

# SHELBY TOWNSHIP PRESS RELEASE

## FOR IMMEDIATE RELEASE

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## Industrial growth bolsters economic growth; township, school revenues

In the past 12 months several hundred feet of property along Shelby Parkway in Shelby Township has developed as a perfect snapshot for the economic resurgence being touted across the state of Michigan.

With the future home of a Transform Automotive LLC facility sandwiched between the new JVIS-USA headquarters and a new 166,000-square-foot facility for The Paslin Company, the development is a sign of a resurgent manufacturing base, and it serves as an example of the value such development has for all facets of the community.

“When you talk about manufacturing and industrial growth in a community, it means as much if not more than any other type of significant development,” Township Supervisor Rick Stathakis said. “When these facilities come to town, it typically means hundreds of good-paying jobs, and it adds a great deal of diversity to our tax rolls.”

The engine behind this growth in Shelby Township has been the partnership between township government, the Macomb County Department of Planning and Economic Development, and Eugene D’Agostini, president of Mode Development, which owns much of the property within Cherry Creek Corporate Park.

“I have been in the development industry for over 40 years, and have experienced a wide variety of personalities and community attitudes,” D’Agostini said. “In contrast to some communities, Shelby Township is quick to assist and is helpful in achieving business interests if they are reasonable and well-conceived.”

The Shelby Township Board of Trustees awarded industrial facilities tax exemption certificates for the JVIS-USA and Paslin Company facilities and will consider a third for Transform Automotive. These three initiatives could ultimately generate a combined 332 new jobs in the township with a collective footprint in excess of 300,000 square-feet.

“The great thing about new manufacturing growth is that it is true wealth creation,” D’Agostini said of what drives his passion for developing industrial growth in metro Detroit. “With manufacturing, you have operations that are creating a product and bringing in revenue from other parts of the nation and globe. Manufacturing is unique in that it actively brings new wealth into the community.

“Whereas, when you have new commercial operations open up, they generate commerce that involves people in the local community simply exchanging money.”

Along with a creation of new wealth, industrial growth uniquely bolsters the local tax rolls. As evidenced by the three new operations on Shelby Parkway’s forecasted boost of more than \$290,000 in 2016 tax revenue for Shelby Township and Utica Community Schools.

“The unique thing about tax revenue from the industrial sector is that it comes with very little drain on government coffers,” Stathakis said. “When an industrial operation pays \$120,000 to the school district, those funds are not offset by any expense on the part of the school district. In effect, when it’s industrial tax revenue, it’s all profit for the district.”

Along with the revenue and the new wealth generated by the facilities, Stathakis said another positive from the growth is the message that it sends to the world at large that Shelby Township and its regional and private-sector partners are perfectly positioned to aid growth.

“Giving these successful companies a place to expand is a total team effort, and it proves that what Mr. Eugene D’Agostini, Macomb County and Shelby Township are doing is appealing to the nation’s business leaders,” Stathakis said. “And I’d just really like to thank these corporations for investing in Shelby Township and for choosing our community to continue their success.”

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