

# Acknowledge MCEDA Approval of Expansions



Where Success Comes Naturally

Tuesday, May 19, 2026

Norman Cannady  
Madison County Tax Assessor  
171 Cobblestone Dr.  
Madison, MS 39110

Re: 2026 Position Statements

Mr. Cannady,

The Madison County Economic Development Authority (MCEDA) received copies of the industrial exemption application that were filed with the Madison County Tax Assessor's Office for 2026. The exemption applications were presented to the MCEDA Board during the May 14, 2026, regularly scheduled monthly meeting. The members of the MCEDA Board unanimously approved the Ad Valorem Tax Exemptions provided by your office for the following industries: Tower Automotive Operations (four applications), Unipres Southeast USA, and Westlake Compounds.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Deason", is written over a horizontal line. The signature is stylized and somewhat abstract.

Joseph P. Deason  
Executive Director

cc: Nicole Flanagan, Madison County Tax Assessor's Office

### POSITION STATEMENT OF TAX ASSESSOR

TRADE NAME OF APPLICANT: Tower Automotive Operations USA I, LLC  
 LOCATION: 440 Church Road, Madison MS 39110 PARCEL # 082E-21-017/04.00  
 EXEMPTION RELATES TO MISS. CODE OF 1972, SECTION: 27-31-105  
 TYPE OF BUSINESS: Automotive Parts Manufacturer  
 FINISHED PRODUCTS ARE: Automobile Components  
 HAS THIS ENTERPRISE ENJOYED AN EXEMPTION PREVIOUSLY? (YES-NO) Yes  
 UNDER ANY OTHER TRADE NAME? (YES-NO) Yes FKA Tower Automotive Products  
 ANY OTHER LOCATION? (YES-NO) Yes Lauderdale County  
 UNDER ANY OTHER OWNERSHIP? No  
 NUMBER OF NEW JOBS? N/A ESTIMATED ANNUAL PAYROLL N/A  
EXEMPTION TO BE ON:

LAND VALUE AS OF COMPLETION DATE: \$ \_\_\_\_\_  
 IMPROVEMENT VALUE AS OF COMPLETION DATE: \$ \_\_\_\_\_

#### PERSONAL PROPERTY:

FURN. & FIX.	VALUE \$	<u>253,446</u>
MACH. & EQUIP.	VALUE \$	<u>16,000</u>
RAW MATERIALS	VALUE \$	_____
WORK IN PROCESS	VALUE \$	_____
PERSONAL PROPERTY TOTAL AS OF COMPLETION DATE:		\$ <u>269,446</u>
EXEMPTION TOTAL VALUE AS OF COMPLETION DATE:		\$ <u>269,446</u>

#### LAND AND IMPROVEMENTS:

OWNER OF LAND: Eastgroup Properties, LLC  
 OWNER OF IMPROVEMENTS: Tower Automotive Operations USA I, LLC  
 DATE OF IMPROVEMENTS: COMPLETED \_\_\_\_\_ EXPANDED 12/31/2025  
 ANY PRIOR EXEMPTION: \_\_\_\_\_  
 YEARS OF EXEMPTION APPLIED FOR: 01/01/2026 THRU 12/31/2035  
 APPLICANT'S REPRESENTATIVE: Michele Weil  
 ADDRESS: 17757 -Woodland Dr., New Boston, MI 48164 PHONE: (734)397-6300  
 INVESTIGATED BY: Nicole Flanagan Field Inspection 4/8/2026 Desk Inspection Completed 4/16/2026.  
 COMMENTS: Investigated documents, field inspection performed. Exemption proves to be in order.

\*Personal Property Only\*  
 DATE: 4/21/2026 TAX ASSESSOR: 

### POSITION STATEMENT OF TAX ASSESSOR

TRADE NAME OF APPLICANT: Tower Automotive Operations USA I, LLC  
 LOCATION: 440 Church Road, Madison MS 39110 PARCEL # 082E-21-017/04.00  
 EXEMPTION RELATES TO MISS. CODE OF 1972, SECTION: 27-31-105  
 TYPE OF BUSINESS: Automotive Parts Manufacturer  
 FINISHED PRODUCTS ARE: Automobile Components  
 HAS THIS ENTERPRISE ENJOYED AN EXEMPTION PREVIOUSLY? (YES-NO) Yes  
 UNDER ANY OTHER TRADE NAME? (YES-NO) Yes FKA Tower Automotive Products  
 ANY OTHER LOCATION? (YES-NO) Yes Lauderdale County  
 UNDER ANY OTHER OWNERSHIP? No  
 NUMBER OF NEW JOBS? N/A ESTIMATED ANNUAL PAYROLL N/A  
**EXEMPTION TO BE ON:**

LAND VALUE AS OF COMPLETION DATE: \$ \_\_\_\_\_  
 IMPROVEMENT VALUE AS OF COMPLETION DATE: \$ \_\_\_\_\_

#### PERSONAL PROPERTY:

FURN. & FIX.	VALUE \$ <u>36,048</u>
MACH. & EQUIP.	VALUE \$ <u>32,914</u>
RAW MATERIALS	VALUE \$ _____
WORK IN PROCESS	VALUE \$ _____
PERSONAL PROPERTY TOTAL AS OF COMPLETION DATE: \$ <u>68,962</u>	
EXEMPTION TOTAL VALUE AS OF COMPLETION DATE: \$ <u>68,962</u>	

#### LAND AND IMPROVEMENTS:

OWNER OF LAND: Eastgroup Properties, LLC  
 OWNER OF IMPROVEMENTS: Tower Automotive Operations USA I, LLC  
 DATE OF IMPROVEMENTS: COMPLETED \_\_\_\_\_ EXPANDED 12/31/2024  
 ANY PRIOR EXEMPTION: \_\_\_\_\_  
 YEARS OF EXEMPTION APPLIED FOR: 01/01/2026 THRU 12/31/2034  
 APPLICANT'S REPRESENTATIVE: Michele Weil  
 ADDRESS: 17757 -Woodland Dr., New Boston, MI 48164 PHONE: (734)397-6300  
 INVESTIGATED BY: Nicole Flanagan Field Inspection 4/8/2026 Desk Inspection Completed 4/16/2026.  
 COMMENTS: Investigated documents, field inspection performed. Exemption proves to be in order.

\*\*\*ONLY ELIGIBLE FOR 9 YEARS\*\*\* \*\*\*1/1/2026-12/31/2034\*\*\*

\*Personal Property Only\*

DATE: 4/21/2026 TAX ASSESSOR: 

### POSITION STATEMENT OF TAX ASSESSOR

TRADE NAME OF APPLICANT: Tower Automotive Operations USA I, LLC  
 LOCATION: 440 Church Road, Madison MS 39110 PARCEL # 082E-21-017/04.00  
 EXEMPTION RELATES TO MISS. CODE OF 1972, SECTION: 27-31-105  
 TYPE OF BUSINESS: Automotive Parts Manufacturer  
 FINISHED PRODUCTS ARE: Automobile Components  
 HAS THIS ENTERPRISE ENJOYED AN EXEMPTION PREVIOUSLY? (YES-NO) Yes  
 UNDER ANY OTHER TRADE NAME? (YES-NO) Yes FKA Tower Automotive Products  
 ANY OTHER LOCATION? (YES-NO) Yes Lauderdale County  
 UNDER ANY OTHER OWNERSHIP? No  
 NUMBER OF NEW JOBS? N/A ESTIMATED ANNUAL PAYROLL N/A  
EXEMPTION TO BE ON:

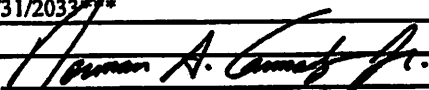
LAND VALUE AS OF COMPLETION DATE: \$ \_\_\_\_\_  
 IMPROVEMENT VALUE AS OF COMPLETION DATE: \$ \_\_\_\_\_

#### PERSONAL PROPERTY:

FURN. & FIX.	VALUE \$	_____
MACH. & EQUIP.	VALUE \$	<u>153,348</u>
RAW MATERIALS	VALUE \$	_____
WORK IN PROCESS	VALUE \$	_____
PERSONAL PROPERTY TOTAL AS OF COMPLETION DATE:		\$ <u>153,348</u>
EXEMPTION TOTAL VALUE AS OF COMPLETION DATE:		\$ <u>153,348</u>

#### LAND AND IMPROVEMENTS:

OWNER OF LAND: Eastgroup Properties, LLC  
 OWNER OF IMPROVEMENTS: Tower Automotive Operations USA I, LLC  
 DATE OF IMPROVEMENTS: COMPLETED \_\_\_\_\_ EXPANDED 12/31/2023  
 ANY PRIOR EXEMPTION: \_\_\_\_\_  
 YEARS OF EXEMPTION APPLIED FOR: 01/01/2026 THRU 12/31/2033  
 APPLICANT'S REPRESENTATIVE: Michele Weil  
 ADDRESS: 17757 -Woodland Dr., New Boston, MI 48164 PHONE: (734)397-6300  
 INVESTIGATED BY: Nicole Flanagan Field Inspection 4/8/2026 Desk Inspection Completed 4/16/2026.  
 COMMENTS: Investigated documents, field inspection performed. Exemption proves to be in order.

\*\*\*ONLY ELIGIBLE FOR 8 YEARS\*\*\* \*\*\*1/1/2026-12/31/2033\*\*\*  
 \*Personal Property Only\*  
 DATE: 4/21/2026 TAX ASSESSOR: 

### POSITION STATEMENT OF TAX ASSESSOR

TRADE NAME OF APPLICANT: Tower Automotive Operations USA I, LLC  
 LOCATION: 440 Church Road, Madison MS 39110 PARCEL # 082E-21-017/04.00  
 EXEMPTION RELATES TO MISS. CODE OF 1972, SECTION: 27-31-105  
 TYPE OF BUSINESS: Automotive Parts Manufacturer  
 FINISHED PRODUCTS ARE: Automobile Components  
 HAS THIS ENTERPRISE ENJOYED AN EXEMPTION PREVIOUSLY? (YES-NO) Yes  
 UNDER ANY OTHER TRADE NAME? (YES-NO) Yes FKA Tower Automotive Products  
 ANY OTHER LOCATION? (YES-NO) Yes Lauderdale County  
 UNDER ANY OTHER OWNERSHIP? No  
 NUMBER OF NEW JOBS? N/A ESTIMATED ANNUAL PAYROLL N/A  
**EXEMPTION TO BE ON:**

LAND VALUE AS OF COMPLETION DATE: \$ \_\_\_\_\_  
 IMPROVEMENT VALUE AS OF COMPLETION DATE: \$ \_\_\_\_\_

#### **PERSONAL PROPERTY:**

FURN. & FIX.	VALUE \$	<u>49,212</u>
MACH. & EQUIP.	VALUE \$	<u>241,898</u>
RAW MATERIALS	VALUE \$	_____
WORK IN PROCESS	VALUE \$	_____
PERSONAL PROPERTY TOTAL AS OF COMPLETION DATE: \$ <u>291,110</u>		
EXEMPTION TOTAL VALUE AS OF COMPLETION DATE: \$ <u>291,110</u>		

#### **LAND AND IMPROVEMENTS:**

OWNER OF LAND: Eastgroup Properties, LLC  
 OWNER OF IMPROVEMENTS: Tower Automotive Operations USA I, LLC  
 DATE OF IMPROVEMENTS: COMPLETED \_\_\_\_\_ EXPANDED 12/31/2022  
 ANY PRIOR EXEMPTION: \_\_\_\_\_  
 YEARS OF EXEMPTION APPLIED FOR: 01/01/2026 THRU 12/31/2032  
 APPLICANT'S REPRESENTATIVE: Michele Weil  
 ADDRESS: 17757 ~Woodland Dr., New Boston, MI 48164 PHONE: (734)397-6300  
 INVESTIGATED BY: Nicole Flanagan Field Inspection 4/8/2026 Desk Inspection Completed 4/16/2026.  
 COMMENTS: Investigated documents, field inspection performed. Exemption proves to be in order.

\*\*\*ONLY ELIGIBLE FOR 7 YEARS\*\*\* \*\*\*1/1/2026-12/31/2032\*\*\*

\*Personal Property Only\*

DATE: 4/21/2026 TAX ASSESSOR: 



### POSITION STATEMENT OF TAX ASSESSOR

TRADE NAME OF APPLICANT: Westlake Compounds fka Axiall, LLC  
 LOCATION: 210 Industrial Drive N, Madison, MS 39110 PARCEL # 082E-21-008/02  
 EXEMPTION RELATES TO MISS. CODE OF 1972, SECTION: 27-31-105  
 TYPE OF BUSINESS: Manufacturing  
 FINISHED PRODUCTS ARE: Chemical Compounds  
 HAS THIS ENTERPRISE ENJOYED AN EXEMPTION PREVIOUSLY? (YES-NO) Yes  
 UNDER ANY OTHER TRADE NAME? (YES-NO) Yes Axiall, LLC/Westlake Corp  
 ANY OTHER LOCATION? (YES-NO) No No other Madison County Locations  
 UNDER ANY OTHER OWNERSHIP? Yes Westlake Corporation  
 NUMBER OF NEW JOBS? \_\_\_\_\_ ESTIMATED ANNUAL PAYROLL \_\_\_\_\_  
EXEMPTION TO BE ON:

LAND VALUE AS OF COMPLETION DATE: \$ \_\_\_\_\_  
 IMPROVEMENT VALUE AS OF COMPLETION DATE: \$ \_\_\_\_\_

#### PERSONAL PROPERTY:

FURN. & FIX.	VALUE \$	_____
MACH. & EQUIP.	VALUE \$	<u>444,799</u>
RAW MATERIALS	VALUE \$	_____
WORK IN PROCESS	VALUE \$	_____
PERSONAL PROPERTY TOTAL AS OF COMPLETION DATE:		\$ <u>444,799</u>
EXEMPTION TOTAL VALUE AS OF COMPLETION DATE:		\$ <u>444,799</u>

#### LAND AND IMPROVEMENTS:

OWNER OF LAND: North American Plastic, LLC  
 OWNER OF IMPROVEMENTS: North American Plastics, LLC  
 DATE OF IMPROVEMENTS: COMPLETED \_\_\_\_\_ EXPANDED 12/31/2025  
 ANY PRIOR EXEMPTION: Yes  
 YEARS OF EXEMPTION APPLIED FOR: 01/01/2026 THRU 12/31/2035  
 APPLICANT'S REPRESENTATIVE: Jason Parker  
 ADDRESS: 2801 Post Oak Blvd, Houston, TX 77056 PHONE: (713)325-0710  
 INVESTIGATED BY: Nicole Flanagan Field Inspection 3/31/2026 Desk Inspection Completed 4/10/2026.  
 COMMENTS: Investigated documents, field inspection performed. Exemption proves to be in order.

\*Personal Property Only\*  
 DATE: 4/21/2026 TAX ASSESSOR: 