



<b>Board:</b>	City Commission
<b>Agenda Date:</b>	08-11-2025
<b>Department:</b>	Assessing
<b>Presenter:</b>	Janice Frizzell

## Staff Report

### Agenda Item Title:

Request to Establish Industrial Plant Rehabilitation District

### Background:

**THIS IS A REDO FROM PREVIOUS MEETINGS AS WRONG LANGUAGE WAS USED IN THE RESOLUTION.**

Aggressive Manufacturing Innovations (AMI) is in the process of acquiring the former DelFab building, located at 103 N 12th St. Before AMI can begin operations, the facility will require extensive rehabilitation, to accommodate equipment and support their manufacturing processes.

To aid in this transition, the establishment of an Industrial Facility Tax (IFT) District provides a tax incentive under Public Act 198 of 1974. The IFT exemption allows qualifying businesses exemption from ad valorem real and/or personal property taxes for a term of 1 to 12 years, as determined by the local unit of government. This incentive is designed to encourage investment in industrial properties, promote economic development, and support job creation in the community.

### Fiscal Effect:

Current taxes are approx. \$27,000/year, which will be eliminated temporarily.

40-55 jobs will be created.

Increased demand in utilities.

### Supporting Documentation:

IFT request letter from Gary Vollmar, CEO of AMI.

### Recommendation:

Motion to set a Public Hearing on August 25, 2025 at 6:00 PM to receive public input on the establishment of a Plant Rehabilitation District for AMI, Inc.