

*Referrals*  
*1-14-20*

**PLANNING AND  
ECONOMIC  
DEVELOPMENT  
STANDING  
COMMITTEE**



Housing and Revitalization  
Department

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

35

January 8, 2020

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI. 48226

**RE: Request for Public Hearing regarding the Approval for an Industrial Facilities Exemption Certificate on behalf of TIBERINA DETROIT INC. in the general area of 1945 MARSTON Detroit, Michigan, in accordance with Public Act 198 of 1974. (Petition # 994)**

Honorable City Council:

Representatives of the Planning and Development and Finance Departments have reviewed the above referenced petition of the following entity which requests City approval for an Industrial Facilities Exemption Certificate.

Based on discussions with company representatives and examination of the submitted application, we are convinced this company meets the criteria for tax relief as set forth by Public Act 198 of 1974 as amended.

COMPANY:	<b>TIBERINA DETROIT INC.</b>
ADDRESS:	<b>1945 MARSTON</b> Detroit, Michigan 48221
LOCATED IN:	Industrial Development District
TYPE OF BUSINESS:	Manufacturing
INVESTMENT AMOUNT:	Real Property: <b>\$10,100,000</b> Personal Property: <b>\$7,500,000</b> Total: <b>\$17,600,000</b>
EMPLOYMENT:	New hires: <b>63</b>

We request that a Public Hearing be held for the purpose of considering City approval of an Industrial Facilities Exemption Certificate.

Respectfully submitted,

Donald Rencher  
Director

DR/AM

cc: S. Washington, Mayor's Office  
K. Trudeau, PDD  
D. Rencher, HRD  
A. McLeod, HRD

CITY CLERK 2020 JAN 10 PM 12:52

**BY COUNCILMEMBER \_\_\_\_\_**

**WHEREAS**, pursuant to Act No. 198 of the Public Acts of 1974, as amended ("1974"), this City Council has the authority to establish "Industrial Development Districts" and "Plant Rehabilitation Districts" within the boundaries of the City of Detroit,

**WHEREAS, TIBERINA DETROIT INC** has petitioned this City Council for the approval of an Industrial Facilities Exemption Certificate based upon said "districts" in the area of **(LOCATION)** in the City of Detroit;

**WHEREAS**, Act 198 requires that prior to the approval of an Industrial Facilities Exemption Certificate, City Council shall provide an opportunity for a hearing on the approval of the Industrial Facilities Exemption Certificate at which, any representative of a taxing authority levying *ad valorem* taxes, or any resident or taxpayer of the City of Detroit may appear and be heard on the matter;

**NOW THEREFORE BE IT**

**RESOLVED**, that on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the approval of an Industrial Facilities Exemption Certificate on the property referred to above and more fully described in the application attached hereto; and be it finally,

**RESOLVED**, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the proposed Development District.

Janice M. Winfrey  
City Clerk

**City of Detroit**  
OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

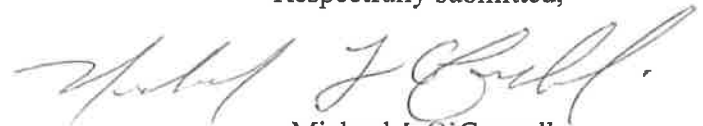
October 2, 2019

To: Maurice Cox, Director  
Planning and Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 908  
Detroit, MI. 48226

Re: Tiberina Detroit, Inc.

Please find attached an application for Industrial Facilities Exemption Certificate for Property located at 1945 Marston, Detroit, MI 48221. **(RELATED TO PETITION #994)**

Respectfully submitted,



Michael J. O'Connell,  
Jr. Asst. City Council Committee Clerk  
Office of the City Clerk

## Application for Industrial Facilities Tax Exemption Certificate

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

**INSTRUCTIONS:** File the original and one copy of this form and the required attachments (two complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires one complete set (one original). One copy is retained by the clerk. If you have any questions regarding the completion of this form, call 517-335-7460.

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) Tiberina Detroit, Inc.		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 3465													
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 1945 Marston, Detroit, MI 48221		1d. City/Township/Village (indicate which) Detroit	1e. County Wayne												
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 Detroit	3b. School Code 82010												
		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.  Tiberina provides critical underbody, upperbody, impact pillars, I.P. beams, door beams and suspension components for the world's leading OEMs including Fiat Chrysler, BMW, Daimler, General Motors and Volkswagen. Tiberina's production processes include hot stamping, cold stamping and welding. The company has developed a proprietary stamping process that allows it to create high quality structural parts out of lightweight aluminum.															
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.		▶ \$10,100,000 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		▶ \$7,500,000 Personal Property Costs													
6c. Total Project Costs * Round Costs to Nearest Dollar		▶ \$17,600,000 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. <table border="0" style="width:100%"><thead><tr><th></th><th>Begin Date (M/D/Y)</th><th>End Date (M/D/Y)</th><th></th></tr></thead><tbody><tr><td>Real Property Improvements</td><td>▶ 08/08/2019</td><td>03/31/2020</td><td>▶ <input checked="" type="checkbox"/> Owned    <input type="checkbox"/> Leased</td></tr><tr><td>Personal Property Improvements</td><td>▶ 02/20/2020</td><td>05/20/2020</td><td>▶ <input checked="" type="checkbox"/> Owned    <input type="checkbox"/> Leased</td></tr></tbody></table>					Begin Date (M/D/Y)	End Date (M/D/Y)		Real Property Improvements	▶ 08/08/2019	03/31/2020	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased	Personal Property Improvements	▶ 02/20/2020	05/20/2020	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
	Begin Date (M/D/Y)	End Date (M/D/Y)													
Real Property Improvements	▶ 08/08/2019	03/31/2020	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased												
Personal Property Improvements	▶ 02/20/2020	05/20/2020	▶ <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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No															
9. No. of existing jobs at this facility that will be retained as a result of this project.		10. No. of new jobs at this facility expected to create within 2 years of completion. 63													
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. <table border="0" style="width:100%"><tbody><tr><td>a. TV of Real Property (excluding land)</td><td>_____</td></tr><tr><td>b. TV of Personal Property (excluding inventory)</td><td>_____</td></tr><tr><td>c. Total TV</td><td>_____</td></tr></tbody></table>				a. TV of Real Property (excluding land)	_____	b. TV of Personal Property (excluding inventory)	_____	c. Total TV	_____						
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: <input checked="" type="checkbox"/> Industrial Development District <input type="checkbox"/> 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))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. 196 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 <b>W. Emery Matthews</b>	13b. Telephone Number <b>(313) 744-6276</b>	13c. Fax Number	13d. E-mail Address <b>ematthews@re-interests.c</b>
14a. Name of Contact Person <b>W. Emery Matthews</b>	14b. Telephone Number <b>(313) 744-6276</b>	14c. Fax Number	14d. E-mail Address <b>ematthews@re-interests.c</b>
15a. Name of Company Officer (No Authorized Agents) <b>ORLANDO CALDARI</b>			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number	15d. Date <b>9/25/2019</b>
15e. Mailing Address (Street, City, State, ZIP Code) <b>40600 Ann Arbor Road E., Suite 201, Plymouth, MI 4817</b>		15f. Telephone Number <b>(248) 571-2337</b>	15g. E-mail Address <b>caldari.orlando@tiberina.com</b>

**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: <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. 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	

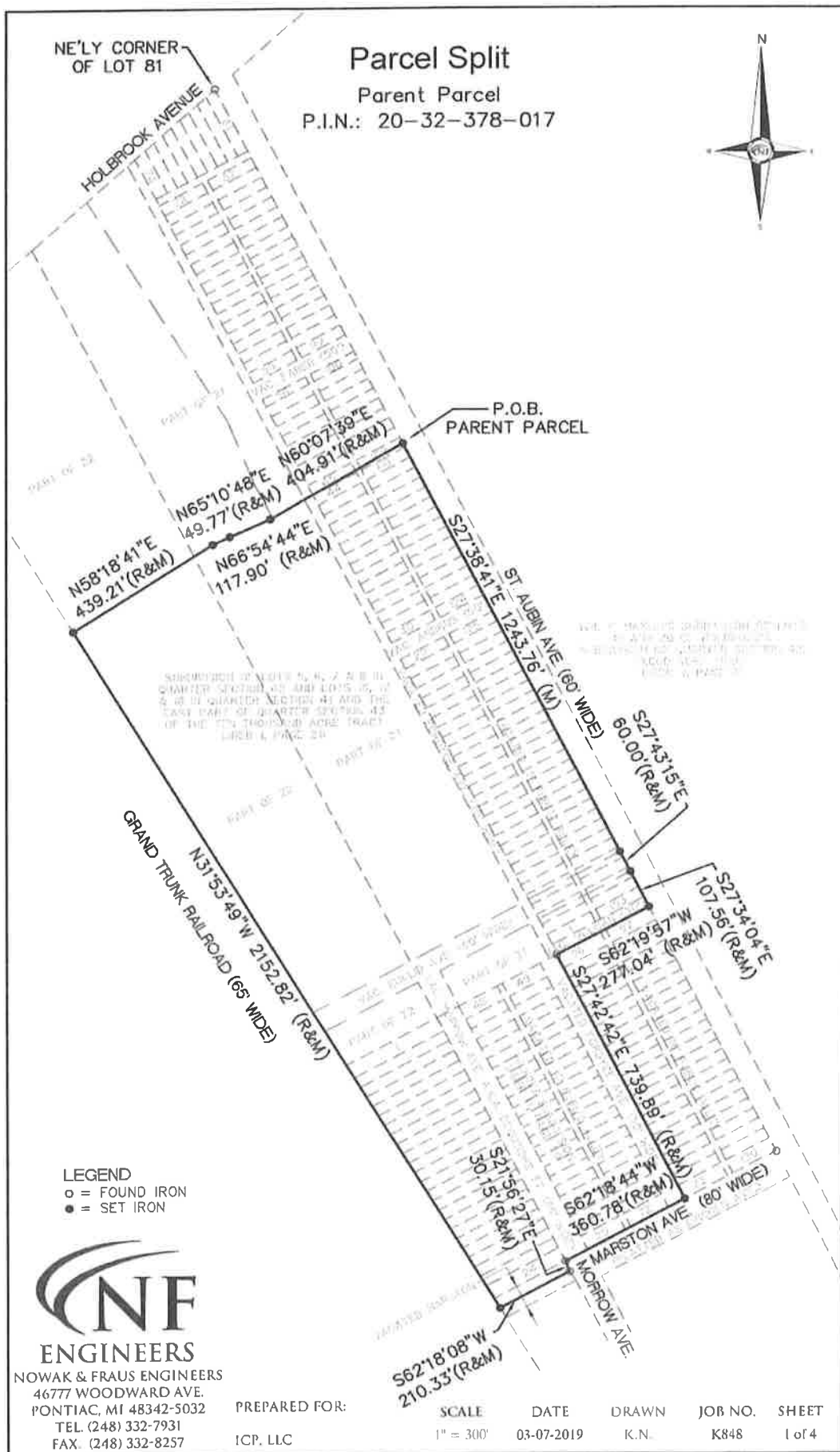
State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original 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.)

<b>STC USE ONLY</b>				
1. LUCI Code	2. Begin Date Real	3. Begin Date Personal	4. End Date Real	5. End Date Personal



## Parcel Split

### Parent Parcel

#### LEGAL DESCRIPTION - PARENT PARCEL

Containing lots 1 thru 44 and lots 110 thru 153, both inclusive, and part of lots 45 and 109, including all vacated streets and vacated alleys contained within or adjacent thereto, and all of vacated Vulcan Avenue (30 feet wide) adjacent thereto of WM Y. HAMLIN'S SUBDIVISION OF LOTS 19 AND 20 OF HOLBROOK'S SUBD of QUARTER SECTION 42 10,000 ACRE TRACT, according to the plat thereof as recorded in Liber 9 of Plats, page 61, Wayne County Records, also part of Outlots Lots 21 and 22 of SUBDIVISION OF LOTS 5, 6, 7 & 8 IN QUARTER SECTION 42 AND LOTS 16, 17 & 18 IN QUARTER SECTION 41 AND THE EAST PART OF QUARTER SECTION 43 OF THE TEN THOUSAND ACRE TRACT, according to the plat thereof as recorded in Liber 1 of Plats, page 211, Wayne County Records, also Lots 1 thru 72, inclusive, and all of vacated Fordyce Avenue (50 feet wide) and all of vacated Morrow Avenue (platted as Dequindre Street - 66 feet wide) and half of vacated Marston Avenue (platted as Lincoln Avenue - variable width) of WILKINS SUBD'VN OF A PART OF 1/4 SEC'S 58 & 59 10000 ACRE TRACT, according to the plat thereof as recorded in Liber 11 of Plats, page 59, Wayne County Records, being more particularly described as:

Commencing at the Northeasterly corner of Lot 81 of said WM Y. HAMLIN'S SUBDIVISION, also being the intersection of the Southerly line of Holbrook Avenue (66 feet wide) and the Westerly line of St. Aubin Avenue (60 feet wide); thence South 27 degrees 38 minutes 41 seconds East (Platted as South 26 degrees 02 minutes East) 1078.40 feet along the Westerly line of said St. Aubin Avenue for a PLACE OF BEGINNING; thence the following three (3) courses along the Westerly line of said St. Aubin Avenue: South 27 degrees 38 minutes 41 seconds East (platted as South 26 degrees 02 minutes East) 1243.76 feet, South 27 degrees 43 minutes 15 seconds East (platted as South 26 degrees 02 minutes East) 60.00 feet and South 27 degrees 34 minutes 04 seconds East (platted as South 26 degrees 02 minutes East) 107.56 feet; thence South 62 degrees 19 minutes 57 seconds West (platted as South 63 degrees 40 minutes West and South 64 degrees West) 277.04 feet along the Southerly line of said vacated Vulcan Avenue, and along the Northerly line of said WILKIN'S SUBD'VN and along the Southerly line of Quarter Section 42 and the Northerly line of Quarter Section 59; thence South 27 degrees 42 minutes 42 seconds East (platted as South 26 degrees East) 739.89 feet along the Easterly line of said vacated Fordyce Avenue and the westerly line of lots 73 thru 96, inclusive, of said WILKINS SUBD'VN; thence South 62 degrees 18 minutes 44 seconds West (platted as South 64 degrees West) 360.78 feet along the Northerly line of said Marston Avenue; thence South 21 degrees 56 minutes 27 seconds East 30.15 feet; thence South 62 degrees 18 minutes 08 seconds West 210.33 feet along the centerline of said vacated Marston Avenue; thence North 31 degrees 53 minutes 49 seconds West 2152.82 feet along the Easterly line of the Grand Trunk Western Railroad (GTWRR); thence the following four (4) courses along an existing chain link fence: North 58 degrees 18 minutes 41 seconds East 439.21 feet, North 65 degrees 10 minutes 48 seconds East 49.77 feet, North 66 degrees 54 minutes 44 seconds East 117.90 feet and North 60 degrees 07 minutes 39 seconds East 404.91 feet to the Place of Beginning, containing 41.20 acres of land, more or less, and subject to easements, conditions, restrictions, and exceptions of record, if any.



NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257

PREPARED FOR:  
ICP, LLC

SCALE	DATE	DRAWN	JOB NO.	SHEET
N.T.S.	03-07-2019	K.N.	K848	2 of 4



NE'LY CORNER  
LOT 81

## Parcel Split

Proposed Parcels

### CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED AND THAT I HAVE PLACED MARKER IRONS AT THE CORNERS OF THE PARCEL OR AS INDICATED IN THE ABOVE SKETCH AND THAT WE HAVE COMPLIED WITH THE SURVEY REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED. THE ERROR OF CLOSURE IS NOT GREATER THAN 1:5,000.



KEVIN NAVAROLI, P.S.  
No. 53503

DATE: 03-07-2019



LEGEND  
○ = FOUND IRON  
● = SET IRON



**CNF**  
ENGINEERS

NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257

PREPARED FOR:  
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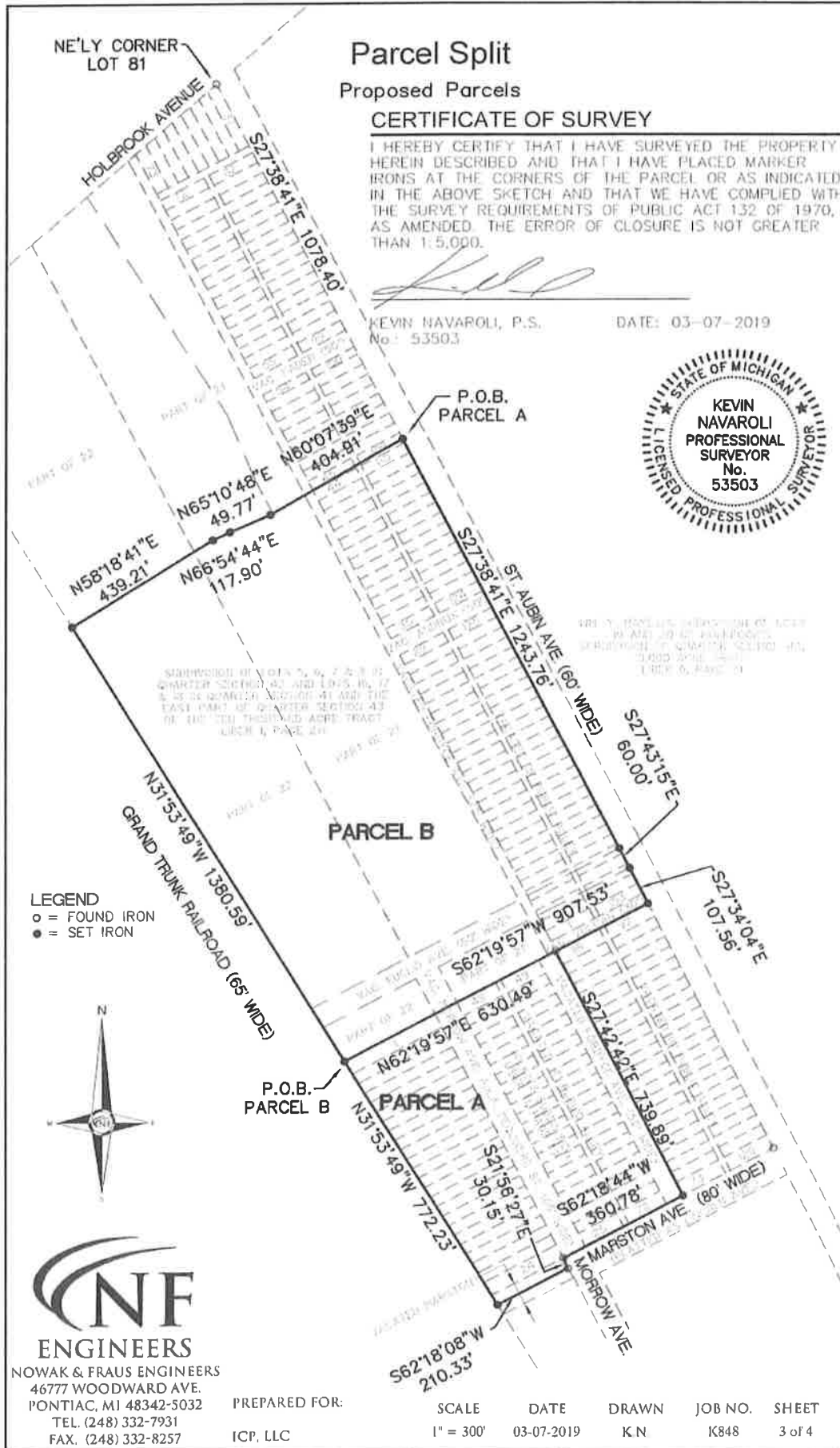
SCALE  
1" = 300'

DATE  
03-07-2019

DRAWN  
K N

JOB NO.  
K848

SHEET  
3 of 4



## Parcel Split

### Proposed Parcels

#### LEGAL DESCRIPTION - PARCEL A

Lots 1 thru 72, inclusive, and all of vacated Fordyce Avenue (50 feet wide) and all of vacated Morrow Avenue (Platted as Dequindre Street - 66 feet wide) and the North 1/2 of vacated Marston Avenue (Platted as Lincoln Avenue - Variable Width) lying adjacent to said Lot 24 of "WILKINS SUBDIVISION OF A PART OF 1/4 SECTION'S 58 & 59 10,000 ACRE TRACT", as recorded in Liber 11 of Plats, on page 59, Wayne County Records, being more particularly described as follows:

Beginning at the Northwest Corner of said Lot 1; thence North 62 degrees 19 minutes 57 seconds East along the North Line of said "WILKINS SUBDIVISION OF A PART OF 1/4 SECTION'S 58 & 59 10,000 ACRE TRACT", 630.49 feet to the intersection of said North line and the East line of said Vacated Fordyce Avenue; thence South 27 degrees 42 minutes 42 seconds East along the East line of said Vacated Fordyce Avenue, 739.89 feet to a point on the North line of Marston Avenue (Platted as Lincoln Avenue - 80 feet wide); thence South 62 degrees 18 minutes 44 seconds West along said North line of Marston Avenue, 360.78 feet; thence South 21 degrees 56 minutes 27 seconds East, 30.15 feet to a point on the centerline of Vacated Marston Avenue (Platted as Lincoln Avenue - 60 feet wide); thence South 62 degrees 18 minutes 08 seconds West along said centerline, 210.33 feet; thence North 31 degrees 53 minutes 49 seconds West along the Easterly line of Grand Trunk Railroad, 772.23 feet to the Point of Beginning.

Containing 452,909 Square Feet or 10.40 Acres of land.

#### LEGAL DESCRIPTION - PARCEL B

Containing Lots 1 thru 44 and Lots 110 thru 153, both inclusive, and part of Lots 45 and 109, including all of vacated Streets and Vacated Alleys contained within or adjacent thereto, and all of vacated Vulcan Avenue (30 feet wide) adjacent thereto of "WM. Y. HAMLIN'S SUBDIVISION OF LOTS 19 AND 20 OF HOLBROOK'S SUBDIVISION OF QUARTER SECTION 42 10,000 ACRE TRACT", according to the plat thereof as recorded in Liber 9 of Plats, page 61, Wayne County Records, also part of Outlots 21 and 22 of "SUBDIVISION OF LOTS 5, 6, 7 & 8 IN QUARTER SECTION 42 AND LOTS 16, 17 & 18 IN QUARTER SECTION 41 AND THE EAST PART OF QUARTER SECTION 43 OF THE TEN THOUSAND ACRE TRACT", according to the plat thereof as recorded in Liber 1 of Plats, page 211, Wayne County Records, being more particularly described as follows:

Commencing at the Northeasterly corner of Lot 81 of said "WM. Y. HAMLIN'S SUBDIVISION OF LOTS 19 AND 20 OF HOLBROOK'S SUBDIVISION OF QUARTER SECTION 42 10,000 ACRE TRACT", also being the intersection of the Southerly line of Holbrook Avenue (66 feet wide) and the Westerly line of St. Aubin Avenue (60 feet wide); thence South 27 degrees 38 minutes 41 seconds East along the Westerly line of said St. Aubin Avenue, 1078.40 feet to the Point of Beginning; thence the following three (3) courses along the Westerly line of said St. Aubin Avenue: 1) South 27 degrees 38 minutes 41 seconds East, 1243.76 feet and 2) South 27 degrees 43 minutes 15 seconds East, 60.00 feet and 3) South 27 degrees 34 minutes 04 seconds East, 107.56 feet; thence South 62 degrees 19 minutes 57 seconds West along the Southerly line of said vacated Vulcan Avenue, as extended, also being the Northerly line of "WILKINS SUBDIVISION OF A PART OF 1/4 SECTION'S 58 & 59 10,000 ACRE TRACT", as recorded in Liber 11 of Plats, on page 59, Wayne County Records, 907.53 feet; thence North 31 degrees 53 minutes 49 seconds West along the Easterly line of Grand Trunk Railroad, 1380.59 feet; thence the following four (4) courses along on existing chain link fence: 1) North 58 degrees 18 minutes 41 seconds East, 439.21 feet and 2) North 65 degrees 10 minutes 48 seconds East, 49.77 feet and 3) North 66 degrees 54 minutes 44 seconds East, 117.90 feet and 4) North 60 degrees 07 minutes 39 seconds East, 404.91 feet to the Point of Beginning.

Containing 1,341,866 Square Feet or 30.80 Acres of land.



NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257

PREPARED FOR:  
ICP, LLC

SCALE	DATE	DRAWN	JOB NO.	SHEET
N.T.S.	03-07-2019	K N	K848	4 of 4



### **Equipment List**

<b>Item</b>	<b>Installation</b>	<b>Total</b>
Overhead Crane	2/1/2020	
Generator Set	4/1/2020	
Chilled Water Tanks	5/1/2020	
Air Compressors	3/1/2020	
1200 Ton Presses	2/1/2020	
Laser	3/1/2020	
Robotics	3/1/2020	
Production/Line	2/1/2020	
Completion	5/20/2020	\$7,500,000



21355 Hatcher Ave Phone (248) 399-2066  
Farmdale MI 48220 Fax (248) 399-2157

## FIELD ENGINEERS

## DAILY REPORT

PROJECT: uform REPORT NO.: \_\_\_\_\_  
LOCATION: 1945 marston detroit OUR JOB NO.: 31816  
CLIENT: kemp building CLIENT'S JOB NO.: \_\_\_\_\_  
WEATHER: partly cloudy TEMPERATURE RANGE: 73-81 °F  
DATE: 8/8/2019 TIME: \_\_\_\_\_

### BRIEF RESUME OF WORK ACCOMPLISHED THIS DATE:

On this date, arrived on the job site as the client requested to perform Housel Penetration tests at the footing invert for the proposed building. Several Housel Penetration tests were performed along the footing invert from Pier G18 to Pier A17 (see attached map). The results indicated that the soil strength was at or in excess of 2000psf for trenches and 5000psf for column piers. The penetration values for the 6" drive ranged from 10 to 20 blows. The footings were extended to 60" to 66" below existing grade. The extra depth was due to the presence of low soil strength, debris, and non-engineered fills. The footing width was 12". The footing invert was extended to an apparent natural soil consisting of gray-orange clay. There was no water present at the time of the visit. The footing invert was hand and machine cleaned of loose soil prior to the placement of concrete. Two #5 re-rods were placed at the top and bottom of the footing invert. Test cylinders were molded and a complete set of in-field concrete tests were performed. Please see the Concrete Daily Inspection Report for information on the concrete in-field tests. The contractor was informed of all test results.

It must be understood that the Housel Penetration test is a surface test only and the soil type and quality at lower elevations are unknown, and unsuitable soils could be present at lower elevations. Soil borings would be necessary to evaluate the supporting capacity of the soils.

FIELD REPRESENTATIVE: ryan taub

MICHIGAN ECONOMIC  
DEVELOPMENT CORPORATION

May 17, 2019

Mr. Lorenzo Castori  
Vice President  
Tiberina Detroit, Inc.  
40600 Ann Arbor Road East, Suite 201  
Plymouth, MI 48170

Dear Mr. Castori:

Thank you for giving the Michigan Economic Development Corporation (MEDC) the opportunity to site Tiberina Detroit, Inc.'s new development in Michigan. Michigan is the best choice for your investment. You will find easy access to a large pool of talented workers, a business-friendly climate, and a well-established transportation system that will allow you to get your products to market quickly and cost-effectively.

Based on the estimated project parameters provided by Tiberina Detroit, Inc. (\$19.4 million in qualified capital investment, which will create at least 63 new jobs over one year) we are pleased to provide an economic development package of state and local incentives totaling up to an estimated \$3.3 million. Please see the attached "Incentives Profile for Tiberina Detroit, Inc" for a more-detailed description of the incentives being offered.

This offer includes up to \$252,000 in funding from the Michigan Business Development Program ("MBDP" or "Program"). The MBDP is designed to provide a grant, loan, or other economic assistance to qualified businesses that make qualified investments or create qualified new jobs, or both, in Michigan. While the Program is operated and funded through the Michigan Strategic Fund ("MSF"), recommendations for awards under the Program are presented by the MEDC to the MSF Board.

Under the MBDP, qualified new jobs are in addition to jobs already located in Michigan. Based on the projected number of jobs and investment anticipated by this project, the MEDC is interested in further exploration of a possible recommendation to the MSF Board for approval of a performance-based grant.

If you decide to accept these proposed incentives, please sign and date this letter in the space designated below and return it to the MEDC. Your signature constitutes acceptance of the terms and requirements of this proposed incentive package. These incentives remain subject to a business integrity review, background check process, and other general due diligence as may be necessary or required; the results of which must be satisfactory to the MEDC, the Office of the Chief Compliance Officer, and related authorities. The MEDC must receive your written acceptance by **June 17, 2019** otherwise these proposed incentives and services may be subject to renegotiation. Upon acceptance, the offer will remain active for 90 days while due diligence is conducted and the MSF Board considers approval.

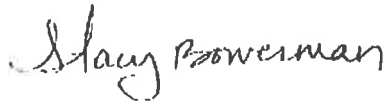
PURE MICHIGAN<sup>®</sup>

Mr. Lorenzo Castori  
May 17, 2019  
Page 2

In summary, the State of Michigan is committed to supporting and growing the automotive - manufacturing industry in our state. Tiberina Detroit, Inc.'s new development is an important project and we welcome the opportunity to help your company.

If you have any questions or concerns, please do not hesitate to contact Stephanie Fries directly, either by phone at (517) 643-5175 or email to friess1@michigan.org. Ms. Fries is available to coordinate all aspects of your company's project.

Sincerely,



Stacy Bowerman  
Vice President  
Business Development Projects

**Attachments**

cc: Stephanie Fries, MEDC  
Jibran Ahmed, MEDC  
David White, Detroit Economic Growth Corporation

The undersigned agrees to accept the above incentives and services as proposed by the MEDC subject to the conditions stated in this letter. *\* Please note \$1 million of the \$19.4 million referenced above is for training and working capital.*

  
\_\_\_\_\_  
Company Representative

Date: 05/21/2019

**Please Return Written Acceptance to the MEDC:**

**Mail:** Attn: Stephanie Fries, 300 North Washington Square, Lansing, Michigan 48913  
**Fax:** (517) 335-0198 | **Email:** friess1@michigan.org

## Incentives Profile for Tiberina Detroit, Inc

Incentive	Estimated Values
	Detroit
Michigan Business Development Program	\$252,000
PA 198 Property Tax Abatement <i>(Real and Personal Property; 2 years: 12-year abatement for each year of investment)</i>	\$2,670,000
6 Mill State Education Tax Abatement <i>(12 years)</i>	\$402,000
<b>Total Value of Proposed Incentives</b>	<b>\$3,324,000</b>

**Project Assumptions:**

*\$19.4 million in qualified capital investment and creation of at least 63 new jobs over one year. Acceptance of this incentive package is subject to a business integrity review, background check process, and other general due diligence as required, the results of which are satisfactory to the MEDC, the Office of the Chief Compliance Officer, and related authorities.*

*Proposed incentives are dependent on availability of funds each year through the legislative budget process. Incentive amounts are contingent upon the ability of the project to meet program requirements and are subject to an application review and approval process.*

*Proposed incentives will vary based on actual site selected.*

***Proposed package is available until close of business on June 17, 2019.***



# Programs and Incentives

## Financial Programs and Incentives

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### **Michigan Business Development Program**

One of the 21st Century Jobs Fund's economic incentive programs in Michigan administered by the MEDC is the MBDP or "Program". The MBDP is designed to provide a grant, loan, or other economic assistance to qualified businesses that make qualified investments, create qualified new jobs, or both, in Michigan. While the Program is operated and funded through the MSF, recommendations for awards under the Program are presented by the MEDC to the MSF Board.

Under the program, qualified new jobs are in addition to jobs already located in Michigan.

Any incentive awarded under the Program is contingent upon several factors, including:

1. submission by the Company of a completed application and all other documentation required under the Program;
2. satisfactory community support;
3. available MSF funding;
4. completion of financial review, business integrity review, required background checks, and other business and legal review and due diligence as required, and the results of which must be satisfactory to the MEDC, the MSF Board, and as applicable, the Chief Compliance Officer;
5. approval of an award by the MSF Board; and
6. execution of a final agreement between the Company and the MSF Board containing established milestones and reporting requirements, and all other detailed terms and conditions, required by the MSF Board.

Any funds disbursed to the Company will be subject to a repayment provision, including if the jobs are eliminated.

## Property Tax Incentives

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### **Property Tax Abatement under PA 198 of 1974**

Local units of government have the ability to reduce property taxes on new investment by 50% for manufacturers and high-tech businesses. These abatements can last up to 12 years and can provide relief on real property taxes. The local unit of government is responsible for approving these abatements and their duration.

### **State Education Tax Abatement**

The MEDC can abate half or all of the 6-mill State Education Tax on new investment when the project presents significant economic benefits to Michigan, and when the project receives a property tax abatement under PA 198 of 1974.



CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 824  
DETROIT, MICHIGAN 48226  
(313) 224-3011 • TTY: 711  
(313) 224-9400  
WWW.DETROITMI.GOV

January 8, 2020

Katy Trudeau, Deputy Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

RE: Industrial Facilities Exemption Certificate – Tiberina Detroit LLC  
Property Address: 1945 Marston  
Parcel Number: 09004745-49

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Assessments Division, has reviewed the request for an Industrial Facilities Exemption certificate for the property located at **1945 Marston** located in the **Russell Industrial** area in the City of Detroit.

The rationale for creating Industrial Facilities Exemptions under PA 198 of 1974, as amended, is based upon the anticipation that granting the exemption is a benefit to the city and that expansion, retention, or location of an eligible business will not occur without this exemption. PA 198 of 1974, as amended, also provides a tax incentive to manufacturers in order to enable renovation and expansion of aging facilities, building of new facilities, and to promote establishment of high tech facilities.

The project as proposed by **Tiberina Detroit LLC** will be to construct of a new approximately 75,000 square foot facility with production processes including hot stamping, cold stamping and welding to create high quality structural parts out of lightweight aluminum for passenger vehicles on the 3.510 acre site. The estimated total cost of the project is \$17,600,000 (\$10,100,000 for real property and \$7,500,000 for personal property) and is expected to create 63 new jobs.

A field investigation indicated that the proposed project located in the area as described above is eligible as outlined under PA 198 of 1974, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp



Industrial Facilities Exemption Certificate  
Tiberina Detroit Inc.  
Page 2

Parcel Number: 09004745-49

Property Address: 1945 MARSTON

Property Owner: TIBERINA DETROIT INC

Legal Description: W ST.AUBIN 1-72 ALL VAC MORROW AVE AND N 1/2 VAC MARSTON AVE ADJ 24 WILKINS SUB PT OF 1/4 SEC 58&59 T.T.A.T REC IN L11 P59; ALL DESC AS BEG AT NW COR LOT 1 TH N 62D 19M 57S E 630.49 FT TH S 27D 42M 42S E 739.89 FT TH S 62D 18M 44S W 360.78 FT TH S 21D 56M 27S E 30.15 FT TH S 62D 18M 08S W 210.33 FT TH N 31D 53M 49S W 772.23 FT TO POB 452,909 SQ FT

SPLIT/COMBINED ON 11/07/2019 FROM 09004733-49;





CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 . TTY: 711  
(313) 224-1310  
WWW.DETROITMI.GOV

TO: Ashley McLeod, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Industrial Development District / Plant Rehabilitation Exemption Certificate** at 1945 Marston (Associated to Petition #994)  
DATE: January 9, 2020  
CC: Katharine Trudeau, Deputy Director, Planning and Development  
Kevin Schronce, PDD Central, 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 Tiberina Detroit Inc.

**Location and Project Proposal:** Project proposes to construct a 75,000 square foot hot stamping facility. The plant's initial will output components for passenger vehicles. Tiberina provides critical underbody, upperbody, impact pillars, I.P. beams and suspension components for the world's leading OEMs including Fiat Chrysler, BMW, Daimler, General Motors and Volkswagen. Tiberina's production processes include hot stamping, cold stamping and welding. The company has developed a proprietary stamping process that allows it to create high quality structural parts out of lightweight aluminum

**Master Plan Interpretation:**

The subject site area is designated **General Industrial (IG)**. General Industrial areas should consist of areas for light and heavy industrial uses such as manufacturing, assembly or warehousing. General Industrial areas are \ characterized as large sites with considerable truck or rail traffic. General industrial areas should have freeway and rail access and be located along a major thoroughfare. Large-scale industrial uses may include producing or assembling components, auto manufacturing, structural steel fabrication, chemical plants, power plants, etc.

The following policies of the Upper East Central neighborhood describe the following recommendations:

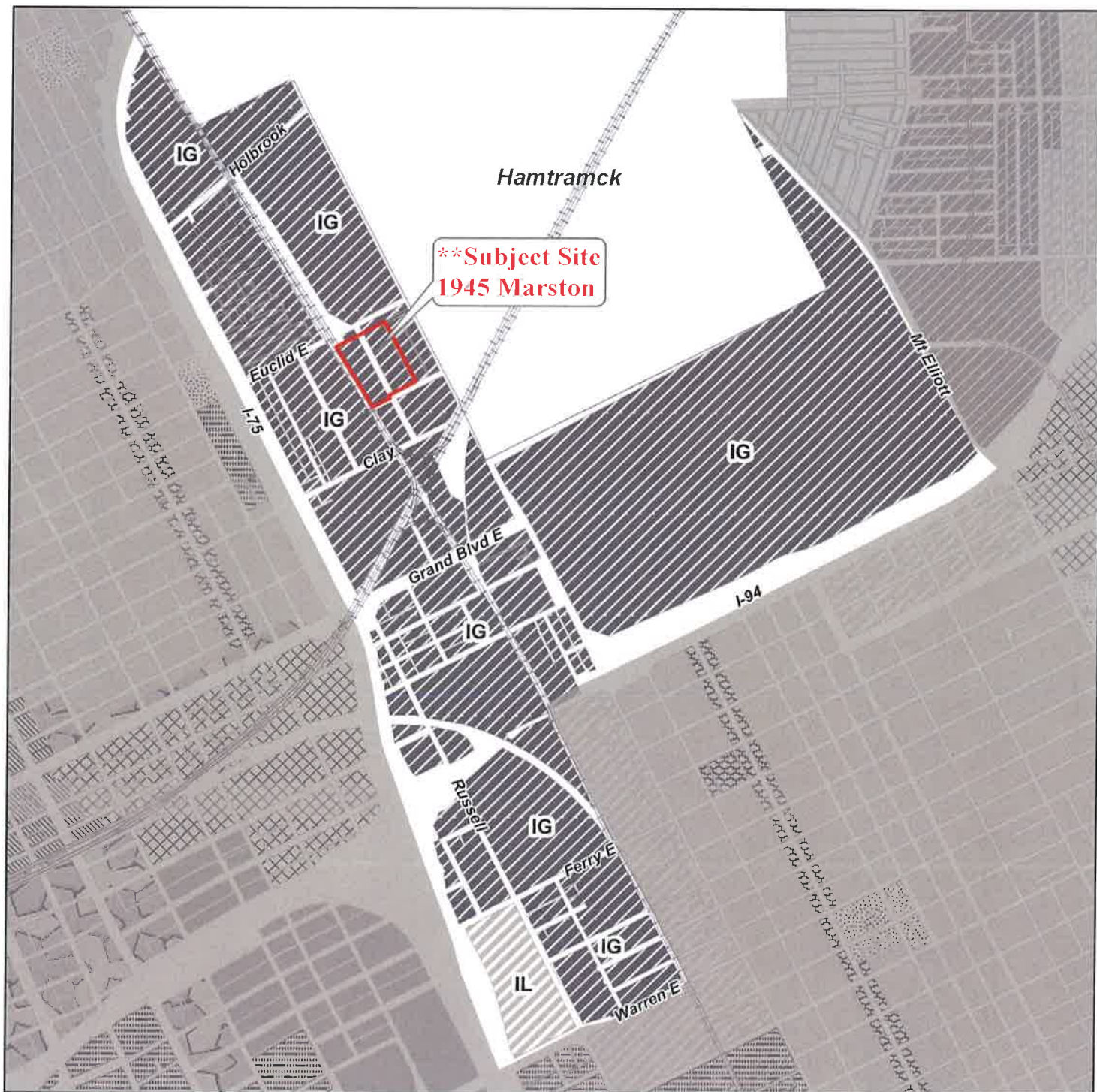
- Policy 1.1 – Redevelop the under-utilized sites by attracting new and encouraging existing businesses requiring high accessibility such as distribution and manufacturing
- Policy 2.1 – Establish and enforce designated truck routes to and from the Ford and Chrysler Freeways
- Policy 2.2 – Buffer the negative impacts of industrial land uses upon residential areas to the south and east

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

**Attachments**

Future General Land Use Map: Neighborhood Cluster 4, Upper East Central; Map 4-9B





Map 4-9B

City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 4 Upper East Central



### Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)



\*\* Pending parcel split for this MPI.

## INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE AGREEMENT

THIS AGREEMENT (this "Agreement"), by and between the City of Detroit (the "City"), a Michigan municipal corporation acting by and through its Planning and Development Department with an office at 2 Woodward Avenue, Suite 808, Detroit, MI 48226 and Tiberina Detroit, Inc. (the "Applicant") with an office at 400 N. Main, 1st & 2nd Floors, Royal Oak, Michigan 48067.

### 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 \_\_\_\_\_ (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 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 \_\_\_\_\_ (\_\_\_\_\_) 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 \_\_\_\_\_.
- c. The Applicant shall create, or cause to be created, at least \_\_\_\_\_ (\_\_\_\_\_) (the "Employee Commitment Number") full-time employees at the Property within one (1) year 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 be modified 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: 1) 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 and 2) 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

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

- a. The Applicant is the owner of the Property, or is leasing the Property and has a signed lease with the Property owner, at the time of the Application and this Agreement.
- b. During the Term, the Property is or will be used as "Industrial Property" as defined under 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 Applicant filed the Application.
- 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 ("Ordinance"), also known as the Community Benefits 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 – 4. b. 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 provide the City with the following 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 Project. These documents, along with periodic site visits to the Property by the City, will serve to establish whether the Applicant is completing the Project as required by the Act and this Agreement.
- b. Within two (2) weeks after the first year of the Term and for each year of the Term thereafter, 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: 1) the Restoration, Replacement or construction work completed towards a New Facility or Replacement Facility at the Property, 2) the Applicant's financial investment in the Property for that year, and 3) the number of full-time employees at the Property for that year.



- c. Within two (2) weeks of the first anniversary of the Project Completion Date, and within two (2) weeks of every anniversary of the Project Completion Date thereafter during the Term, 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.

5. Revocation of IFEC and Termination of this Agreement.

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

Furthermore, the City may, by resolution of Detroit City Council, 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, which includes 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 first anniversary of the Project Completion Date, the average number of full-time employees at the Property for any given 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, 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.

[Remainder of Page Intentionally Left Blank]

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

**APPLICANT:**

TIBERINA DETROIT, INC.

By: 

Print: Orlando Caldari

Its: President

**CITY OF DETROIT**

PLANNING & DEVELOPMENT DEPT.

By: 

Print: Katharine G. Trudeau

Its: Deputy Director

**THIS AGREEMENT IS NOT EFFECTIVE OR VALID UNTIL AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE IS APPROVED BY THE MICHIGAN STATE TAX COMMISSION**

**ADDENDUM 1**  
**4. b. Requirements**

**EXHIBIT A**

**Application for Industrial Facilities Exemption Certificate**

**EXHIBIT B**

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



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

**INCENTIVE INFORMATION CHART:**

Project Type	Incentive Type	Investment Amount	District
New manufacturing plant	PA 198	\$17,600,000	5

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
20-25	20-25	40-50	10-15	11		52	

Please see the attached sheet for responses to the questions below.

1. What is the plan for hiring Detroiters?
2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.
3. Will this development cause any relocation that will create new Detroit residents?
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?
5. When is construction slated to begin?
6. What is the expected completion date of construction?

\*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.



### **1.What is the plan for hiring Detroiters?**

Tiberina is working directly with Brianna Brazell in the City's Office of Workforce Development to identify qualified Detroiters. Ms. Brazell has committed to providing us with candidates for the facility's open positions. None of the positions have yet been made available to the general public. To date, we have held nine interviews, however the hiring process has been paused due to a delay in the construction schedule. Upon completion of the hiring process, the facility will require a total employment of 63 positions at full capacity.

In addition to prioritizing Detroiters for interviews, Tiberina has actively targeted them. Because so many of the positions in the plant require an engineering degree or equivalent, Tiberina, with the assistance of Ms. Brazell has contacted the National Society of Black Engineers, Society of Hispanic Professional Engineers, Society of Mexican American Engineers, Scientists and the Society of Women Engineers, with the specific goal of reaching their Detroit based membership. Tiberina will also contact Wayne State University and the University of Detroit Mercy to identify their members and alumni who live in the city of Detroit in order to ensure the widest possible job candidate pool and resulting opportunity for Detroiters.

### **2.Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.**

The facility is highly automated. Available positions include senior management in operations, quality and testing, purchasing and administration. The plant will also employ traditional line workers and supervisors. For shift supervisors, minimum qualifications will include:

- Five (5) years of experience in the metal stamping industry highly preferred
- Requires a High School Diploma or equivalent experience that gives a working knowledge of practices, procedures and operations of a metal stamping manufacturing facility. An
- Associate Degree or Technical Diploma is preferred
- May be required to attend an extended multi-week (4 or more), Company-sponsored training period in Umbertide, Italy upon hiring or shortly thereafter

As an example, senior/professional roles minimum qualifications may include (specific technical skill shall vary by position):

- Five (5) years of experience in a metal stamping manufacturing environment highly preferred
- Minimum of at least three (3) years of experience as a CNC Programmer in an environment with sheet metal stamping, laser cutting and forming required. Supervisory experience preferred
- Highly competent in CNC programming software
- Requires a BS in Engineering or equivalent experience in metal stamping manufacturing
- May be required to attend an extended multi-week (4 or more), Company-sponsored training period in Umbertide, Italy upon hiring or shortly thereafter

### **3.Will this development cause any relocation that will create new Detroit residents?**

No Detroit residents were relocated.

**4.Has the developer reached out to any community groups to discuss the project and/or any potential jobs?**

Tiberina has already contacted the groups mentioned above to discuss employment opportunities for their Detroit resident membership. Prior to recommencing the hiring process, Tiberina will further discuss the project with local community organizations in the North End neighborhood. Tiberina will also participate in the Skilled Trades Taskforce.

**5.When is construction slated to begin?**

Construction began in August 2019.

**6.What is the expected completion date of construction?**

Construction is expected be completed by November 2020.