Berrien Street. The request includes all three parcel numbers and legal descriptions.

The proposed district includes:

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

L&L Air Trim is listed as the owner of all three properties.

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 The statement identifies the age and condition of the building, deferred maintenance, roofing issues, outdated industrial configuration, and need for substantial modernization, and concludes that the property suffers from more than 50% functional obsolescence.

Under Public Act 198 of 1974, the City Commission may establish a Plant Rehabilitation District after providing certified-mail notice to property owners within the proposed district and holding a public hearing. The Commission's resolution establishing the district must also find that property comprising at least 50% of the state equalized value of industrial property within the district is obsolete.

The purpose of the district is to allow L&L Air Trim to pursue future industrial rehabilitation incentives. Establishment of the district itself does **not** grant a tax abatement. A separate Industrial Facilities Exemption Certificate application and approval process would be required before an exemption could be granted.

Recommendation

Staff recommends scheduling the required public hearing for September 14, 2026, and directing the City Clerk to provide the required notice. Following the public hearing, the City Commission may consider a resolution establishing the Plant Rehabilitation District.



600 Cecil Street | Buchanan, MI 49107

June 23, 2026

Kalla Langston-Weiss
City Clerk
City of Buchanan
302 N Redbud Trail
Buchanan, MI 49107

Subject: Request for Plant Rehabilitation District

Dear Clerk Langston-Weiss:

This letter is to formally request the establishment of a Plant Rehabilitation District for properties located at 600 Cecil St., 607 Berrien St., and 701 Berrien St., all located within the city of Buchanan, on behalf of L&L Air Trim Collection Systems, LLC.

The property identification numbers are
58-0036-0259-01-3
58-6900-0033-01-4 and
58-6900-0028-00-2, respectively.
The legal descriptions of the parcels are enclosed for your review.

L&L Air Trim Collection Systems, LLC specializes in comprehensive material handling and scrap-collection systems for manufacturing facilities, including systems designed for corrugated scrap, paper scrap, and folded-carton scrap industries. Our company designs, installs, services, and supports customized air trim and scrap-handling systems for facilities throughout the region and nationally.

To the extent possible, L&L Air Trim Collection Systems, LLC would like to apply for available tax abatement incentives related to proposed future economic development expansion activities at our Buchanan location. We anticipate continued growth and believe these improvements may help support additional investment and future job creation within the City of Buchanan.

If you have any questions concerning this request, please contact me at 260-908-3918 or by email at rloomis@llatcs.com.

Thank you for your time and consideration.
Sincerely,

Robert W. Loomis
L&L Air Trim Collection Systems, LLC

600 CECIL AVE

BUCHANAN, MI 49107

Parcel #58-0036-0259-01-3

Property Owner: L&L AIR TRIM COLLECTION SYSTEMS LLC

Owner and Taxpayer Information

Owner	L&L AIR TRIM COLLECTION SYSTEMS LLC 600 CECIL ST BUCHANAN, MI 49107-1736	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2026

Property Class	301 INDUSTRIAL-IMPROVED	Unit	58 CITY OF BUCHANAN
School District	BUCHANAN COMMUNITY SCH DIST	Assessed Value	\$40,300
Map Number	024-021	Taxable Value	\$40,300
USER NUM IDX	100	State Equalized Value	\$40,300
USER ALPHA 1	No Data to Display	Date of Last Name Change	04/08/2025
USER ALPHA 3	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
USER ALPHA 2	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Effective Date	No Data to Display	
Principal Residence Exemption	June 1st	Final
2026	0.0000%	0.0000%

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2025	\$47,700	\$47,700	\$43,508
2024	\$42,200	\$42,200	\$42,200
2023	\$230,900	\$230,900	\$51,871

Land Information

Zoning Code	R-1 SIN	Total Acres	9.540
Land Value	\$37,400	Land Improvements	\$8,895
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display How can I help you today?
ECF Neighborhood	INDUSTRIAL AREAS	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

6/24/26, 7:42 AM

Parcel Number - 58-0036-0259-01-3 | City of Buchanan | BS&A Online

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

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

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	Not Available
Date Created	No Data to Display	Unallocated Div.s Transferred	Not Available
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
05/03/2023	\$85,000.00	WD	TORSTEN LLC	L&L AIR TRIM COLLECTION SYSTEMS LLC	03-ARM'S LENGTH	3403/2672	
09/25/2006	\$35,000.00	OTH	TELEX COMMUNICATIONS INC.	TORSTEN, LLC	21-NOT USED/OTHER	2748/1259	NOT CONSIDERED MARKET SALE
11/19/2003	\$0.00	OTH	TELEX COMMUNICATIONS HOLDINGS INC.	TELEX COMMUNICATIONS, INC.	21-NOT USED/OTHER	2483/1778	ALSO 11-06-0036-0009-00-1

Building Information - 119929 sq ft Industrial - Light Manufacturing (Commercial)

Floor Area	119,929 sq ft	Estimated TCV	\$31,589
Occupancy	Industrial - Light Manufacturing	Class	C
Stories Above Ground	1	Average Story Height	14 ft
Basement Wall Height	0 ft	Identical Units	1
Year Built	1902	Year Remodeled	1965
Percent Complete	0%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	35%	Functional Percent Good	25%
Economic Percent Good	25%	Effective Age	56 yrs

Building Information - 14274 sq ft Industrial - Light Manufacturing (Commercial)

Floor Area	14,274 sq ft	Estimated TCV	\$4,252
Occupancy	Industrial - Light Manufacturing	Class	C
Stories Above Ground	1	Average Story Height	12 ft
Basement Wall Height	0 ft	Identical Units	1
Year Built	1937	Year Remodeled	1965
Percent Complete	0%	Heat	Package Heating & Cooling
Physical Percent Good	35%	Functional Percent Good	25%
Economic Percent Good	25%	Effective Age	56 yrs

Building Information - 1220 sq ft Industrial - Light Manufacturing (Commercial)

Floor Area	1,220 sq ft	Estimated TCV	\$427
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STATEMENT OF OBSOLESCENCE FROM ASSESSOR**600 Cecil Street, Buchanan, Michigan 49107**

The building that is the subject of this request is an older industrial/manufacturing building located at 600 Cecil Street, Buchanan, Michigan 49107, in Berrien County. The building was originally constructed in approximately 1902 and has historically been used for manufacturing, distribution, warehouse, storage, and related industrial purposes.

The property is currently owned by L&L Air Trim Collection Systems LLC and is being rehabilitated and returned to productive industrial use for air-trim and material-handling system fabrication, service, storage, and related business operations.

Obsolescence is evident due to the age of the building, its outdated industrial configuration, deferred maintenance, the poor condition of portions of the roofing system, and the need for substantial modernization of building systems and finishes. The building requires significant rehabilitation and improvements, including roof work, electrical and lighting upgrades, interior restoration and modernization, and other repairs necessary to make the space functional for current industrial operations.

The current condition and functional layout of the building do not meet modern standards for an efficient industrial facility without substantial investment. In my opinion, this property suffers in excess of 50% functional obsolescence.

Malinda A. Cole-Crocker

Name of Assessor

Malinda A. Cole-Crocker

Assessor's Signature

6/02/2026

Date