

Consideration/Approve/Deny  
Tower Automotive Operations USA I, LLC  
(8 year)



**NORMAN A. CANNADY, JR.**  
**TAX ASSESSOR**  
**MADISON COUNTY**

CANTON OFFICE  
P.O. BOX 292  
CANTON, MS 39046-0292  
CANTON: (601) 859-1921  
FAX: (601) 859-2899  
IN STATE: 1-800-428-0584 Ext 1921  
NICOLE FLANAGAN, CHIEF DEPUTY

MADISON ANNEX  
171 COBBLESTONE DR.  
MADISON, MS 39110-9197  
MADISON: (601) 856-1796  
FAX: (601) 856-1855  
WWW.MADISON-CO.COM

04/16/2026

**Tower Automotive Operations USA I, LLC**  
440 Church Road  
Madison, MS 39110

Exemption 27-31-105 Expansion -

Personal Property Only

Personal Property Field Inspection performed 04/08/2026.

Desk Inspection completed 04/16/2026

Both inspections performed and completed by Nicole Flanagan

Personal Property Machinery/Equipment	\$ 153,348
Personal Property Total	\$ 153,348

Eligible for 8 Year Exemption Request 1/1/2026 – 12/31/2033.

### 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: *Thomas A. Connors Jr.*

PPMAPP01 TAXCY  
 PPIN 13412 Parcel EXEMPT 2026-12/31/33  
 Name TOWER AUTOMOTIVE

EDIT APPRAISAL

PPWAPP07/M6  
 JD 0 Tax Dist 2GMY

Rendition Recd 3 / 26 / 2026		Pen		Appraisal	
	True Value	Assessed	Items	Cost	Value
1) Furn					
2) Mach	<u>122871</u>	<u>18430</u>	15	153349	122871
3) Leased					
4) Inv.					
5) Banks					
6) M/D/Lieu					
7) Misc					
TOTALS --->	<u>122871</u>	<u>18430</u>	15	153349	122871
History	2024	2023	2022	2021	

1) Furn	
2) Mach	137644
3) Leased	
4) Inv.	
5) Banks	
6) M/D/Lieu	
7) Misc	
TOTALS --->	137644

ENTER-CONTINUE F4-PREV F5-ADDENDUM F13-PAPERLINK F24-EXIT

DBA: TOWER AUTOMOTIVE, 17757 WOODLAND DRIVE, NEW BOSTON, MI 48164- BUSINESS PHONE: 931-261-3272

LOCATION: 400 CHURCH RD, MADISON OLD PARCEL: 015281000 MAP/PARCEL NUMBER: EXEMPT 2026-12/31/33

COUNTY: Madison BUSINESS TYPE: 1105 TAX DISTRICT: 2GMY OFFICIAL: TIM HILL RendRcv: 3/26/2026

BUILDING AREA: 000000 OLD/NEW BUSINESS: 00/00/0000 BUSINESS OPEN/CLOSED: 00/00/0000 APPR DATE: 4/ 8/2026 NF

TRANSACTION - COST BOOK - MANUFACTURER - MODEL - DESCRIPTION	YEAR PURCH.	QUANTITY #	L A TYP G	Total Costs	A G E	DEP	INDUSTRY - ID	MULT.	VALUE	C O LEASED L CO. ID
1) 0686247,ASSET--,RC1 FORK LIFT TRUCK (CAT) 2023	2023	1	EA A	6660	2	73	140	1.023	4973	2
2) 0686248,ASSET--,RC2 FORK LIFT TRUCK (CAT) 2023	2023	1	EA A	6660	2	73	140	1.023	4973	2
3) 0686249,ASSET--,RC3 FORK LIFT TRUCK (CAT) 2023	2023	1	EA A	6660	2	73	140	1.023	4973	2
4) 0686250,ASSET--,RC4 FORK LIFT TRUCK (CAT) 2023	2023	1	EA A	6660	2	73	140	1.023	4973	2
5) 0686251,ASSET--,TG1 FORK LIFT TRUCK (JH) 2023	2023	1	EA A	8986	2	73	140	1.023	6710	2
6) 0686252,ASSET--,TG2- TUGGER (JH) 2023	2023	1	EA A	4768	2	87	273	1.017	4219	2
7) 0686253,ASSET--,SD1- TUGGER (JH) 2023	2023	1	EA A	4768	2	87	273	1.017	4219	2
8) 0686255,ASSET--,RC1 FORK LIFT TRUCK (CAT) 2023	2023	1	EA A	10240	2	73	140	1.023	7647	2
9) 0686256,ASSET--,RC2 FORK LIFT TRUCK (CAT) 2023	2023	1	EA A	10240	2	73	140	1.023	7647	2
10) 0686257,ASSET--,RC3 FORK LIFT TRUCK (CAT) 2023	2023	1	EA A	10240	2	73	140	1.023	7647	2
11) 0686258,ASSET--,RC4 FORK LIFT TRUCK (CAT) 2023	2023	1	EA A	10240	2	73	140	1.023	7647	2
12) 0686259,ASSET--,TG1 FORK LIFT TRUCK (JH) 2023	2023	1	EA A	13059	2	73	140	1.023	9752	2
13) 0686260,ASSET--,STRETCH WRAP MACHINE 2023	2023	1	EA A	11428	2	84	460	1.008	9676	2
14) 0686261,ASSET--,RUST REMOVAL/PARTS BASKET AND FIBERGLASS 2023	2023	1	EA A	8580	2	87	273	1.017	7591	2
15) 0686262,ASSET--,AUTO CONTINNUUM WELDER 2023	2023	2	EA A	34160	2	87	273	1.017	30224	2
16)										
17)										
18)										
19)										
20)										
21)										
22)										
23)										
24)										
25)										
26)										
27)										
28)										
29)										

YEAR	FURNITURE	MACHINERY	LEASED INVENTORIES	BANKS	MONEY/DEBT	MISC.	TOTAL
Appraised Values		122871					122871
YEAR 1		122871					122871
YEAR 2							
YEAR 3							
YEAR 4							
YEAR 5							
YEAR 6							
YEAR 7							
YEAR 8							
YEAR 9							

## Nicole Flanagan

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**From:** Gena Permenter  
**Sent:** Tuesday, March 31, 2026 12:27 PM  
**To:** Ryan Everett; Nicole Flanagan  
**Cc:** Cassidy Medlin  
**Subject:** Re: Tower Automotive Exemption Applications - Madison County

Received. Thank you!!

*Gena Permenter*  
Chief Deputy Chancery Clerk/Board Secretary  
Madison County Chancery Clerk  
P O Box 404  
Canton, MS 39046  
(601) 855-5535  
Fax: (601)855-5759

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**From:** Ryan Everett <reverett@bdo.com>  
**Sent:** Tuesday, March 31, 2026 12:09 PM  
**To:** Gena Permenter <gena.permenter@madison-co.com>; Nicole Flanagan <Nicole.Flanagan@madison-co.com>  
**Cc:** Cassidy Medlin <cmedlin@bdo.com>  
**Subject:** Tower Automotive Exemption Applications - Madison County

**CAUTION! External Content. Please use caution when opening attachments and links. Do not provide your username and password if requested.**

Hi Gena and Nicole,

Attached are the exemption packages that were included with the personal property filings for Tower Automotive. We also dropped a hard copy in the mail to the Madison County Chancery Clerk.

Please let us know if there are any questions or if any additional information is needed. Thanks!

Ryan D. Everett, CMI  
STS-SALT | Senior Manager  
Property Tax  
248-244-6578 (Direct) 303-6578 (Internal)  
517-819-2323 (Mobile) 248-362-4459 (Fax)  
[reverett@bdo.com](mailto:reverett@bdo.com)

**BDO**  
2600 W. Big Beaver Road, Suite 600  
Troy, MI 48084  
UNITED STATES  
248-362-2100  
[www.bdo.com](http://www.bdo.com)

[BDO File Exchange \(secure file sharing\)](#)

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**APPLICATION FOR AD VALOREM TAX EXEMPTION**  
AS AUTHORIZED BY SECTION 27-31-101, et seq., MISSISSIPPI CODE OF 1972, AS AMENDED

NAME OF ENTERPRISE Tower Automotive Operations USA I, LLC  
PHYSICAL ADDRESS 440 Church Road, Madison, MS  
TYPE OF INDUSTRY Manufacturing PRODUCT/SERVICE Automotive Components  
LOCATION - COUNTY Madison CITY Madison  
DATE OF COMPLETION 12/31/2023 YEARS REQUESTED 8  
NEW (SECTION 27-31-101)  EXPANSION (SECTION 27-31-105) \_\_\_\_\_  
NEW JOBS N/A ESTIMATED PAYROLL N/A  
TRUE VALUE OF PROPERTY EXEMPTED 153,348

\*Attach an itemized list of property to be exempted as Exhibit "A".

The applicant request that the Board approve this application by an order spread on its minutes declaring that the above property be exempt from all ad valorem taxation except school taxation for the period requested. The applicant further request that the application and certified approval of exemption be forwarded to the Department of Revenue and upon approval and certification by the Department, the Board enter a final order on its minutes granting the exemption. The above information is true and correct as certified by the applicant. This application is submitted on the 30 day of March, 2024

Tower Automotive Operations USA I, LLC

By: Michele Weil Michele Weil Applicant (Name of Taxpayer)  
Title: Director of Tax

ATTEST:

Contact Name: Michele Weil  
Phone Number: 734-397-6300  
Email: mweil@autokiniton.com

**RECEIVED**  
3/26/26  
DATE  
**MADISON COUNTY**  
**CHANCERY CLERK**

**POSITION STATEMENT OF THE APPLICANT**

TRADE NAME OF APPLICANT: Tower Automotive Operations USA I, LLC  
LOCATION: 440 Church Road, Madison, MS PARCEL # 13412  
EXEMPTION RELATES TO MISS. CODE OF 1972, SECTION: 27-31-101  
TYPE OF BUSINESS: Manufacturing  
FINISHED PRODUCTS ARE: Automotive Components  
HAS THIS ENTERPRISE ENJOYED AN EXEMPTION PREVIOUSLY? (YES-NO) Yes  
UNDER ANY OTHER TRADE NAME? (YES-NO) No  
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>153,478</u>
EXEMPTION TOTAL VALUE AS OF COMPLETION DATE:		\$ _____

**LAND AND IMPROVEMENTS:**

OWNER OF LAND: \_\_\_\_\_  
OWNER OF IMPROVEMENTS: \_\_\_\_\_  
DATE OF IMPROVEMENTS: COMPLETED \_\_\_\_\_ EXPANDED \_\_\_\_\_  
ANY PRIOR EXEMPTION: \_\_\_\_\_  
YEARS OF EXEMPTION APPLIED FOR: \_\_\_\_\_ THRU \_\_\_\_\_  
APPLICANT'S REPRESENTATIVE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_ PHONE: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**RESOLUTION GRANTING EXEMPTION  
FROM AD VALOREM TAXES**

The Chancery Clerk (governing authority) of Madison County  
(county/municipality) this day considered the matter of granting exemption from ad valorem taxes,  
except school district taxes, to Tower Automotive Operations USA I, LLC.

The governing authority finds that the above named enterprise has submitted verification and documentation as to the authenticity and accuracy of the application in regard to the true value of the property to be exempted and the date of completion of said enterprise. The authority also finds that the property described in the application constitutes an industrial enterprise as described in Section 27-31-101, Mississippi Code of 1972, as amended.

This governing authority does hereby grant, subject to approval and certification of the Department of Revenue, ad valorem tax exemption to the above taxpayer for a period of 8 years, beginning January 1 2026, on the property described in the application with a total true value of 153,348.

Therefore the resolution to grant ad valorem tax exemption to the above named enterprise is hereby approved by Chancery Clerk (governing authority) of Madison County  
(county/municipality) for a period of 8 years as authorized by Section 27-31-101 et seq., Mississippi Code of 1972, as amended, on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Granting Authority

Name & Title

(SEAL)

Attest:

**FINAL RESOLUTION GRANTING EXEMPTION  
FROM AD VALOREM TAXES**

The Chancery Clerk \_\_\_\_\_ (governing authority) of Madison County \_\_\_\_\_  
(county/municipality) this day considered the matter of granting exemption from ad valorem taxes,  
except school district taxes, to Tower Automotive Operations USA I, LLC.

The governing authority finds that the Department of Revenue has certified that the applicant is  
eligible for exemption. The authority also finds that the property described in the application  
constitutes an industrial enterprise as described in Section 27-31-101, Mississippi Code of 1972, as  
amended.

This governing authority does hereby grant ad valorem tax exemption to the above taxpayer for a  
period of 8 years, beginning January 1 \_\_\_\_\_, 20 26, and expiring December 31 \_\_\_\_\_, 20 33  
on the property described in the application with a total true value of 153,348 \_\_\_\_\_.

Therefore the resolution to grant ad valorem tax exemption to the above named enterprise is hereby  
approved by Chancery Clerk \_\_\_\_\_ (governing authority) of Madison County \_\_\_\_\_  
(county/municipality) for a period of 8 years as authorized by Section 27-31-101 et seq.,  
Mississippi Code of 1972, as amended, on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Granting Authority

Name & Title

(SEAL)

Attest:

**EXHIBIT A**

03/25/2026  
02:11:54PM

**Summary by State Class and Acquisition Year with Factors  
Declaration of Property Owned and Used by Owner**

Page 1

Madison County Assessor - Madison - 13412

Assessment Date: 03/01/2026

**Assessed - Personal Property**

State Class	Year	Reported Cost	Current Value Factor	Current Value	Assessment Rate	Rendered Value	Assessor's Use
10 year Economic Life	2023	153,347.85	0.7600	116,544.35	0.1500	17,480.00	
		<u>153,347.85</u>	<u>0.7600</u>	<u>116,544.35</u>	<u>0.1500</u>	<u>17,480.00</u>	
<b>Total</b>		<u><u>153,347.85</u></u>	<u><u>0.7600</u></u>	<u><u>116,544.35</u></u>	<u><u>0.1500</u></u>	<u><u>17,480.00</u></u>	

Assr Acct #: 13412

Taxpayer's Address:  
Tower Automotive Operations USA I, LLC  
17757 Woodland Drive  
New Boston, MI 48164

Ryan Everett

**EXHIBIT A**

**Active Property List**

03/25/2026  
02:11:54PM

**Declaration of Property Owned and Used by Owner  
Sorted By: Owner Class, Acquisition Year, Acquisition Date**

Madison County Assessor - Madison - 13412

Acquisition Date	Owner Class	Description	Reported Cost	Percent Good	Assessed Value
<b>Assessed - Personal Property</b>					
03/31/2023	Machinery & Equipment	SD1 - Tugger (JH)	4,768.07	0.760000	544.00
03/31/2023	Machinery & Equipment	TQ2 - Tugger (JH)	4,768.07	0.760000	544.00
03/31/2023	Machinery & Equipment	TO1 - Fork Lift Truck (JH)	8,985.74	0.760000	1,024.00
03/31/2023	Machinery & Equipment	RC4 - Fork Lift Truck (CAT)	6,659.53	0.760000	759.00
03/31/2023	Machinery & Equipment	RC3 - Fork Lift Truck (CAT)	6,659.53	0.760000	759.00
03/31/2023	Machinery & Equipment	RC2 - Fork Lift Truck (CAT)	6,659.53	0.760000	759.00
03/31/2023	Machinery & Equipment	RC1 - Fork Lift Truck (CAT)	6,659.53	0.760000	759.00
07/13/2023	Machinery & Equipment	TO1 - Fork Lift Truck (JH)	13,059.32	0.760000	1,489.00
07/13/2023	Machinery & Equipment	RC4 - Fork Lift Truck (CAT)	10,240.17	0.760000	1,167.00
07/13/2023	Machinery & Equipment	RC3 - Fork Lift Truck (CAT)	10,240.17	0.760000	1,167.00
07/13/2023	Machinery & Equipment	RC2 - Fork Lift Truck (CAT)	10,240.17	0.760000	1,167.00
07/13/2023	Machinery & Equipment	RC1 - Fork Lift Truck (CAT)	10,240.17	0.760000	1,167.00
07/31/2023	Machinery & Equipment	Stretch Wrap Machine	11,427.85	0.760000	1,303.00
12/12/2023	Machinery & Equipment	Rust Removal / Parts Basket and Fibergis	8,580.00	0.760000	978.00
12/18/2023	Machinery & Equipment	Auto Continuum Welder	17,080.00	0.760000	1,947.00
12/18/2023	Machinery & Equipment	Auto Continuum Welder	17,080.00	0.760000	1,947.00
<b>Totals:</b>			153,347.85		17,480.00
				<b># of assets:</b>	16
<b>Grand Totals:</b>			153,347.85		17,480.00
				<b># of assets:</b>	16