



STATE OF MICHIGAN  
DEPARTMENT OF TREASURY  
LANSING

GRETCHEN WHITMER  
GOVERNOR

RACHAEL EUBANKS  
STATE TREASURER

***MINUTES OF THE MEETING OF THE STATE TAX COMMISSION***

***Okemos Conference Center, Okemos A & B Rooms  
2187 University Park Drive, Okemos, Michigan***

***Tuesday, February 12, 2019  
9:00 a.m.***

***PRESENT: Nick A. Khouri, Chair STC  
W. Howard Morris, Member STC  
Leonard D. Kutschman, Member STC  
  
Heather S. Frick, Executive Director  
LaNiece Densteadt, Recording Secretary***

**The item numbers referred to in the minutes correspond to the agenda items as numbered.**

Chairman Khouri stated the following: Good morning. I am the new chair. It is a pleasure and honor to chair this Commission and work with both staff and the other members. It is a pleasure to take over for Doug Roberts who I have known for many decades.

It was moved by Morris, supported by Kutschman, and approved to adopt the minutes of December 18, 2018. (Item 1 on agenda)

Public Comment – Agenda Items 3-14 Only (Item 2 on agenda):

Amy Dehaan appeared before the Commission on behalf of Michigan Assessors Association regarding agenda item 9, Approval of Revised Audit of Minimum Assessing Requirements (AMAR) Review Sheet. Ms. Dehaan stated the following: I just wanted to talk a little about the AMAR Review Sheet because we were talking as the Association and those that worked on the work group. We agreed there were going to be no more land value maps, yet they are still on the AMAR Review Sheet. I was told by several people that were at the Summit that staff said land value maps are still a good idea. Which they are in your office, but this just feels like someone is trying to set us up to fail. We do not want it to be something that is just checked off and you have to have a corrective action plan to have those land value maps. We were wondering why that is even on the list.

It was moved by Kutschman, supported by Morris, and unanimously approved to adopt the 2018 State Tax Commission Annual Report submitted by Executive Director Frick. (Item 3 on agenda)

It was moved by Morris, supported by Kutschman, and unanimously approved Bulletin 1 of 2019 4<sup>th</sup> Quarter Certified Interest Rates. (Item 4 on agenda)

It was moved by Kutschman, supported by Morris, and unanimously approved Bulletin 2 of 2019 Board of Review. (Item 5 on agenda)

It was moved by Morris, supported by Kutschman, and unanimously approved Bulletin 3 of 2019 Millage Requests and Rollbacks. (Item 6 on agenda)

It was moved by Kutschman, supported by Morris, and unanimously approved the revised Bulletin 17 of 2018 Property Tax and Equalization Calendar for 2019 due to P.A. 541 and 505 of 2018. These acts made changes related to the filing and payment dates for the Essential Services Assessment (ESA) in 2019 and later assessment years. (Item 7 on agenda)

It was moved by Morris, supported by Kutschman, and unanimously approved the revised Assessor Guide to Eligible Manufacturing Personal Property Tax Exemption and ESA due to P.A. 541 and 505 of 2018. These acts made changes related to the filing and payment dates for the Essential Services Assessment (ESA) in 2019 and later assessment years. (Item 8 on agenda)

It was moved by Kutschman, supported by Morris, and unanimously approved the revised Audit of Minimum Assessing Requirement (AMAR) Review Sheet due to the enactment of P.A. 660 of 2018. Beginning in 2019, Land Value Maps are no longer statutorily required. (Item 9 on agenda)

It was moved by Morris, supported by Kutschman, and unanimously approved to adopt the 2019 State Average Tax Rate. (Item 10 on agenda)

It was moved by Kutschman supported by Morris, and unanimously approved the 2019 Millage Rollback Forms 610 – 2019 Calculation of Taxable Valuations Including Additions, Losses and Totals for Units Which Were Not Equalized As Assessed in 2018 or 2019, 612 – 2019 Millage Reduction Fraction Computation, 613 – 219 Complete Millage Reduction Fraction Computation, 614 – 2019 Tax Rate Request, 2166 – 2019 Millage Reduction Fraction Calculations Worksheet and 5190 – 2019 Allocation Rates. (Item 11 on agenda)

It was moved by Morris, supported by Kutschman, and unanimously approved to adopt the official order to overturn Sheridan Township, Newaygo County 2018 December Board of Review actions related to granting a Principal Residence Exemption for the 2017 tax year for parcel 62-17-15-400-025. (Item 12 on agenda)

It was moved by Kutschman, supported by Morris, and unanimously approved to adopt the official order to certify the 2017 and 2018 assessment rolls for the City of St. Ignace, Mackinac County. (Item 13 on agenda)

It was moved by Kutschman, supported by Morris, and unanimously approved to adopt the staff recommendation on the Charitable Non-Profit Housing Organization Exemptions for the following: (Item 14 on agenda)

These exemptions will expire on **December 30, 2022 for a period of three (3 years) or December 30, 2024 for a period of five (5 years)** or until one of the following events occur:

1. The eligible nonprofit housing property is occupied by a low-income person under a lease agreement, or
2. The eligible nonprofit housing property is transferred by the charitable nonprofit housing organization.

County	Local Unit	Parcel Number	Years Approved
Washtenaw	Ypsilanti Township	K-11-02-306-015	3 years
Saint Clair	Port Huron Township	74-28-020-2028-000	5 years

It was moved by Morris, supported by Kutschman, and unanimously approved the staff recommendation on the **Special Items Exemptions Agenda**. (Item 15 on agenda) ([See attached link for file identification](#))

It was moved by Kutschman, supported by Morris, and unanimously approved to adopt the staff recommendations on the **Exemptions Agenda**. (Item 16 on agenda) ([See attached link for file identification](#))

It was moved by Kutschman, supported by Morris, and unanimously approved to adopt the MCL 211.154 petitions on the **Concurrence Agenda**. (Item 17 on agenda) ([See attached link for file identification](#))

It was moved by Morris, supported by Kutschman, and unanimously approved to adopt the staff recommendations on MCL 211.154 petitions on the **Special Items Agenda** and to approve the postponement of 154-18-0818 until the April 8, 2019 meeting. (Item 18 on agenda) ([See attached link for file identification](#))

It was moved by Kutschman, supported by Morris, and unanimously approved the following MCL 211.154 petitions as a **concurrence**, initially noticed as a non-concurrence. (Item 19 on agenda)

**City of Ann Arbor, Washtenaw County**

**154-18-0718** HABLA INCORPORATED DBA OLARK 09-90-00-081-902  
 PERSONAL PROPERTY

2016 AV from \$ 0 to \$ 4,700 TV from \$ 0 to \$ 4,700  
 2017 AV from \$ 0 to \$ 6,000 TV from \$ 0 to \$ 6,000  
 2018 AV from \$ 0 to \$ 4,800 TV from \$ 0 to \$ 4,800

**City of Plymouth, Wayne County**

**154-18-0802**      ANDREW-ANA CHANDLER-OWCZARZAK      49-009-07-0077-002  
REAL PROPERTY

2017 AV from \$ 204,100 to \$ 223,600 TV from \$ 204,100 to \$ 223,600  
2018 AV from \$ 277,300 to \$ 305,000 TV from \$ 277,300 to \$ 305,000

It was moved by Kutschman, supported by Morris, and approved to **postpone** the following MCL 211.154 petition **until April 8, 2019**. (Item 19 on agenda)

**City of Plymouth, Wayne County**

**154-18-0801**      ROBERT-KIM BENINTENDE      49-010-06-0008-000  
REAL PROPERTY

2018 AV from \$ 319,500 to \$ 341,500 TV from \$ 319,500 to \$ 341,500

It was moved by Morris, supported by Kutschman, and unanimously approved to adopt all other MCL 211.154 petitions. Chairman Khouri recused himself from petition 154-18-0719 DTE Electric Company. (Item 19 on agenda) ([See attached link for file identification](#))

Public Comment (Item 20 on agenda): No member of the public wished to comment.

The Commission approved to recognize Timothy Schnelle with a resolution honoring Mr. Schnelle on his retirement after 20 years of service to the State of Michigan and thanking him for his vast knowledge and years of experience of local unit assessing, county and state equalization and personal property expertise with complex commercial and industrial valuations. (Add on to agenda)

Commissioner Kutschman stated the following: I would move acceptance of the resolution. I would like to thank Mr. Schnelle for his many missives he has sent us.

Commissioner Morris stated the following: I would whole heartedly support it. I would concur with Commissioner Kutschman's comments. I would like to state how much I learned from reading his memos.

The next Commission meeting will be held April 8, 2019, at the Okemos Conference Center in the Okemos A & B Rooms, 2187 University Park Drive, Okemos.

It was moved by Kutschman, supported by Morris, and unanimously approved to adjourn the meeting of the State Tax Commission at 10:20 a.m.

**DATE TYPED:** February 13, 2019

**DATE APPROVED:** April 8, 2019

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**Nick A. Khouri, Chair  
State Tax Commission**

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**W. Howard Morris, Member  
State Tax Commission**

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**Leonard D. Kutschman, Member  
State Tax Commission**

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