



**RESOLUTION APPROVING APPLICATION FOR INDUSTRIAL FACILITIES TAX EXEMPTION
CERTIFICATE FILED BY ASSA GROUP INC., d/b/a ENWORK, INC., FOR REAL PROPERTY
LOCATED AT 510 APPLE TREE DRIVE, IONIA, MICHIGAN.**

At a regular meeting of the City Council of the City of Ionia, Ionia County, Michigan, held in the Council Chambers, Ionia City Hall, 114 North Kidd Street, Ionia, Michigan, on the 5th day of March, 2025, at 6:30 p.m.

PRESENT: Margot Cook, Brenda Cowling, Dawn Ketchum, Tim Lee, John Milewski,
Tom Millard, Richard Starr, Jeff Winters, Troy Waterman
ABSENT: None

The following preamble and resolution was offered by Council Member Ketchum and seconded by Council Member Cook:

WHEREAS, pursuant to the Plant Rehabilitation and Industrial Development Districts Act, Public Act 198 of 1974, MCL 207.551 *et seq.*, as amended (the "Act"), the City Council established the City of Ionia Industrial Development District No. 2021-1 (the "District") by resolution on May 4, 2021; and

WHEREAS, ASSA Group Inc., d/b/a Enwork, (the "Applicant"), a Michigan corporation whose registered office address is 12900 Christopher Drive, Lowell, MI 49331, operates an industrial facility located at 510 Street, Ionia, Michigan (the "Facility"), which is located within the District; and

WHEREAS, the Applicant filed with the City Clerk an application for an Industrial Facilities Tax Exemption Certificate ("Application") on or about January 30, 2025, which is attached as Exhibit A; and

WHEREAS, the Application provides that the Applicant intends to make certain real property improvements at the Facility; and

WHEREAS, in accordance with Section 5 of the Act, the Applicant, the City Assessor, and the legislative body of each taxing unit that levies ad valorem property taxes in the City were given notice of the hearing and were afforded an opportunity to be heard regarding the Application; and

WHEREAS, the real property improvements had not begun earlier than six (6)

months before January 30, 2025, the date of filing of the Application for the Industrial Facilities Tax Exemption Certificate; and

WHEREAS, completion of the improvements is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the City; and

WHEREAS, the aggregate SEV of real property exempt from ad valorem taxes within the City after granting this certificate will not exceed 5% of an amount equal to the sum of the SEV of the City, plus the SEV of real property thus exempted; and

WHEREAS, the Application constitutes a new facility under the Act; and

WHEREAS, pursuant to Section 22 of the Act, the City has negotiated the terms of a proposed Letter of Agreement with the Applicant, which has been signed by an authorized representative of the Applicant. A copy of the proposed Letter of Agreement is attached as Exhibit B; and

WHEREAS, the City Council has reviewed the terms and conditions of the proposed Letter of Agreement and has determined that it is in the best interests of the City and its residents to enter into the Letter of Agreement.

NOW, THEREFORE, the City Council of the City of Ionia, Ionia County, Michigan, resolves as follows:

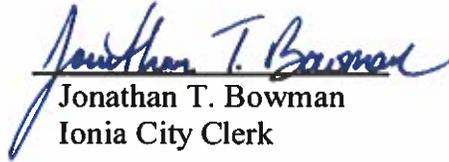
1. The Recitals set forth above are affirmed as accurate and adopted for all purposes at law.
2. The City Council finds and determines that the granting of the Industrial Facilities Exemption Certificate, considered together with the aggregate amount of certificates previously granted and currently in force under Public Act 198 of 1974 and Public Act 255 of 1978, shall not have the effect of substantially impeding the operation of the City or impairing the financial soundness of a taxing unit, which levies ad valorem property taxes in the City.
3. The Application in the amount of \$3,327,370 is hereby approved.
4. The Industrial Facilities Tax Exemption Certificate when issued shall be and remain in force for a period of 12 years.
5. The City Council hereby approves the terms of the proposed Letter of Agreement in the form attached as Exhibit B, and made a part hereof, and does hereby authorize and direct the City Mayor to execute the same on behalf of the City.
6. Any and all resolutions that are in conflict with this Resolution are hereby repealed to

the extent necessary to give this Resolution full force and effect.

YEAS: Margot Cook, Brenda Cowling, Dawn Ketchum, Tim Lee, John Milewski, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman

NAYS: None.

I, Jonathan Bowman, City Clerk of the City of Ionia, hereby certify this to be a true and complete copy of Resolution No. 2025-03, duly adopted at a regular meeting of the City Council held on the 5th day of March, 2025.


Jonathan T. Bowman
Ionia City Clerk