



PARMA-SANDSTONE CERTIFIED BUSINESS PARK

DEVELOPMENT INFORMATION

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In 1989, the Village of Parma and Sandstone Township created the Village of Parma Local Development Finance Authority (PLDFA) primarily for the purpose of funding the infrastructure needs of an industrial development for Michigan Automotive Compressor, Inc. (MACI). The Authority has added Galaxy as a tenant in an effort to bring additional investment and job growth to the community. Governed by Public Act 281 of 1986, an LDFA uses tax increment financing (TIF) in an effort to develop areas with the highest potential for development. The tax increment financing plan and development plan are necessary for the LDFA to capture the taxes.



LDFA Tax Increment Financing (TIF) captures taxes generated from new capital investment within the district, with the exception of school and debt millage. The TIF can be used for project-related infrastructure improvements (i.e. road, water, sewer, site development).

The Parma-Sandstone Certified Business Park is targeting the following types of businesses to locate within the Village of Parma LDFA Certified Business Park (CBP): Manufacturing, Agricultural Processing, High Technology, and Energy Production.

Local attributes include:

- Jackson County boasts reasonable and affordable business costs, a low cost of living, and a unique 'hometown' quality of life
- Located along I-94 and M-60, and in proximity to M50, M106 and US127 highways, the park is strategically positioned to supply the automotive and high-tech markets
- 27 acres of land is immediately available with cost determined, by the Land Sales Matrix
- Located in close proximity to Jackson County Airport-Reynolds Field corporate airport, and within one hour of Detroit Metro and Lansing Capital City Airports, at the hub of the North American market
- A quality, skilled workforce, supported by the unique South Central Michigan Works! workforce development agency which caters to the company, as well as the worker
- Customized and apprenticeship workforce training is available through the nationally-recognized Academy for Manufacturing Careers
- Professional racing located only 20 miles away at Michigan International Speedway
- Jackson County has one of the highest concentrations of golf courses per capita in the nation, and with 22 public courses and over 500 holes, has been rated one of the best golf values by Golf Digest



- Home of numerous regional arts/cultural attractions

If you are interested in locating in the The Parma-Sandstone CBP, please review the attached documentation, and provide information to the best of your ability, so the PLDFA can make an informed decision regarding your proposal.

The Land Sales Matrix was developed to provide a guideline for incentivizing the cost of land as a tradeoff for job creation and investment, and to encourage economic development. LDFA policy dictates that the matrix only applies to companies eligible for TIF capture, therefore, the land price for TIF-ineligible companies is \$15,000 per acre, and they must include job creation. Generally, LDFA designation is limited to business activities that involve:

- Manufacturing
- Agricultural Processing
- High-Technology Activities
- Energy Production

If you need assistance in determining if your company qualifies for TIF capture, contact Alex Masten at amasten@enterprisegroup.org or Debbie Kelly at dkelly@enterprisegropu.org or call 517-788-4330. You may also want to refer to the following for additional definitions and information:

1. The Local Development Financing Act (Act 281 of 1986) at:

<http://www.legislature.mi.gov/documents/mcl/pdf/mcl-Act-281-of-1986.pdf>

2. The Michigan Economic Growth Authority Act (Act 24 of 1995) at:

[http://www.legislature.mi.gov/\(S\(amzbn2altxxzi155jggqr55\)\)/documents/mcl/pdf/mcl-Act-24-of-1995.pdf](http://www.legislature.mi.gov/(S(amzbn2altxxzi155jggqr55))/documents/mcl/pdf/mcl-Act-24-of-1995.pdf) and/or,

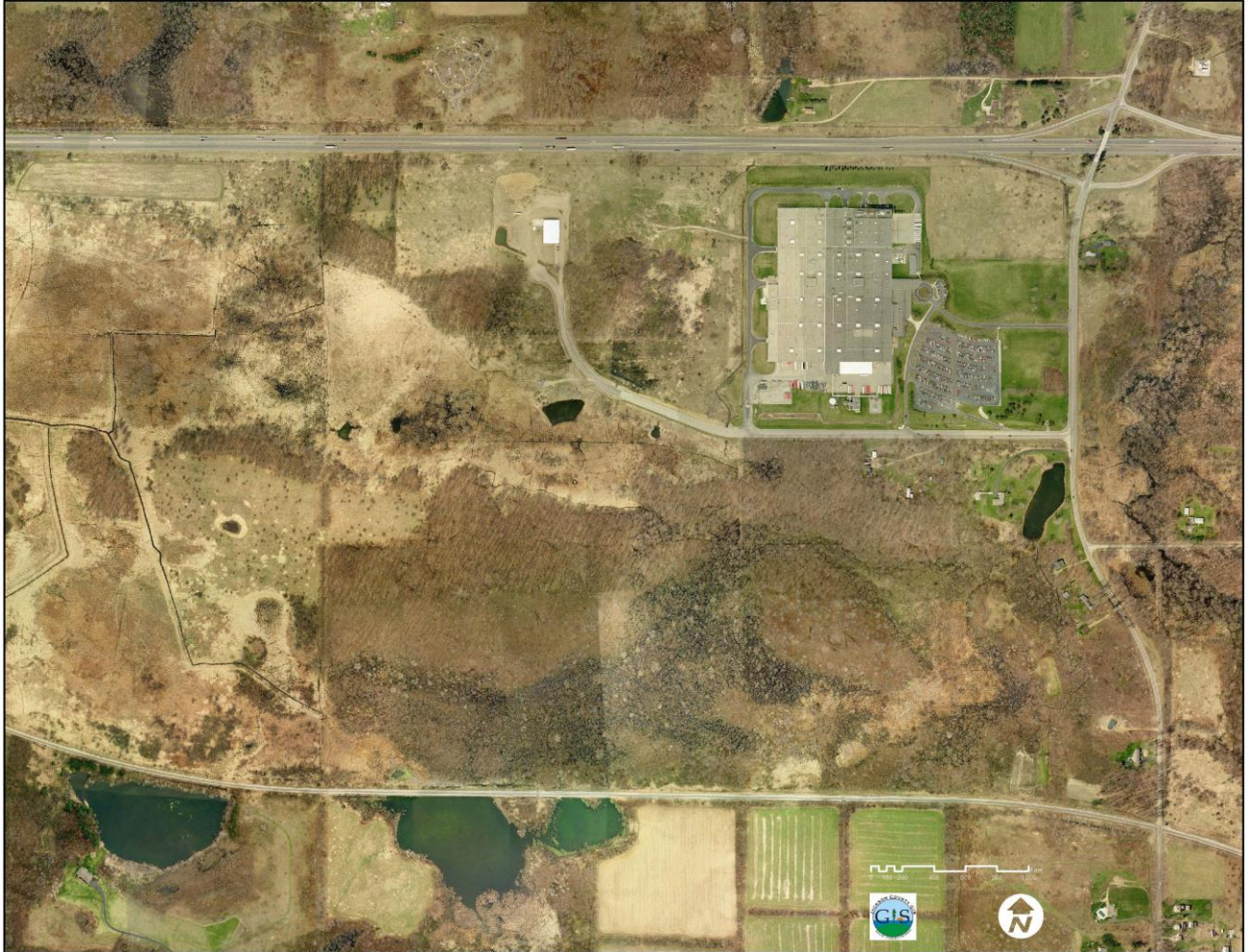
3. The Michigan Strategic Fund Act (Act 270 of 1984) at:

[http://www.legislature.mi.gov/\(S\(amzbn2altxxzi155jggqr55\)\)/documents/mcl/pdf/mcl-Act-270-of-1984.pdf](http://www.legislature.mi.gov/(S(amzbn2altxxzi155jggqr55))/documents/mcl/pdf/mcl-Act-270-of-1984.pdf)

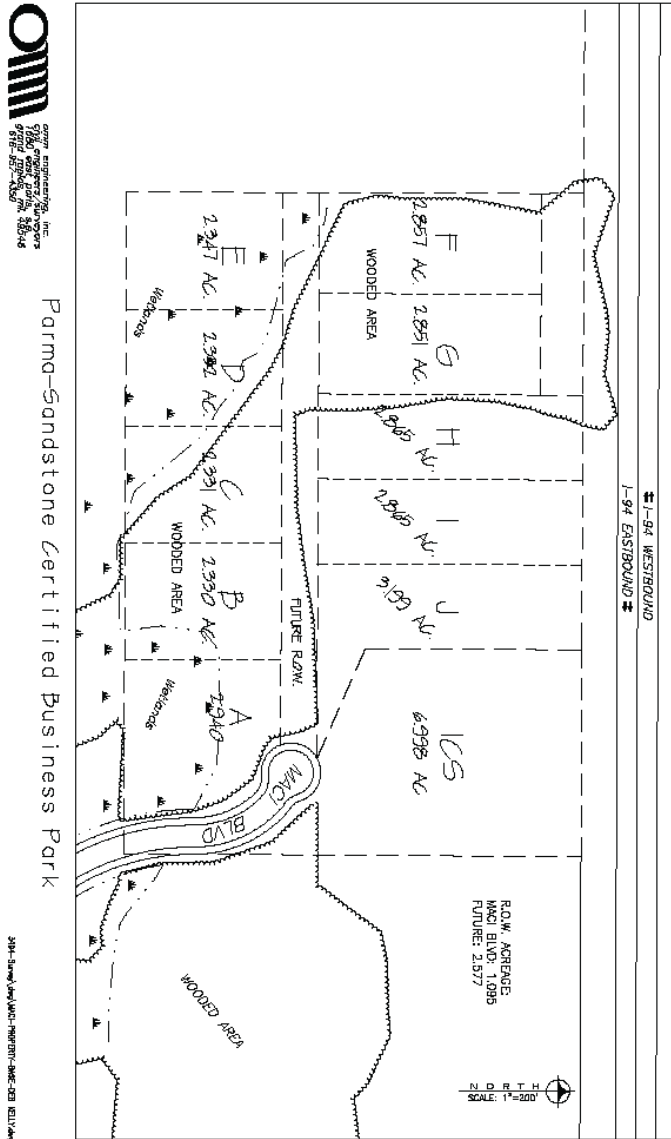
Thank you for your interest in the Parma-Sandstone Certified Business Park and Jackson County!



Parma-Sandstone Certified Business Park Aerial Map



Parma-Sandstone Certified Business Park Concept Map



Parma-Sandstone Certified Business Park

3044-Sandstone-Certified-Business-Park-Concept-Map-020121.dwg

**PARMA-SANDSTONE CERTIFIED BUSINESS PARK - LAND SALE MATRIX
(FOR USE WITH TIF-ELIGIBLE BUSINESSES)**

	Criteria	Number	Points
	Number of jobs to be relocated to the site from outside the County, but inside MI		
	Number of jobs to be relocated to the site from outside the State		
	Number of new jobs to be created within two years		
	Number of new jobs to be created within five years		
	Total New Jobs to Jackson County within two years		
	Total New Jobs to Jackson County within five years (#1 below)		
	Amount of Investment – Real Property		
	Amount of Investment – Personal Property		
	Number of Acres Required (minimum 5 acre parcel)		
	Jobs per Acre of Land (# Jobs in 5 years / # Acres)		
	POINT TOTALS		
	LAND COST / ACRE (FROM TABLE #5 BELOW)		
<i>Assign points in points column by referring to Tables 1 through 4 below; total the points; and then refer to Table #5 below for recommended land cost per acre.</i>			
1	TOTAL JOB RELOCATION & CREATION W/IN 5 YRS.	POINTS	
	1– 10	1	
	11–25	2	
	26-50	4	
	51-75	6	
	76-100	7	
	101-150	8	
	151 or greater	10	
2	TOTAL REAL PROPERTY INVESTMENT	POINTS	
	Less than \$500,000	5	
	\$ 500,000 - \$ 799,999	6	
	\$ 800,000 - \$ 999,999	7	
	\$ 1,000,000 - \$ 1,499,999	8	
	\$ 1,500,000 - \$ 1,999,999	9	
	\$ 2,000,000 or greater	10	
3	TOTAL PERSONAL PROPERTY INVESTMENT	POINTS	
	Less than \$500,000	5	
	\$ 500,000 - \$ 799,999	6	
	\$ 800,000 - \$ 999,999	7	
	\$ 1,000,000 - \$ 1,499,999	8	
	\$ 1,500,000 - \$ 1,999,999	9	
	\$ 2,000,000 or greater	10	
4	JOBS PER ACRE OF LAND	POINTS	
	<1-5	1	
	6-14	2	
	15-24	3	
	25-39	4	
	40 and greater	5	

5	POINT TOTALS	LAND COST PER ACRE	
	0-4	\$15,000	
	5-9	\$10,000	
	10-14	\$6,000	
	15-19	\$4,000	
	20-24	\$2,000	
	25-29	\$1,000	
		\$1	

Notes:

1	The Parma-Sandstone CBP reserves the right to modify the incentives described in this matrix if they feel the project is in the best interest of the community, even though it may not meet the specific criteria suggested herein.
2	Developer may be required to sign a development agreement and provide documentation to support information provided in this packet, should the project move forward.
3	New jobs do not include jobs relocated within Jackson County.
4	Number of new jobs to be created within five years includes the number of new jobs to be created within two years, i.e. relocate 10 new jobs to Jackson County; anticipate 3 new jobs within two years, and 30 new jobs within five years - total jobs at end of five years = 40 (10 start-up + 30 at five yrs.) (Jobs that are relocated within the County are not counted).
5	If business does not qualify for TIF capture - land price is \$15,000 with new job creation

PARMA-SANDSTONE CERTIFIED BUSINESS PARK - LAND SALE MATRIX

TEST CASE SCENARIOS

I.	COMPANY 1	NUMBER	POINTS
	Existing Jackson County Manufacturer		
	10 employees already located in Jackson County - relocating to LDFA	0	
	2-yr Projection - +4 new jobs	4	
	5-yr Projection - +10 new jobs	10	1
	2 Acres - 10/2 = 5 jobs per acre	5	1
	Real - \$1.5 Million	\$1.5 M	9
	Personal - \$500,000	\$0.5 M	6
	TOTAL POINTS		17
	LAND SALE PRICE PER ACRE		\$4,000
2	COMPANY 2	NUMBER	POINTS
	Out-of-County Manufacturer		
	25 employees relocating to LDFA from outside Jackson County	25	
	2-yr Projection - +12 new jobs	12	
	5-yr Projection - +40 new jobs	65	6
	2.5 Acres - 65/2.5 = 26	26	4
	Real - \$2 Million	\$2 M	10
	Personal - \$1.5 Million	\$1.5 M	9
	TOTAL POINTS		29
	LAND SALE PRICE PER ACRE		\$1,000
3	COMPANY 3	NUMBER	POINTS
	Out-of-State Manufacturer		
	12 employees relocating to LDFA	12	
	2-yr Projection - +8 new jobs	8	
	5-yr Projection - +20 new jobs	32	4
	3 Acres = 32/3 = 10.7 (round up to 11)	11	2
	Real - \$2.5 Million	\$2.5 M	10
	Personal - \$500,000	\$0.5 M	6
	TOTAL POINTS		22
	LAND SALE PRICE PER ACRE		\$2,000
4	COMPANY 4	NUMBER	POINTS
	Out-of-State Manufacturer		
	150 employees relocating to LDFA	150	
	2-yr Projection - +30 new jobs	30	
	5-yr Projection - +150 new jobs	300	10
	10 Acres = 300/10 = 30	30	4
	Real - \$5 Million	\$5 M	10
	Personal - \$3 Million	\$3 M	10
	TOTAL POINTS		34
	LAND SALE PRICE PER ACRE		\$1
5	COMPANY 5	NUMBER	POINTS
	Out-of-County Manufacturer		
	55 employees relocating to LDFA	55	
	2-yr Projection - +2 new jobs	2	
	5-yr Projection - +10 new jobs	65	6
	160 Acres	0.40625	1
	Real - \$3 Million	\$3 M	10
	Personal - \$1.5 Million	\$1.5 M	9
	TOTAL POINTS		26

	LAND SALE PRICE PER ACRE		\$1,000
6	COMPANY 6	NUMBER	POINTS
	Service business - not eligible for TIF in LDFA (land price - \$15,000/acre)		
	5 employees relocating to LDFA		
	2-yr Projection - +10 new jobs		
	5-yr Projection - +30 new jobs	N/A	N/A
	6 Acres - 5/6 =	N/A	N/A
	Real - \$3 Million	N/A	N/A
	Personal - \$1.5 Million	N/A	N/A
	TOTAL POINTS		0
	LAND SALE PRICE PER ACRE		\$15,000
7	COMPANY 7	NUMBER	POINTS
	High-tech Business within Jackson County		
	22 employees relocating to LDFA	0	
	2-yr Projection - +25 new jobs	25	
	5-yr Projection - +35 new jobs	35	4
	5 Acres	5	1
	Real - \$3 Million	\$3 M	10
	Personal - \$1.5 Million	\$1.5 M	9
	TOTAL POINTS		24
	LAND SALE PRICE PER ACRE		\$2,000

Supplemental Site & Development Information

1. Contour Map
2. Soil Map
3. Wetlands Map
4. Proposed Railroad Spur Map (from previous project)
5. Sample Electric Service Details (from previous project)
6. Sample Consumers Energy Electric Transmission Map
7. Natural Gas Service Information
8. Labor Market Information
9. Distinguishing Features: Property & Community