



STATE OF MICHIGAN  
DEPARTMENT OF TREASURY  
LANSING

GRETCHEN WHITMER  
GOVERNOR

RACHAEL EUBANKS  
STATE TREASURER

August 22, 2023

Erik Perkins  
CGB Development Corporation  
8332 Office Park Drive, Ste B  
Grand Blanc, MI 48439

Dear Sir or Madam:

The State Tax Commission at their August 22, 2023 meeting considered and approved your application for a commercial rehabilitation project, in accordance with Public Act 210 of 2005, as amended. Enclosed is certificate number C2023-006, issued to CGB Development Corporation for the project located at 138, 206, 210, and 216 E. Reid Road, City of Grand Blanc, Genesee County.

A party aggrieved by the issuance, refusal to issue, revocation, transfer or modification of this exemption certificate may appeal a final decision of the State Tax Commission by filing a petition with the Michigan Tax Tribunal within 35 days. MCL 205.735a (6). More information on how to file a petition with the Michigan Tax Tribunal can be found at [www.mich.gov/taxtrib](http://www.mich.gov/taxtrib) or by calling (517) 335-9760.

If you have any questions regarding this exemption, please contact the Community Services Division at (517) 335-7491 or by email at [pte@michigan.gov](mailto:pte@michigan.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "David Buick".

David A. Buick, Executive Director  
State Tax Commission

Enclosure  
By Certified Mail  
cc: Tonya A. Lall, Assessor, City of Grand Blanc  
Clerk, City of Grand Blanc



## Commercial Rehabilitation Exemption Certificate

Certificate No. **C2023-006**

Pursuant to the provisions of Public Act 210 of 2005, as amended, the State Tax Commission hereby issues a Commercial Rehabilitation Exemption Certificate for the commercial property, as described in the approved application, owned by **CGB Development Corporation**, and located at **138, 206, 210, 216 E. Reid Road, City of Grand Blanc**, County of Genesee, Michigan.

This certificate provides the authority for the assessor to exempt the commercial property for which this Commercial Rehabilitation Exemption Certificate is in effect, but not the land on which the rehabilitated facility is located or the personal property, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Commercial Rehabilitation tax.

This certificate, unless revoked as provided by Public Act 210 of 2005, as amended, shall remain in force for a period of **10** year(s):

**Beginning December 31, 2023 and ending December 30, 2033.**

The real property investment amount for this obsolete facility is **\$9,500,000**.

The frozen taxable value of the real property related to this certificate is **\$6,470**.

This Commercial Rehabilitation Exemption Certificate is issued on **August 22, 2023**.



A handwritten signature in cursive script, reading "Peggy L. Nolde".

Peggy L. Nolde, Chairperson  
State Tax Commission

A TRUE COPY  
ATTEST:

A handwritten signature in cursive script, reading "Patrick Huber".  
\_\_\_\_\_  
Patrick Huber  
Michigan Department of Treasury



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August 22, 2023

Sarah Lancaster  
Southshore Health & Racquet Club, Inc.  
3630 Tennis Court  
St. Joseph, MI 49085

Dear Sir or Madam:

The State Tax Commission at their August 22, 2023 meeting considered and approved your application for a commercial rehabilitation project, in accordance with Public Act 210 of 2005, as amended. Enclosed is certificate number C2023-007, issued to Southshore Health & Racquet Club, Inc. for the project located at 3630 Tennis Court, St. Joseph Township, Berrien County.

A party aggrieved by the issuance, refusal to issue, revocation, transfer or modification of this exemption certificate may appeal a final decision of the State Tax Commission by filing a petition with the Michigan Tax Tribunal within 35 days. MCL 205.735a (6). More information on how to file a petition with the Michigan Tax Tribunal can be found at [www.mich.gov/taxtrib](http://www.mich.gov/taxtrib) or by calling (517) 335-9760.

If you have any questions regarding this exemption, please contact the Community Services Division at (517) 335-7491 or by email at [pte@michigan.gov](mailto:pte@michigan.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "David Buick".

David A. Buick, Executive Director  
State Tax Commission

Enclosure  
By Certified Mail  
cc: Shalice Northrop, Assessor, St. Joseph Township  
Clerk, St. Joseph Township



## Commercial Rehabilitation Exemption Certificate

Certificate No. **C2023-007**

Pursuant to the provisions of Public Act 210 of 2005, as amended, the State Tax Commission hereby issues a Commercial Rehabilitation Exemption Certificate for the commercial property, as described in the approved application, owned by **Southshore Health & Racquet Club, Inc.**, and located at **3630 Tennis Court, St. Joseph Township**, County of Berrien, Michigan.

This certificate provides the authority for the assessor to exempt the commercial property for which this Commercial Rehabilitation Exemption Certificate is in effect, but not the land on which the rehabilitated facility is located or the personal property, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Commercial Rehabilitation tax.

This certificate, unless revoked as provided by Public Act 210 of 2005, as amended, shall remain in force for a period of **10** year(s):

**Beginning December 31, 2023 and ending December 30, 2033.**

The real property investment amount for this obsolete facility is **\$2,733,947**.

The frozen taxable value of the real property related to this certificate is **\$805,417**.

This Commercial Rehabilitation Exemption Certificate is issued on **August 22, 2023**.



A handwritten signature in cursive script that reads "Peggy L. Nolde".

Peggy L. Nolde, Chairperson  
State Tax Commission

A TRUE COPY  
ATTEST:

A handwritten signature in cursive script that reads "Patrick Huber".  
Patrick Huber  
Michigan Department of Treasury



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STATE TREASURER

August 22, 2023

Scott Geerlings  
3424 Chicago Drive, LLC  
8516 Homestead, Suite 102  
Zeeland, MI 49464

Dear Sir or Madam:

The State Tax Commission at their August 22, 2023 meeting considered and approved your application for a commercial rehabilitation project, in accordance with Public Act 210 of 2005, as amended. Enclosed is certificate number C2023-005, issued to 3424 Chicago Drive, LLC for the project located at 3440 Chicago Drive, City of Hudsonville, Ottawa County.

A party aggrieved by the issuance, refusal to issue, revocation, transfer or modification of this exemption certificate may appeal a final decision of the State Tax Commission by filing a petition with the Michigan Tax Tribunal within 35 days. MCL 205.735a (6). More information on how to file a petition with the Michigan Tax Tribunal can be found at [www.mich.gov/taxtrib](http://www.mich.gov/taxtrib) or by calling (517) 335-9760.

If you have any questions regarding this exemption, please contact the Community Services Division at (517) 335-7491 or by email at [pte@michigan.gov](mailto:pte@michigan.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "David Buick".

David A. Buick, Executive Director  
State Tax Commission

Enclosure  
By Certified Mail  
cc: Brian Busscher, Assessor, City of Hudsonville  
Clerk, City of Hudsonville



## Commercial Rehabilitation Exemption Certificate

Certificate No. **C2023-005**

Pursuant to the provisions of Public Act 210 of 2005, as amended, the State Tax Commission hereby issues a Commercial Rehabilitation Exemption Certificate for the commercial property, as described in the approved application, owned by **3424 Chicago Drive, LLC**, and located at **3440 Chicago Drive, City of Hudsonville**, County of Ottawa, Michigan.

This certificate provides the authority for the assessor to exempt the commercial property for which this Commercial Rehabilitation Exemption Certificate is in effect, but not the land on which the rehabilitated facility is located or the personal property, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Commercial Rehabilitation tax.

This certificate, unless revoked as provided by Public Act 210 of 2005, as amended, shall remain in force for a period of **10** year(s):

**Beginning December 31, 2023 and ending December 30, 2033.**

The real property investment amount for this obsolete facility is **\$5,899,021**.

The frozen taxable value of the real property related to this certificate is **\$89,869**.

This Commercial Rehabilitation Exemption Certificate is issued on **August 22, 2023**.



A handwritten signature in cursive script, reading 'Peggy L. Nolde'.

Peggy L. Nolde, Chairperson  
State Tax Commission

A TRUE COPY  
ATTEST:

A handwritten signature in cursive script, reading 'Patrick Huber'.

Patrick Huber  
Michigan Department of Treasury