



HOLLAND CHARTER TOWNSHIP

353 North 120th Avenue • Holland, MI 49424 • Phone: 616.396.2345

August 20, 2024

Brad Fisher
Scholten Fant Attorneys
100 North Third St.
PO Box 454
Grand Haven, MI 49417

RE: Application for a New Industrial Facilities Exemption Certificate for
Agritek Industries Inc.

Dear Brad:

Enclosed please find an application for a New IFEC that we have received
for Agritek Industries Inc.

Please prepare the necessary documents and schedule the hearing before the
Township Board.

If you have any questions, please let me know.

Sincerely,

Susan R. Dalman
Deputy Clerk

Enclosures

copy

Application for Industrial Facilities Tax Exemption Certificate

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

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. If you have any questions regarding the completion of this form, call 517-335-7491.

To be completed by Clerk of Local Government Unit	
Signature of Clerk <i>Susan R Dalman, Deputy Clerk</i>	Date Received by Local Unit <i>08/26/24</i>
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) AGRITEK INDUSTRIES INC.	1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 332116	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 4211 HALLACY DR, HOLLAND, MI, 49424	1d. City/Township/Village (indicate which) HOLLAND TOWNSHIP	1e. County OTTAWA
2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Transfer <input 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 WEST OTTAWA	3b. School Code 70070
	4. Amount of years requested for exemption (1-12 Years) 12	

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 ATTACHED ADDITIONAL PAGES

6a. Cost of land and building improvements (excluding cost of land)	▶ \$3,335,373
* Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	
6b. Cost of machinery, equipment, furniture and fixtures	▶ \$1,570,630
* Attach itemized listing with month, day and year of beginning of installation, plus total	
6c. Total Project Costs	▶ \$4,906,003
* Round Costs to Nearest Dollar	
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.

	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements ▶	<u>07/10/2024</u>	<u>03/31/2025</u>	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
Personal Property Improvements ▶	<u>10/01/2024</u>	<u>10/01/2027</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. (2) RETAINED JOBS	▶ 10. No. of new jobs at this facility expected to create within 2 years of completion. (5-7) NEW JOBS
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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)

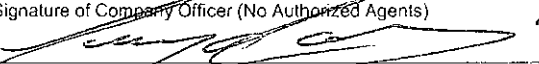
▶ 12c. Is this application for a speculative building (Sec. 3(8))?

Yes No

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 Olivia Lanctot	13b. Telephone Number (616) 458-4251	13c. Fax Number	13d. E-mail Address olanctot@shrr.com
14a. Name of Contact Person Olivia Lanctot	14b. Telephone Number (616) 458-4251	14c. Fax Number	14d. E-mail Address olanctot@shrr.com
▶ 15a. Name of Company Officer (No Authorized Agents) Larry Kooiker			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number	15d. Date
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 4211 Hallacy Dr, Holland, MI 49424		15f. Telephone Number (616) 786-9200	15g. E-mail Address larry@agritek.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 be filed for an administratively complete application: Check or Indicate N/A if Not Applicable <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 Check or Indicate N/A if Not Applicable <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. 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.

For faster service, email the completed application and additional required documentation to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

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

STC USE ONLY

▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal
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**INDUSTRIAL FACILITY EXEMPTION
MACHINE AND EQUIPMENT LIST**

**AGRITEK INDUSTRIES INC.
4211 HALLACY DRIVE
HOLLAND, MI 49424**

***Beginning date of Construction: July 10, 2024**

***Completion date of Construction: June 30, 2027**

To support the project, Applicant will acquire the following personal property over a three-year timeline:

Date	Equipment	Amount	Cost
2025	1500 Amp Transformers	2	\$215,710
	Overhead Crane foundations, columns, beams, bridge, hoist	1	\$44,920
	Fire Suppression piping and equipment	1	\$12,000
2026	TDG Ovens	2	\$380,000
	Process Drums	6	\$72,000
	Drum Tippers, Part Shakers, and related		\$66,000
2027	Piling Process Equipment	1	\$780,000
Total			\$1,570,630

Applicant recognizes that personal property cannot be abated under PA 198 but would like to include the information for a complete and accurate accounting of the project.

*State Tax Commission Rule 55 (Notification of date of project completion; filing of final cost) states:

1. The applicant for an industrial facilities exemption certificate or a holder of a certificate shall notify the assessing officer and the commission of the date of completion as explained in section 16 of Act No. 198 of the Public Acts of 1974, as amended, being MCL 207.566.
2. The notification of completion of the project shall be filed within 30 days of completion.
3. The final cost of a facility shall be filed with the assessing officer and the commission within 90 days after completion.

**AGRITEK INDUSTRIES INC.
APPLICATION FOR INDUSTRIAL FACILITIES TAX EXEMPTION CERTIFICATE
ADDITIONAL INFORMATION**

This Additional Information is to be filed in conjunction with the Agritek Industries Inc. of 4211 Hallacy Dr., Holland, MI 49424, (“**Applicant**”) Form 1012 Application for Industrial Facilities Tax Exemption Certificate (“**Form 1012**”), submitted August of 2024.

Background

Applicant is an agricultural product manufacturer with facilities within the Holland Township Industrial Park, employing over 115 individuals. Applicant desires to expand their current operational capabilities, allowing it to remain competitive in its field, prevent depreciation of their current facilities, and continue positive economic success for the Applicant and its employees. The expansion has the potential to create 7-9 new or retained positions with the support of the Industrial Facilities Tax Exemption.

The following information has been included to provide complete and accurate answers for Form 1012:

Facility Description and Use: The expansion to the current structure will be on the south and west sides of the facility, adding 4,200 sq. ft. The new construction will contain manufacturing equipment and machinery, as well as support space for the expanded capabilities.

Legal Description of Property: Part of the Southwest $\frac{1}{4}$ of Section 5, Town 5 North, Range 15 West, Holland Township, Ottawa County, Michigan described as: Commencing in the South $\frac{1}{4}$ corner of said Section 5; thence North 00 degrees 14 minutes 59 seconds West 854.95 feet along the North and South $\frac{1}{4}$ line of said Section; thence North 88 degrees 03 minutes 34 seconds West 1189.55 feet; thence North 00 degrees 19 minutes 37 seconds West 175.06 feet along the East right of way line of the CSX Railroad to the point of beginning; thence continuing North 00 degrees 19 minutes 37 seconds West 612.74 feet; thence South 88 degrees 03 minutes 34 seconds East 1088.63 feet; thence South 01 degree 10 minutes 59 seconds West 462.31 feet along the West right of way line of Hallacy Drive; thence North 88 degrees 03 minutes 34 seconds West 280.00 feet; thence South 00 degrees 19 minutes 37 seconds East 150.12 feet; thence North 88 degrees 03 minutes 34 seconds West 796.44 feet to the point of beginning.

Commonly known as 4211 Hallacy Drive, Holland, MI 49424

PPN: 70-16-05-300-043

Holland Charter Township

Building Permit

P24B159

Code: 2015 MB

07/10/24

This permit is issued for:

Pre-engineered metal building for manufacturing as per approved plans

4181 HALLLACY DR

Any person willfully destroying the permit before the completion of this building will be punished to the full extent of the law.

APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. A CERTIFICATE OF OCCUPANCY IS REQUIRED. SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN APPROVED. ALL PERMITS VALID FOR SIX (6) MONTHS.
24 HOURS NOTICE REQUIRED FOR INSPECTION. YOU MUST REQUEST INSPECTION.

INSPECTION REQUESTS CALL:
(616) 395-0196 8-12 AM & 1-5 PM

Contractor:
Miedema Metal Bldg Systems Inc
3309 Hudson Trails Dr
Hudsonville MI 49426



BUILDING OFFICIAL/ZONING ADMINISTRATOR