

# City of Detroit

Janice M. Winfrey  
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

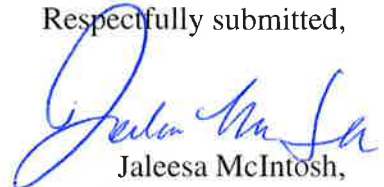
September 15, 2022

To: Katharine G. Trudeau, Deputy Director  
Planning and Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 808  
Detroit, MI. 48226

Re: Request for an Industrial Facilities Tax Exemption Certificate for the property located at 9501 Conner Street, Detroit, MI 48213

Please find attached an application Request for an Industrial Facilities Tax Exemption Certificate for the property located at 9501 Conner Street, Detroit, MI 48213 (relative to **Petition #1329**)

Respectfully submitted,



Jaleesa McIntosh,  
Jr. Assistant City Council Committee Clerk  
Office of the City Clerk

# Application for Industrial Facilities Exemption Certificate

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

**INSTRUCTIONS:** File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form, call (517) 373-3302.

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>Lear Corporation</b>	▶ 1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) <b>336360</b>	
▶ 1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) <b>9501 Conner St. Detroit, MI 48213 (Partial Occupancy)</b>	▶ 1d. City/Township/Village (indicate which) <b>City</b>	▶ 1e. County <b>Wayne</b>
▶ 2. Type of Approval Requested <input type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Transfer <input checked="" 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>Detroit Public Schools</b>	▶ 3b. School Code <b>82010</b>
▶ 4. Amount of years requested for exemption (1-12 Years) <b>12</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.

Please see Attachment 1  
/

6a. Cost of land and building improvements (excluding cost of land) ..... * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	▶ <u>\$18,200,200</u> Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures ..... * Attach itemized listing with month, day and year of beginning of installation, plus total	▶ <u>\$21,055,730</u> Personal Property Costs
6c. Total Project Costs ..... * Round Costs to Nearest Dollar	▶ <u>\$39,255,930</u> Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	<u>Begin Date (M/D/Y)</u>	<u>End Date (M/D/Y)</u>	
Real Property Improvements	▶ <u>02/01/2021</u>	<u>12/31/2022</u>	▶ <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased
Personal Property Improvements	▶ <u>07/27/2021</u>	<u>01/23/2022</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>0</b>	▶ 10. No. of new jobs at this facility expected to create within 2 years of completion. <b>350</b>
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11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land) \_\_\_\_\_

b. TV of Personal Property (excluding inventory) \_\_\_\_\_

c. Total TV \_\_\_\_\_

▶ 12a. Check the type of District the facility is located in:


Industrial Development District       Plant Rehabilitation District

▶ 12b. Date district was established by local government unit (contact local unit) <b>11/04/2020</b>	▶ 12c. Is this application for a speculative building (Sec. 3(8))? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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**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 Tina Weiksna	13b. Telephone Number 248-447-1253	13c. Fax Number	13d. E-mail Address cweiksna@lear.com
14a. Name of Contact Person Tina Weiksna	14b. Telephone Number 248-447-1253	14c. Fax Number	14d. E-mail Address cweiksna@lear.com
▶ 15a. Name of Company Officer (No Authorized Agents) William P. McLaughlin, Vice President Global Tax			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number	15d. Date 8/24/2022
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 21557 Telegraph Rd. Southfield, MI 48033		15f. Telephone Number 248-447-1500	15g. E-mail Address bmclaughlin@lear.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 to 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. LUCI Code	16d. School Code
17. Name of Local Government Body	▶ 18. Date of Resolution Approving/Denying this Application

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

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

(For guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

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

Attachment 1  
Lear Corporation  
Application for IFTE Certificate  
Question 5

This site is comprised of approximately 43 acres of land that had a 5 story, 914,000 SF structure that formerly operated as a Stamping Plant for General Motors. Due to the severe conditions impacting the area, the existing facility was demolished, and the environmental conditions were remediated. Lear Corporation ("Lear") will occupy approximately 416,000 SF of the new structure which is 684,490 SF.

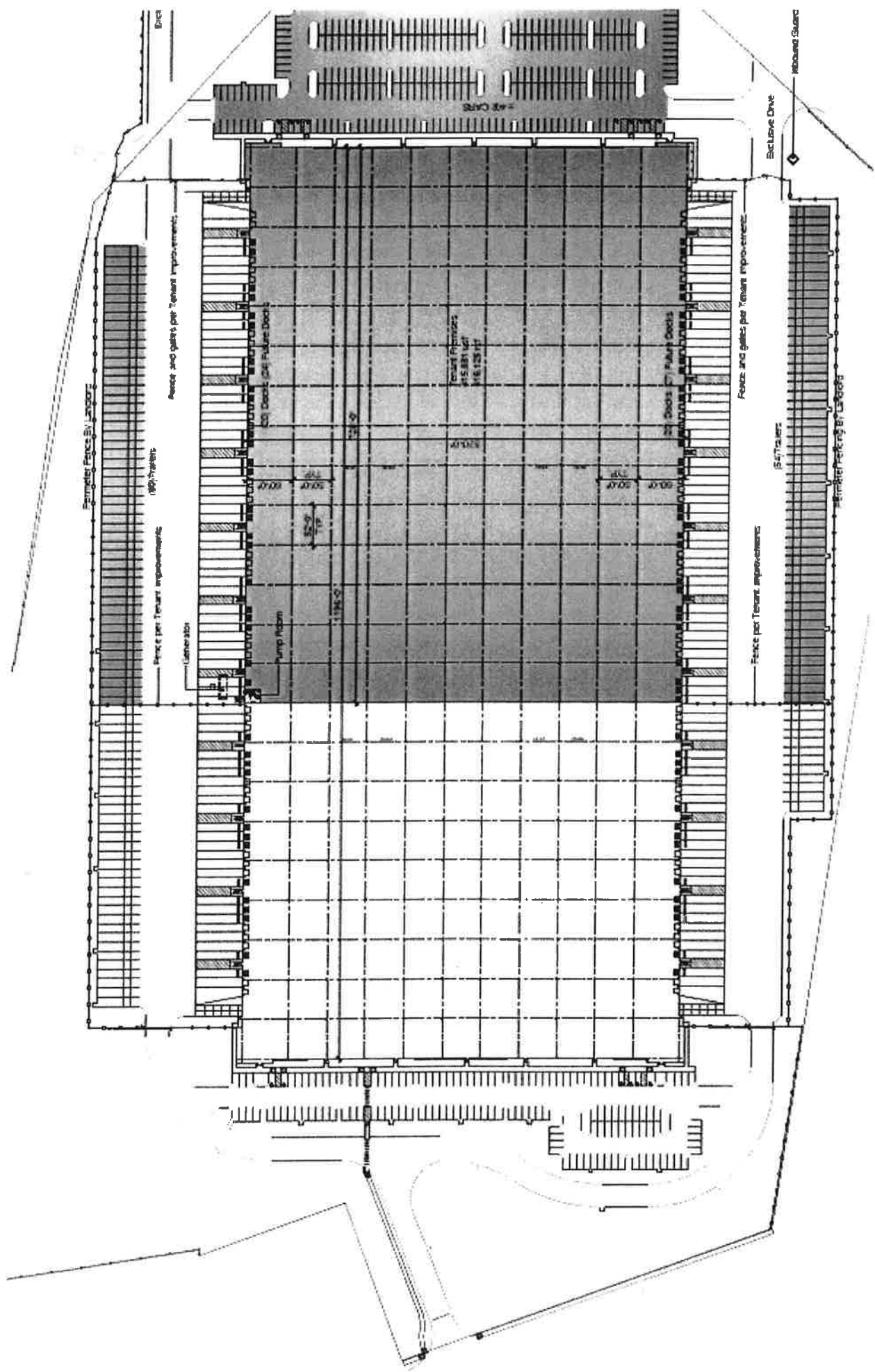
Lear was founded in Detroit in 1917, incorporated in Delaware in 1987 and is currently headquartered in Southfield, Michigan. The Company provides seating and electrical systems to automotive manufacturers globally.

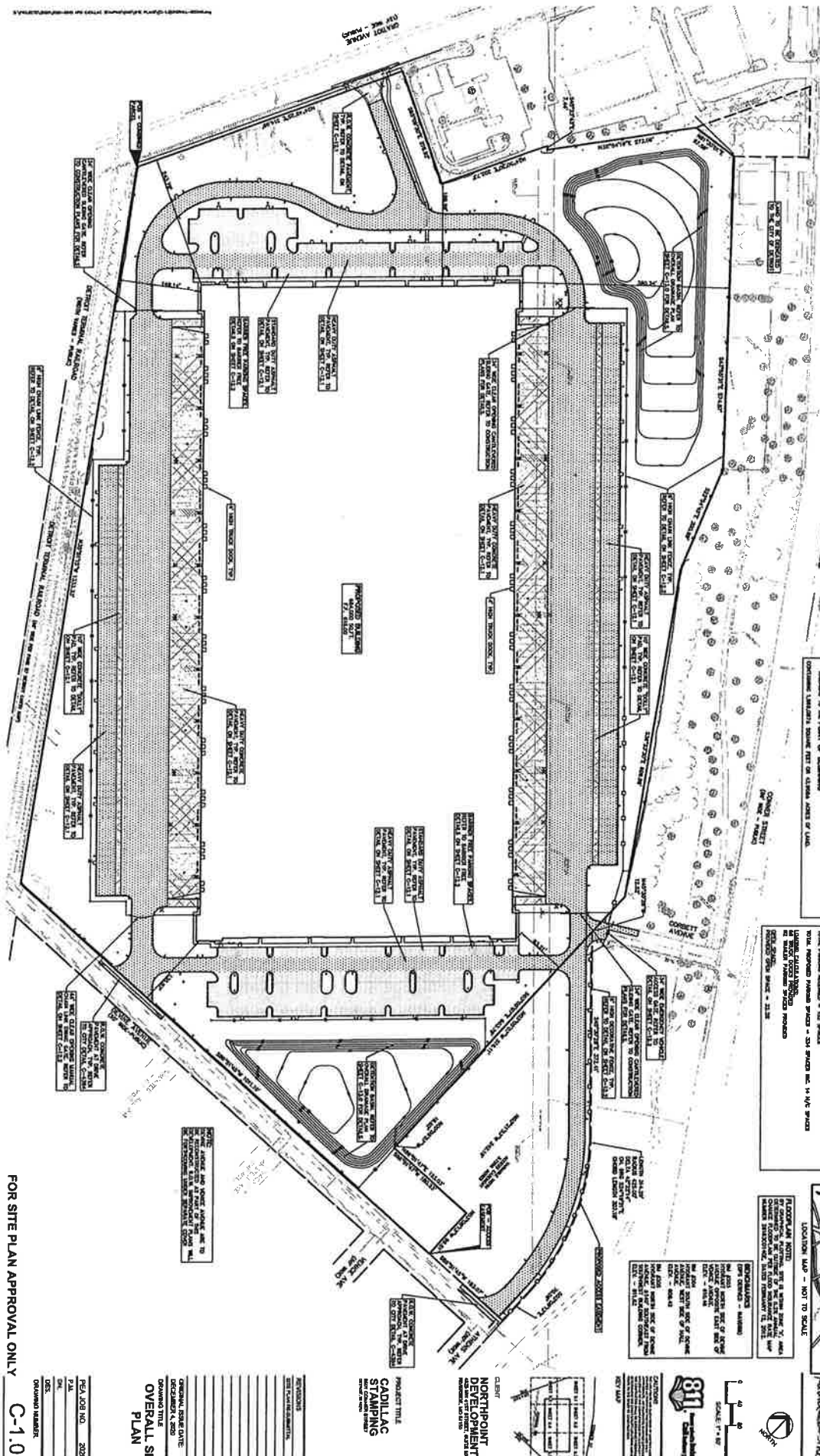
This location at 9501 Conner St., which Lear partially occupies, will be the main Lear Just in Time ("JIT") Seating Facility for a major automotive manufacturer's Electric Vehicle program. The business is currently awarded through 2031 and the contract is scheduled to begin in September 2023. Annual sales are expected to exceed \$250M.

The project is expected to require an estimated 299 non-skilled, 43 professional, and 8 skilled workers when it is in full production by the end of 2024. We will attract residents from the City of Detroit and the surrounding neighborhoods and suburbs to the extent we can.

Lear is investing in Tenant Improvements of more than \$18M and in Machinery and Equipment and other Personal Property of more than \$23M in the new facility.

Legal description of the property is on Exhibit A.





LEGAL DESCRIPTION (EASEMENT)
LOT 100, COUNTY...

LEGAL DESCRIPTION
LOT 100, COUNTY...

SITE DATA TABLE
SITE AREA: 1.58 ACRES (137,140 SQ. FT.)
TOTAL PROPOSED PARKING SPACES: 338 SPACES



FLOOR PLAN NOTES
GENERAL NOTES...

OPERATIONAL
TOTAL GROSS AREA...



CLIENT
NORTHPOINT DEVELOPMENT
PROJECT TITLE
CADILLAC STAFFING

PROVISIONS
REVISIONS
OWNER'S REPRESENTATIVE
DATE
OVERALL SITE PLAN

FOR SITE PLAN APPROVAL ONLY

C-1.0

## Tenant Improvements Summary

Lear Corporation

9501 Conner St. Detroit, MI

<b>Initial Estimate:</b>	<b>Cost</b>
Site Construction	\$ 66,280.00
Concrete	\$ 66,561.00
Masonry	\$ 17,125.00
Metals	\$ 397,468.00
Wood & Plastic	\$ 7,686.15
Thermal & Moisture Protection	\$ 175,700.00
Doors & Windows	\$ 246,837.72
Finishes	\$ 2,770,128.70
Specialties	\$ 588,855.00
Miscellaneous	\$ 1,192,077.86
Fire Protection	\$ 136,461.00
Plumbing	\$906,300
HVAC	\$ 531,000.00
Electrical	\$ 968,390.00

<b>Change Order Requests:</b>	<b>Cost</b>
Precast Concrete	\$ 40,040.00
HVAC	\$ 2,756,000.00
Fire Alarm	\$ 6,035.12
Carpentry	\$ 498,700.80
Roofing	\$ 15,506.40
Glass & Aluminum Framing	\$ 75,192.00
Doors, Frames, and Hardware	\$ 11,950.02
Fire Protection	\$ 75,920.00
Concrete Flatwork	\$ 176,953.92
Misc. Steel	\$ 7,488.00
Dock Equipment	\$ 990,334.10
Overhead Doors	\$ 111,168.72
Plumbing	\$ 386,880.00
Electrical	\$ 3,560,388.00
Structural Steel (HVAC)	\$ 173,742.40
Structural Steel (Fire Protection)	\$ 34,122.40
Glass & Aluminum Framing	\$ 6,188.00
Glass & Aluminum Framing	\$ 5,761.60
Doors, Frames, and Hardware	\$ 6,217.54
Lear Generator Increase	\$ -
Misc. Steel (Dock Pit Angles)	\$ 4,680.00
Doors, Frames and Hardware	\$ 20,416.45
Additional Flashing for Lear	\$ 6,240.00
Revised RTU Loads	\$ 46,072.00
Misc. Change orders total	\$ 1,113,332.11

<b>TOTAL TENANT IMPROVEMENTS:</b>	<b>\$ 18,200,200.01</b>
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**Machinery and Equipment, Furniture and Office Equipment**  
**Lear Corporation**  
**9501 Conner St. Detroit, MI**

<u>Category</u>	<u>Investment</u>
Furniture	375,000.00
IT	1,727,235.00
Machinery & Equipment	21,055,730.44
<b>Total:</b>	<b><u>\$ 23,157,965.44</u></b>

Nothing has been installed as of August 25, 2022





Buildings, Safety Engineering  
& Environmental Department

City of Detroit  
Buildings, Safety Engineering and Environmental Department  
Building Division  
Coleman A. Young Municipal Center  
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226  
(313) 224-3202

## BUILDING PERMIT

**SITE ADDRESS:** 9501 CONNER **PERMIT NO.:** BLD2021-01688  
**PARCEL NUMBER:** 19002594.001 **SECTOR:** **APPLIED:** 03/18/2021  
**TYPE OF WORK:** New **ISSUED:** 07/27/2021  
**ESTIMATED COST :** \$29,000,000.00 **EXPIRES:** 01/23/2022  
**USE:** Warehouse **PMR No.:** PMR2021-01739  
**PERMIT DESCRIPTION:** Foundations, Site Work, & construction of 684,000 sq ft Warehouse Building shell per plans. Separate Permit for MEP's. Subject to Field Approval and all Applicable Federal, State, and Local Executive Orders.

**ZONING DISTRICT:** M4-Intensive Industrial **USE GRP:** S-1 311.2 **FL AREA:**  
**BLDG TYPE CODE:** 5B - COMBUSTIBLE (FP 000) **STORIES:** 1 **GROUND AREA:**  
**BETWEEN:** Between and **SIZE:** 783734.00  
**LOT NO.:** **SUBDIVISION:** 19002594.001

<u>Owner</u>	<u>Applicant</u>	<u>Contractor</u>
NP Conner Avenue Industrial, LLC 4825 NW 41st St. Suite 500 Riverside, MO 64150	Rachel Smith 45 W. Grand River Ave, Suite 501 Detroit, MI 48226	

### Fees

Type	Status	Date	Amount
Building Permit Fee Balance (70%)	INVOICED	04/16/2021	\$170,877.00
Building Permit Deposit	INVOICED	04/16/2021	\$73,233.00
Plumbing Plan Review Fee	INVOICED	07/21/2021	\$3,000.00
Fire Plan Review Fee	INVOICED	07/21/2021	\$5,000.00
<b>Total:</b>			<b>\$252,110.00</b>

Please be advised per the 2015 Michigan Building Code: Each permit issued by the code official under the provisions of the code shall expire by limitation and become null and void if the work authorized by the permit has not begun within 180 days from the issued date of the permit or if not inspected, after the work has begun for a period of 180 days. Before the work may be restarted, the permit shall be reinstated if the code has not changed. If the code has changed and the work was not started, a new permit is required based on the current requirements.

**EXHIBIT "A"**

The area generally bounded by Gratiot, Conner, Devine, and Corbett Ave. 10644 Gratiot, 10600 Gratiot, 10640 Gratiot, 10648 Gratiot, and 9501 Conner.

10644 Gratiot - BEING PART OF PRIVATE CLAIMS 389, 11, AND PART OF FRACTIONAL SECTION 23, TOWN 01 SOUTH, RANGE 12 EAST, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF PRIVATE CLAIM 11 AND THE WEST RIGHT OF WAY LINE OF CONNER AVENUE (VARIABLE WIDTH), SAID POINT BEING NORTH 63 DEGREES 54 MINUTES 40 SECONDS EAST, 395.62 FEET FROM THE SOUTHWEST CORNER OF SAID PRIVATE CLAIM 389, COMMON TO THE NORTHWEST CORNER OF SAID PRIVATE CLAIM 11; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE OF CONNER AVENUE NORTH 44 DEGREES 32 MINUTES 13 SECONDS WEST, 164.34 FEET; THENCE SOUTH 45 DEGREES 10 MINUTES 54 SECONDS WEST, 136.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 43 DEGREES 55 MINUTES 31 SECONDS EAST, 574.87 FEET; THENCE SOUTH 22 DEGREES 54 MINUTES 45 SECONDS EAST, 200.99 FEET; THENCE SOUTH 79 DEGREES 30 MINUTES 30 SECONDS WEST, 71.82 FEET; THENCE NORTH 80 DEGREES 43 MINUTES 30 SECONDS WEST, 240.28 FEET; THENCE NORTH 67 DEGREES 18 MINUTES 30 SECONDS WEST, 132.68 FEET; THENCE NORTH 45 DEGREES 23 MINUTES 43 SECONDS WEST, 227.43 FEET; THENCE NORTH 46 DEGREES 03 MINUTES 06 SECONDS EAST, 243.44 FEET; THENCE NORTH 44 DEGREES 46 MINUTES 38 SECONDS WEST, 179.85 FEET; THENCE NORTH 45 DEGREES 10 MINUTES 54 SECONDS EAST, 93.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.797 ACRES.

10600 Gratiot - S GRATIOT ALL THAT PT OF P C 389 & FRL SEC 23 T 1 S R 12 E DESC AS FOLS BEG AT INT SEC OF S LY LINE OF GRATIOT 124 FT WD & E LY LINE D T R R TH N 25D 43M E 211.04 FT ALG SD S LY LINE TH S 44D 41M 20S E 274 FT TH S 75D 43M 20S E 100 FT TH S 44D 41M 20S E 466.96 FT TH S 87D 52M W 434.95 FT TH N 36D 03M W 466.56 FT ALG E LY R/W LINE TO P O B 19/--- 173,199 SQ FT.  
Parcel #19001584

10640 Gratiot - S GRATIOT PT OF FRL SEC 23 T 1 S R 12 E & PT OF P CS 389 & 11 ALL DESC AS BEG AT A PTE ON SLY LINE GRATIOT AVE 124 FT WD DIST N 25D 43M E 211.04 FT FROM INTSEC ELY LINE D T RR 66 FT WD TH CONT ALG SD SLY LINE N 25D 43M E 303.28 FT TH S 64D 17M E 220 FT TH N 25D 43M E 201.59 FT TH S 44D 40M E 418.67 FT TO LINE COMMON TO FRL SEC 23 & P C 11 TH ALG SD LINE THE FOLLOWING 3 COURSES (1) S 66D 26M E 132.68 FT & (2) S 79D 51M E 240.28 FT & (3) N 80D 23M E 71.82 FT TH S 35D 31M E 609.96 FT TH S 87D 52M W 878.02 FT (877.76 REC) TH N 44D 41M 20S W 466.23 FT (466.96 REC) TH N 75D 43M 20S W 100 FT TH N 44D 41M 20S W 274 FT TO P O B 686,031 SQ FT.  
Parcel #19001583.002L

10648 Gratiot - SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN; BEING PART OF PRIVATE CLAIMS 11, 389 AND FRACTIONAL SECTION 23, T1S, R12D; BEING A PORTION OF THE TRACT OF LAND AS DESCRIBED IN QUIT CLAIM DEED RECORDED IN LIBER 13046, PAGE 231 WAYNE COUNTY DEED RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ½ INCH IRON ROD, IDENTIFIED WITH PS#26454, FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF CONNER AVENUE (86 FT. WIDE) AND THE SOUTHEASTERLY LINE OF GRATIOT AVENUE (124 FT. WIDE), BOTH PUBLIC ROADS; THENCE S 43 DEGREES 29 MINUTES 45 SECONDS E, 292.91 FEET (RECORD S 43 DEGREES 27 MINUTES E, 292.92 FEET) ALONG THE SOUTHWESTERLY LINE OF CONNER AVENUE TO A SET MAG NAIL AT THE POINT OF BEGINNING; THENCE DEPARTING THE SOUTHWESTERLY LINE OF CONNER AVENUE, S 25 DEGREES 39 MINUTES 15 SECONDS W, 222.22 FEET, TO A FOUND ½" IRON ROD IDENTIFIED WITH PS# 44297; THENCE S 36 DEGREES 56 MINUTES 00 SECONDS W, 272.22 FEET TO A SET ½" IRON, IDENTIFIED WITH PS#30099; THENCE S 44 DEGREES 33 MINUTES 58 SECONDS E, 184.07 FEET (RECORD S 44 DEGREES 33 MINUTES 58 SECONDS E) TO A ½" IRON ROD, IDENTIFIED WITH PS#44297; THENCE N 47 DEGREES 05 MINUTES 34 SECONDS E, 243.44 FEET (RECORD N 47 DEGREES 12 MINUTES 03 SECONDS E, 244.75 FEET) TO A SET MAG NAIL; THENCE N 43 DEGREES 44 MINUTES 10 SECONDS W, 179.85 FEET (RECORD N 43 DEGREES 37 MINUTES 15 SECONDS W, 180.82 FEET) TO A SET MAG NAIL; THENCE N 46 DEGREES 13 MINUTES 22 SECONDS E, 230.53 FEET (RECORD N 46 DEGREES 20 MINUTES 17 SECONDS E, 231.76 FEET), TO A SET MAG NAIL IN THE SOUTHWESTERLY LINE OF CONNER AVENUE, THENCE N 43 DEGREES 29 MINUTES 45 SECONDS W, 130.00 FEET TO THE POINT OF BEGINNING.

9501 Conner - N DEVINE ALL THAT PT OF FRL SEC 23 T 1 S R 12 E INCL PT OF BESSENGER & MOORES GRATIOT AVE SUB NO 2 & PTS OF P C S 10 & 12 DESC AS FOLS BEG AT A PTE IN E LINE OF D T R R R/W BG ALSO IN N LINE OF DEVINE AVE TH N 34D 18M 12S W 868.47 FT ALG SD E LINE TH N 89D 32M 20S E 1312.87 FT TH S 0D 30M 54S E 603.78 FT TH S 2D 28M 16S W 16.02 FT TH N 89D 26M E 180.23 FT TH S 0D 348 E 100 FT TH S 89D 26M W 1009.37 FT TO P O B 19/-- 790,094 SQ FT Parcel#19002594.001

[Exhibit A Continued on Next Page]

**City of Detroit**  
CITY COUNCIL  
COUNCIL PRESIDENT BRENDA JONES

**INCENTIVE INFORMATION CHART:**

Project Type	Incentive Type	Investment Amount	District
Industrial Facilities Build	PA 198	\$34 Million	3

Jobs Available							
Construction				Post Construction by 2024			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
				43		8	299

1. What is the plan for hiring Detroiters?  
Lear is working with Detroit at Work to fill all open positions. We are also working with other Detroit organizations to fill open positions.
2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc. Assemblers, Quality Technicians, Material Handlers, Janitorial staff, Maintenance workers, supervisors Engineers, Human Resources staff and Department Managers.
3. Will this development cause any relocation that will create new Detroit residents?  
Since the plant is in Detroit, it is possible some employees will move to the City, however Lear is not offering incentives for Relocation.
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs? Lear is working with Detroit at Work, Michigan Works, Wayne State, Wayne County Community College, Focus Hope and Share Detroit to recruit Detroit residents.
5. When is construction slated to begin?  
It began in February 2021.
6. What is the expected completion date of construction? December 31, 2022

\*Please contact Linda Wesley at (313) 628-2993 or [wesleyl@detroitmi.gov](mailto:wesleyl@detroitmi.gov) to schedule a date to attend the Skilled Trades Task Force.



# REQUEST FOR INCOME TAX CLEARANCE

REQUESTING DEPARTMENT/DIVISION: Finance

E-MAIL ADDRESS: cweiksnar@lear.com

CONTACT NAME: Tina Weiksnar PHONE: 248-447-1253 FAX: \_\_\_\_\_

Type of Clearance:  New  Renewal (Please submit 30 days prior to submitting bid or expiration date)

**A. To:**  
**City of Detroit**  
**Income Tax Division**  
**Coleman A. Young Municipal Center**  
**2 Woodward Avenue, Ste. 512**  
**Detroit, MI 48226**

**For:**  
**Individual or** \_\_\_\_\_  
**Company Name** Lear Corporation  
**Address** 21557 Telegraph Rd.  
 \_\_\_\_\_  
 \_\_\_\_\_  
**City** Southfield  
**State** MI **Zip Code** 48033  
**Telephone** 248-447-1253 **Fax #** \_\_\_\_\_  
**E-mail Address** cweiksnar@lear.com

**Phone:** (313) 224-3328 or 224-3329  
**Fax:** (313) 224-4588

<b>B. Name of Chief Financial Officer/Authorized Contact Person</b> (include address if different from above) <u>Tina Weiksnar</u>	<b>Telephone #</b> <u>248-447-1253</u> <b>Fax #</b> _____
<b>Employer Identification or Social Security Number</b> <u>13-3386776</u>	<b>Spouse Social Security Number</b> _____

**Nature of Contract** IFT Application **BID CONTRACT AMOUNT (if known):**  
**Labor:** \$ \_\_\_\_\_ **Material:** \$ \_\_\_\_\_  
**Contract # (if known)** \_\_\_\_\_

**C. ALL QUESTIONS MUST BE ANSWERED TO EXPEDITE APPROVAL PROCESS. ANY QUESTION NOT ANSWERED MAY RESULT IN A DENIAL OF INCOME TAX CLEARANCE.**

Check One:  Individual  Corporation  Partnership  Estate & Trust

### INDIVIDUALS ANSWER QUESTIONS 1,2,3,4.

- Have you filed joint returns with spouse during the last seven (7) years? (If yes, include spouse SSN above)  Yes  No
- Are you a student, and/or claimed as a dependent on someone else's tax return?  Yes  No
- Were you employed during the last seven (7) years?  Yes  No
- Were you a resident of Detroit during the last seven (7) years?  Yes  No

### CORPORATIONS AND PARTNERSHIPS ANSWER QUESTIONS 5,6,7.

- Is the company a new business in Detroit? If yes, attach Employer Registration (Form DSS-4).  Yes  No
- Will the company have employees working in Detroit?  Yes  No
- Will the company use sub-contractors or independent contractors in Detroit?  Yes  No

### D. FOR INCOME TAX USE ONLY

Has the contractor complied with the provisions of the City Income Tax Ordinance?

Yes  No Signature \_\_\_\_\_ Date \_\_\_\_\_ Expires \_\_\_\_\_

Yes  No Signature \_\_\_\_\_ Date \_\_\_\_\_ Expires \_\_\_\_\_

Yes  No Signature \_\_\_\_\_ Date \_\_\_\_\_ Expires \_\_\_\_\_

VISIT OUR WEBSITE FOR INFORMATION AND TAX FORMS AT: [www.detroitmi.gov](http://www.detroitmi.gov)

NOTE: An approved Income Tax Certificate may be used in multiple city wide departments that require a bid. Please e-mail your completed request form (preferably in pdf format) to: [IncomeTaxClearance@detroitmi.gov](mailto:IncomeTaxClearance@detroitmi.gov)

Accounts Receivable Clearance Application  
2 Woodward Avenue, Suite 106, Coleman A Young Municipal Center  
Revenue Tax Examining Unit (313) 224-2389 / FAX: 224-1901 / [RevenueCollections@DetroitMi.gov](mailto:RevenueCollections@DetroitMi.gov)

SECTION A:  BUSINESS LICENSE  BUDGET  CITY COUNCIL  DDOT  DPW  FINANCE  FIRE  HEALTH  
 HUMAN RIGHTS  LAW  MAYOR  OMBUDSMAN  PLANNING & DEVELOPMENT  POLICE  PURCHASING  
 RECREATION  WATER & SEWAGE OTHER \_\_\_\_\_

ADDRESS OF DEPARTMENT \_\_\_\_\_

DATE SENT \_\_\_\_\_ CONTACT PERSON \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_ FAX NUMBER \_\_\_\_\_ EMAIL \_\_\_\_\_

CONTRACT AMOUNT \$ \_\_\_\_\_

SECTION B: CORPORATION LICENSE TYPE \_\_\_\_\_

CORPORATION NAME Lear Corporation

ADDRESS 21557 Telegraph Rd. CITY/STATE/ZIP Southfield, MI 48033  OWN  LEASE

CITY PERSONAL PROPERTY NUMBER \_\_\_\_\_ FID / EIN NUMBER 13-3386776

OTHER CITY-OWNED PROPERTY PARCELS \_\_\_\_\_

CONTACT PERSON Tina Weiksnar PHONE NUMBER 248-447-1253 EMAIL ADDRESS cweiksnar@lear.com

SECTION C: PARTNERSHIP LICENSE TYPE \_\_\_\_\_

BUSINESS NAME \_\_\_\_\_

BUSINESS ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_  OWN  LEASE

CITY PERSONAL PROPERTY NUMBER \_\_\_\_\_ FID / EIN NUMBER \_\_\_\_\_

A: PARTNER'S NAME \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

HOME ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_  OWN  LEASE

DRIVER'S LICENSE # \_\_\_\_\_ OTHER CITY-OWNED PROPERTY PARCELS \_\_\_\_\_

B. PARTNER'S NAME \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

HOME ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_  OWN  LEASE

DRIVER'S LICENSE # \_\_\_\_\_ OTHER CITY-OWNED PROPERTY PARCELS \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_ EMAIL ADDRESS \_\_\_\_\_

SECTION D: SOLE PROPRIETORSHIP LICENSE TYPE \_\_\_\_\_

BUSINESS NAME \_\_\_\_\_

BUSINESS ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_  OWN  LEASE

CITY PERSONAL PROPERTY NUMBER \_\_\_\_\_ FID / EIN NUMBER \_\_\_\_\_

OWNER'S NAME \_\_\_\_\_ DRIVER'S LICENSE # \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

HOME ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_  OWN  LEASE

OTHER CITY-OWNED PROPERTY PARCELS \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

SECTION E: PERSONAL SERVICES

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_  OWN  LEASE

CITY/STATE/ZIP \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_ DRIVER LICENSE # \_\_\_\_\_

OTHER PROPERTY ADDRESSES OWNED IN WITHIN DETROIT \_\_\_\_\_

SOCIAL SECURITY NUMBER \_\_\_\_\_ EMAIL ADDRESS \_\_\_\_\_

**FOR TREASURY COLLECTION USE ONLY:**

APPROVED  DENIED  DENIED WITH ATTACHMENTS

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ CLEARANCE VALID UNTIL \_\_\_\_\_



TO: Justus Cook, Housing and Revitalization  
FROM: Shelby Holmes, Planning and Development  
RE: Master Plan Interpretation for **Industrial Development District / Plant Rehabilitation District** (PA 198) at 9501 Conner; 10600 Gratiot Avenue; 10640 Gratiot Avenue; 10644 Gratiot; 10648 Gratiot Avenue (Associated to Petition # 1329)  
DATE: September 29, 2022  
CC: Katharine Trudeau, Deputy Director, Planning and Development  
Allen Penniman, PDD East, Planning and Development  
Karen Gage, PDD Zoning, Planning and Development

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 198 of 1974 (section 207.555), the Planning and Development Department's Planning Division submits the following interpretation for an exemption certificate within an Industrial Development District (IDD). The Petitioner is Lear Corporation.

**Location and Project Proposal:** 9501 Conner; 10600 Gratiot Avenue; 10640 Gratiot Avenue; 10644 Gratiot; 10648 Gratiot Avenue. The 9501 Conner parcel is also known as the former Cadillac Stamping Facility. The City's intent is to create the Industrial Development District to create new operations spurring employment opportunities for Detroit residents. The existing obsolete structure will be demolished to make way for new 682,000 square ft. industrial Class A warehouse space.

**Current Master Plan (MP) & Zoning:**

9501 Conner MP Classification – Light Industrial (IL); Zoning – Intensive Industrial District (M4)  
10644 Gratiot Ave. MP Classification – Light Industrial (IL); Zoning – Intensive Industrial District (M4)  
10600 Gratiot Ave. MP Classification – Light Industrial (IL); Zoning – General Industrial District (M3)  
10640 Gratiot Ave. MP Classification – Light Industrial (IL); Zoning – Restricted Industrial District (M2)  
10648 Gratiot Ave. MP Classification – Light Industrial (IL); Zoning – Restricted Industrial District (M2)

**Master Plan Interpretation**

The subject site area is designated Light Industrial (IL). Light Industrial areas should generally consist of industrial uses of low intensity that have minimum undesirable effects on adjacent residential or commercial land uses. Small-scale industrial uses may include machine shops, small scale assembly or packaging, warehousing or technology parks

The following policies of the Airport neighborhood describe the following recommendations:

- GOAL 6: Increase the viability of industrial areas
- Policy 6.1: Market industrial properties to airport-specific and related industries.

**The proposed development conforms to the Future General Land Use characteristics of the area.**

**INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE  
AGREEMENT**

THIS INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE AGREEMENT (this “Agreement”) is made this \_\_\_\_\_ day of October, 2022 by and between the City of Detroit, a Michigan municipal corporation (the “City”), acting by and through its Planning and Development Department, with an office at 2 Woodward Avenue, Suite 808, Detroit, Michigan 48226 and **Lear Corporation**, a Delaware corporation (“Applicant”), with an office at 21557 Telegraph Rd. Southfield, MI 48033.

**WITNESSETH:**

WHEREAS, Public Act 198 of 1974 as amended, also known as the Plant Rehabilitation and Industrial Development Districts Act (the “Act”), (1) provides for the establishment of industrial development districts and plant rehabilitation districts by local governmental units, (2) provides for the abatement or exemption from certain taxes for facility owners or lessees in a qualified district, and (3) allows local governmental units to levy and collect a specific tax from the owners or lessees of certain qualified facilities, among other provisions; and

WHEREAS, the Applicant has submitted an application (the "Application") for an Industrial Facilities Exemption Certificate (“IFEC”) for the facility and/or equipment located at **9501 Conner St, Detroit, Michigan** (the “Property”). A copy of the Application is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the City has previously approved either an industrial development district or plant rehabilitation district pursuant to the Act and the Property is located in such district; and

WHEREAS, the Applicant has committed to complete a restoration, replacement or construction program that creates a New Facility or Replacement Facility on the Property within the meaning of the Act, and to hire or retain a certain amount of full-time employees at the Property during the Term (as defined below); and

WHEREAS, the City has approved the Application by adopting a resolution granting the IFEC to the Applicant, contingent upon the covenants and representations contained herein and pending approval by the Michigan State Tax Commission. A copy of the City resolution granting the IFEC is attached hereto as **Exhibit B** and made a part hereof; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. General.

a. Unless earlier revoked as provided for in Section 15 of the Act, being MCL 207.565, or as provided for in this Agreement, the term of the IFEC and the term of this Agreement (collectively, the “Term”) will be for a period of **Twelve (12)** years, beginning on the certificate beginning date stated in the IFEC issued by the Michigan State Tax Commission.



b. The Applicant will complete a Restoration, Replacement or construction of a New Facility or Replacement Facility on the Property (the “Project”), as defined in the Act and as set forth in the Application, no later than **December 31, 2022**.

c. The Applicant shall create, or cause to be created, at least **Three-Hundred Fifty (350)** (the “Employee Commitment Number”) full-time employees at the Property within two (2) years of completion of the Project (the “Project Completion Date”).

d. The Applicant will recruit and hire City of Detroit residents in accordance with specified targets as set forth in the City of Detroit Resident Employment Plan (“Employment Plan”) submitted by the Applicant to the City as part of the Application and approved by the City of Detroit Civil Rights, Inclusion and Opportunity Department (“CRIO”). Throughout the Term, the Employment Plan may not be modified without CRIO’s prior written approval, which approval may be granted or withheld in CRIO’s sole discretion. CRIO will monitor the Applicant’s compliance with the Employment Plan on an annual basis throughout the Term. Upon notice from CRIO of a discrepancy between the Applicant’s commitment in the Employment Plan and the actual number of City of Detroit residents employed at the Property, Applicant shall submit a correction plan setting forth the Applicant’s plan to bring the number of City of Detroit residents employed at the Property back up to the specified targets as set forth in the Employment Plan. Applicant’s correction plan must be approved by CRIO. Applicant shall be required to fulfill the terms of such correction plan in the timeline set forth in the correction plan.

e. For purposes of this Agreement, a “full-time employee” is defined as a person: (i) who is employed by the Applicant or its affiliates on a salary, wage, commission, or other basis, for a minimum period of forty (40) hours a week (even if such person’s actual hours worked in any given week is less than forty (40) hours as a result of production shutdowns / shortened shifts, or other events) and (ii) from whose compensation the Applicant or its affiliates, including a staffing agency, are required by law to withhold City of Detroit income taxes. Affiliates may include Applicant’s tenant(s) that lease space at the Property.

## 2. Applicant Representations and Warranties.

In compliance with the Act and in order to induce the City to grant the IFEC to the Applicant, the Applicant represents and warrants that:

a. The Applicant was the owner of the Property, or was leasing the Property and had a signed lease with the Property owner, at the time of Applicant’s submission of the Application and the Applicant is the owner of the Property, or is leasing the Property and has a signed lease with the Property owner, as of the date of this Agreement.

b. At the time the Applicant submitted the Application the Property was, and as of the date of this Agreement the Property is, an “Industrial Property” as defined by the Act.

c. During the Term, no portion of the Property will be used, owned or operated by a casino or affiliated company, as defined in the Act.

- d. Applicant would not have considered undertaking the Project without the IFEC.
- e. The Project did not start earlier than six (6) months before the date on which the Project was approved for designation as a Speculative Building.
- f. There are no delinquent taxes owed on the Property.
- g. The Applicant will pay any applicable taxes on the Property as they become due.
- h. The Project and the Applicant's current and planned future operation of the Property are in compliance with the City of Detroit Zoning Ordinance and Master Plan.

3. Community Benefits Requirements.

Pursuant to City of Detroit Ordinance 35-16, also known as the Community Benefits Ordinance (the "Ordinance"), if the Property involves a Tier 2 Development Project (as defined by the Ordinance), then the Applicant will:

- a. Partner with the City and, when appropriate, a workforce development agency to promote the hiring, training and employability of Detroit residents, consistent with State and Federal Law.
- b. Partner with the Director of the Planning & Development Department to address and mitigate negative impacts that the Tier 2 Development Project may have on the community and local residents. The Applicant will adhere to the mitigation requirements, if any, stated in the attached Addendum 1 – Requirements, which is incorporated herein by reference.

4. Reporting to the City by the Applicant.

Applicant agrees to provide the City with sufficient information, subject to review and audit by the City, in order to determine compliance with this Agreement. At a minimum, the Applicant shall comply with the following covenants during the Term:

- a. Upon request, the Applicant shall provide the Planning & Development Department copies of all construction plans, building permits and certificates of occupancy related to the Rehabilitation of the Property.
- b. Applicant shall permit the City to perform periodic site visits, upon reasonable advance notice and in a manner that does not disturb or interfere with ongoing operations at the Property, to the Property by the City to establish whether the Applicant is completing the Rehabilitation to the Property as required by the Act and this Agreement.
- c. Annually, within two (2) weeks after each anniversary of the commencement of the Term, Applicant shall submit to the Planning & Development Department a certified status report ("Status Report") signed by an authorized officer of the Applicant. The Status Report shall set forth for the previous year: (i) the Restoration, Replacement or construction work

completed towards a New Facility or Replacement Facility at the Property, (ii) the Applicant's financial investment in the Property for that year, and (iii) the number of full-time employees at the Property for that year.

d. Annually, within two (2) weeks after each anniversary of the Project Completion Date, the Applicant shall submit to CRIO the Annual Employment Report for Tax Abatements (the "Status Report"), including copies of proofs of residency that have been accepted by CRIO.

e. The City will use commercially reasonable efforts to keep all documents, reports and other information provided by Applicant hereunder, to the extent not already in the public domain or subsequently made public by the Applicant, confidential and disclose the same only to those employees of the City, the Michigan Department of Treasury or other state or municipal agencies who need to know or review such information in connection with monitoring Applicant's compliance with this Agreement, and will use such information solely for such purposes. Notwithstanding the foregoing, nothing contained herein shall restrict or prohibit the City's disclosure of such documents, reports or other information (1) pursuant to a valid order by a court or other governmental body, (2) as may be necessary to establish the rights of the City pursuant to this Agreement, (3) as may be required under the Michigan Freedom of Information Act, or (4) as may otherwise be required by law.

#### 5. Revocation of IFEC and Termination of this Agreement.

This Agreement shall automatically terminate if the IFEC terminates pursuant to Section 13 of the Act, being MCL 207.563.

Furthermore, the City may, in its sole discretion and by resolution of Detroit City Council, or at the request that the Michigan State Tax Commission, revoke the IFEC on any of the grounds provided for in Section 15 (2) of the Act, being MCL 207.565, including, but not limited to, a finding by the City that the completion of the Project has not occurred within two (2) years of the effective date of the IFEC, unless further time is authorized by the Commission for good cause per Section 7a of the Act.

#### 6. Payment of Exempted Taxes for Shortfall of Employment.

If, after the second anniversary of the Project Completion Date, the average number of full-time employees at the Property for any given calendar year is less than the Employee Commitment Number, the Applicant will pay to the City, in addition to the Industrial Facilities Tax due under the IFEC, an amount equal to the difference between the amount of ad valorem tax that would be due on the Property without the IFEC, and the amount of Industrial Facilities Tax due on the Property with the IFEC, for that given year, multiplied by a fraction, the numerator of which is the shortfall in the number of full-time employees indicated in the Status Report, and the denominator of which is the Employee Commitment Number. Prior to taking any action to require the Applicant to pay an amount to the City pursuant to this Section, the City will afford the Applicant an opportunity to present reasons for the employment shortfall at a public hearing.

In the event that the Applicant fails to report in the Status Report the number of full-time employees at the Property for a given year, and fails to deliver such Status report to CRIO within thirty (30) days of CRIO's request therefor, the number of full-time employees at the Property for purposes of this Section shall be deemed to be zero (0).

7. Notice to City of Discontinuance of Operations.

If during the Term the Applicant intends to discontinue operations at the Property, the Applicant will provide thirty (30) days' prior written notice of such shutdown of operations to the Director of the Planning & Development Department.

8. Reservation of Remedies.

The City and the Applicant agree that each of the rights and remedies provided by this Agreement may be exercised separately or cumulatively and shall not be exclusive of any other rights and remedies provided by law. Invalidation of any of the provisions contained in this Agreement by operation of law, judgment, court order or otherwise shall not invalidate any of the other provisions of this Agreement.

9. Transfer.

Neither the IFEC nor this Agreement may be transferred or assigned by the Applicant to a new owner or lessee of the Property unless the City, in its sole discretion, approves such transfer or assignment upon application by the new owner or lessee. For purposes of this section, a transfer of the Property shall include any sale of the Property or any lease that transfers tax liability at the Property.

10. Headings.

The headings contained in this Agreement are for descriptive purposes only, and do not alter or govern the substantive content of the provisions of the Agreement.

11. Capitalized Terms

Capitalized terms used but not defined herein shall have the meaning ascribed to them in the Act.

12. Governing Law; Venue.

This Agreement and all actions arising under it shall be governed by, subject to, and construed according to the law of the State of Michigan. Applicant agrees, consents and submits to the exclusive personal jurisdiction of any state or federal court of competent jurisdiction in Wayne County, Michigan, for any action arising out of this Agreement. Applicant also agrees that it shall not commence any action against the City because of any matter whatsoever arising out of or relating to the validity, construction, interpretation and enforcement of this Agreement in any state or federal court of competent jurisdiction other than one in Wayne County, Michigan.

13. Amendment.

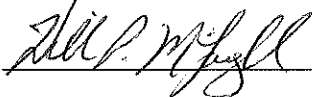
This Agreement may not be amended or modified except by a written instrument executed by each of the parties hereto.

[Remainder of Page Intentionally Left Blank]

**[SIGNATURE PAGE TO INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE AGREEMENT]**

IN WITNESS WHEREOF, the City and the Applicant, by and through their authorized officers and representatives, have executed this Agreement as follows:

**APPLICANT:**  
LEAR CORPORATION,  
a Delaware corporation

By: 

Print: William P. McLaughlin

Its: Vice President Global Tax

**CITY OF DETROIT**  
PLANNING & DEVELOPMENT DEPT.

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

Print: \_\_\_\_\_

Its: \_\_\_\_\_

THIS AGREEMENT WAS APPROVED BY THE CITY COUNCIL ON:

APPROVED BY LAW DEPARTMENT PURSUANT TO § 7.5-206 OF THE CHARTER OF THE CITY OF DETROIT

\_\_\_\_\_  
Date

\_\_\_\_\_  
Corporation Counsel                      Date

**THIS AGREEMENT IS NOT EFFECTIVE OR VALID UNTIL APPROVED BY RESOLUTION OF THE CITY COUNCIL, SIGNED BY ALL PARTIES HERETO, AND AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE IS APPROVED BY THE MICHIGAN STATE TAX COMMISSION**

**ADDENDUM 1**  
**Requirements**

NONE.

**EXHIBIT A**  
**Application for Industrial Facilities Exemption Certificate**



**EXHIBIT B**  
**Detroit City Council Resolution**  
**Granting the Industrial Facilities Exemption Certificate**