

Consideration/Approve/Deny
Tower Automotive Operations USA I, LLC
(10 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 Furniture/Fixtures	\$ 253,446
Personal Property Machinery/Equipment	\$ 16,000
Personal Property Total	\$ 269,446

10 Year Exemption Request 1/1/2026 – 12/31/2035.

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: 

PPMAPP01 TAXCY
 PPIN 14466 Parcel EXEMPT 2026-12/31/35
 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	235223	35280	3	253446	235223	
2)	Mach	14720	2210	1	16000	14720	
3)	Leased						
4)	Inv.						
5)	Banks						
6)	M/D/Lieu						
7)	Misc						
TOTALS --->		249943	37490	4	269446	249943	
History		2024	2023	2022	2021		

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

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

Nicole Flanagan

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

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

BDO
2600 W. Big Beaver Road, Suite 600
Troy, MI 48084
UNITED STATES
248-362-2100
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
LOCATION - COUNTY Madison CITY Madison
DATE OF COMPLETION 12/31/2025 YEARS REQUESTED 10
NEW (SECTION 27-31-101) X EXPANSION (SECTION 27-31-105) _____
NEW JOBS N/A ESTIMATED PAYROLL N/A
TRUE VALUE OF PROPERTY EXEMPTED 269,446

*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, 2026.

Tower Automotive Operations USA I, LLC

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

ATTEST:

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

RECEIVED
3/20/26
DATE
**MADISON COUNTY
CHANCERY CLERK**

POSITION STATEMENT OF THE APPLICANT

TRADE NAME OF APPLICANT: Tower Operations USA I, LLC
LOCATION: 440 Church Road, Madison, MS **PARCEL #** New for 2026
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 \$ <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: \$ _____	

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 10 years, beginning
January 1, 2026, on the property described in the application with a total true value of
269,446.

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 10 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 10 years, beginning January 1, 2026, and expiring December 31, 2036
on the property described in the application with a total true value of 269,446.

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 10 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

03/25/2028
03:24:23PM

Active Property List

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

Madison County Assessor - Madison - 2026 - New Madison

Acquisition Date	Owner Class	Description	Reported Cost	Percent Good	Assessed Value
Assessed - Personal Property					
08/01/2025	Leasehold Improvements (Reportable)	Access Control Badge System	32,852.00	0.920000	4,534.00
08/01/2025	Leasehold Improvements (Reportable)	QW Encapsulation	185,000.00	0.920000	25,330.00
10/10/2025	Leasehold Improvements (Reportable)	Cameras	35,594.00	0.920000	4,912.00
03/17/2025	Machinery & Equipment	Stock Chaser with 4-Step Ladder	8,000.00	0.920000	1,104.00
03/17/2025	Machinery & Equipment	Stock Chaser with 4-Step Ladder	8,000.00	0.920000	1,104.00
Totals:			269,446.00	# of assets:	5
			269,446.00		37,184.00
Grand Totals:				# of assets:	5

EXHIBIT A

03/25/2026
03:24:23PM

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

Madison County Assessor - Madison - 2026 - New Madison

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	2025	16,000.00	0.9200	14,720.00	0.1500	2,208.00	
		16,000.00	0.9200	14,720.00	0.1500	2,208.00	
State Class	Year	Reported Cost	Current Value Factor	Current Value	Assessment Rate	Rendered Value	Assessor's Use
Leasehold Improvements	2025	253,446.00	0.9200	233,170.32	0.1500	34,976.00	
		253,446.00	0.9200	233,170.32	0.1500	34,976.00	
Total		269,446.00	0.9200	247,890.32	0.1500	37,184.00	

Assr Acct #: 2026 - New Madison

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