



NOTICE OF MEETING
TAX INCENTIVE COMMITTEE
City of Zeeland

TAKE NOTICE the City Council's Tax Incentive Committee whose chambers are located at Zeeland City Hall, 21 South Elm Street, Zeeland, Michigan, and whose telephone number is 772-6400 will be meeting on the following date, time and location:

Monday, May 18, 2026
5:45 p.m.
City Hall 2nd Floor

The purpose of the meeting will be to review the following Act 198 Exemption Certificate Applications:

1. Act 198 Exemption Certificate Application - JR Automation Technologies, LLC – 800 E Riley St

KRISTI DEVERNEY
CITY CLERK

Dated: May 13, 2026

The City of Zeeland will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing with a need for an accommodation being provided upon a notice to the City of Zeeland by the Monday preceding the meeting by 5:00 p.m. With advance notice of seven calendar days, the City will provide interpreter services at public meetings, including language translation. Individuals requiring auxiliary aids or services should contact the City of Zeeland by writing or calling the City Clerk's office 772-6400.



21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, May 15, 2026

TO: Tim Klunder, City Manager

FROM: Tim Maday, Community Development Director

RE: **May 18th Tax Incentive Committee meeting agenda – 800 E Riley St – JR Automation Technologies, LLC - Act 198 - Industrial Facilities Tax Exemption Certificate Application**

Background: In 2025, JR Automation Technologies, LLC began construction of their new corporate headquarters and production facility at 800 E Riley St.

The company is now seeking an Act 198 – Industrial Facilities Tax Exemption Certificate for the project. An Act 198 tax abatement reduces the property tax burden on new/renovated/expanded industrial facilities by nearly 50% for a period of up to 12 years. Over the past several decades, the City of Zeeland has supported many projects in the industrial park with Act 198 tax abatements.

In September of 2025, an Act 198 – Industrial Development District was established at the 800 E Riley St site. The prior establishment of the district allows the applicant to apply directly for an Act 198 exemption certificate. Their certificate application was filed in April of 2026 and will come before the Tax Incentive Committee for review on May 18th. If approved by the Tax Incentive Committee, this application will come before City Council for a public hearing and consideration in June of 2026.

Staff believes that the application documents are generally in order, and it is appropriate for the Committee to forward the application to City Council and schedule a public hearing for the requested exemption certificate.

Staff Recommendation: Staff recommends that the City Tax Incentive Committee schedule a City Council public hearing for the 2026 Act 198 Exemption Certificate Application from JR Automation Technologies, LLC for the development at 800 E Riley St.

I hope this memo is helpful in explaining the Act 198 certificate application that will come before the City's Tax Incentive Committee on May 18th. Please do not hesitate to contact me with any questions regarding this memo or the related application.

City of Zeeland

APR 06 2026

Received

JR AUTOMATION®

A Hitachi Group Company

4190 Sunnyside Drive, Holland, MI 49424 | +1 (833) 800.7630 | jrautomation.com

March 27, 2026

Kristi DeVerney
City Clerk
City of Zeeland
21 S. Elm St. Zeeland, MI 49464
Zeeland, MI 49464

Dear Clerk DeVerney:

Enclosed please find the original and two (2) copies of a P.A. 198 Tax Abatement Application, along with a check for the \$750 filing fee. JR Automation Technologies, LLC, a Hitachi Group Company with 45+ years presence in West Michigan is a global provider of intelligent automated manufacturing and distribution technology solutions, specializing in the design and integration of custom automation systems for companies worldwide.

The proposed project includes approximately \$44,606,528 in real property improvements to support the development of a new Global Headquarters and Operations Site located at 800 E. Riley Avenue in the City of Zeeland. This investment will allow us to unify our West Michigan operations at a single site and establish a new Global Headquarters. The project is expected to create 150 new high-paying jobs over the next five to six years and retain 1,023 existing employees. Collectively, these efforts will support continued employee and business growth in West Michigan and globally.

If you have any questions or require additional information during your review of this application, please feel free to contact me at doug.lacroix@jrautomation.com. Thank you for your time and consideration.

Sincerely,



Doug LaCroix

Chief Procurement Officer
JR Automation Technologies, LLC

Enclosures

CC: Colin Cady, Lakeshore Advantage



Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. If you have any questions regarding the completion of this form, call 517-335-7491.

To be completed by Clerk of Local Government Unit City of Zeeland	
Signature of Clerk	Date Received by Local Unit APR 06 2026
STC Use Only	
Application Number	Date Received by STC Received

APPLICANT INFORMATION

All boxes must be completed.

▶ 1a. Company Name (Applicant must be the occupant/operator of the facility) JR Automation Technologies, LLC		▶ 1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 3549	
▶ 1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 800 E Riley Avenue, Zeeland, MI 49464		▶ 1d. City/Township/Village (Indicate which) City of Zeeland	▶ 1e. County Ottawa
▶ 2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Transfer <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input type="checkbox"/> Increase/Amendment		▶ 3a. School District where facility is located Zeeland Public Schools	▶ 3b. School Code 70350
▶ 4. Amount of years requested for exemption (1-12 Years) 12 Years After Completion			

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

JR Automation Technologies, LLC is a long-standing local employer specializing in the design and manufacture of automated manufacturing and robotic integration solutions. The proposed project includes a 565,403-square-foot facility, with 500,000 square feet dedicated to manufacturing, serving as a new global headquarters that will consolidate existing operations into a single, cohesive campus.

6a. Cost of land and building improvements (excluding cost of land)	▶ <u>\$44,606,528</u>
* Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures	▶ <u>\$0</u>
* Attach itemized listing with month, day and year of beginning of installation, plus total	Personal Property Costs
6c. Total Project Costs	▶ <u>\$44,606,528</u>
* Round Costs to Nearest Dollar	Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements ▶	<u>11/10/2025</u>	<u>11/09/2027</u>	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
Personal Property Improvements ▶	_____	_____	▶ <input type="checkbox"/> Owned <input type="checkbox"/> Leased

▶ 8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. Yes No

▶ 9. No. of existing jobs at this facility that will be retained as a result of this project. 1,023	▶ 10. No. of new jobs at this facility expected to create within 2 years of completion. 150
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11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land)	_____
b. TV of Personal Property (excluding inventory)	_____
c. Total TV	N/A

▶ 12a. Check the type of District the facility is located in:
 Industrial Development District Plant Rehabilitation District

▶ 12b. Date district was established by local government unit (contact local unit) 9/15/2025	▶ 12c. Is this application for a speculative building (Sec. 3(6))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name Colin Cady	13b. Telephone Number (616) 772-5228	13c. Fax Number	13d. E-mail Address colin.cady@lakeshoreadv.com
14a. Name of Contact Person Doug LaCroix	14b. Telephone Number (616) 820-3313	14c. Fax Number	14d. E-mail Address doug.lacroix@jrautomation.com
▶ 15a. Name of Company Officer (No Authorized Agents) Doug LaCroix, Chief Procurement Officer			
15b. Signature of Company Officer (No Authorized Agents) <i>Doug LaCroix</i> <small>Doug LaCroix, 01/13/2025 12:41:54 PM</small>		15c. Fax Number	15d. Date 03/30/26
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 4190 Sunnyside Dr, Holland, MI 49424		15f. Telephone Number (616) 820-3313	15g. E-mail Address doug.lacroix@jrautomation.com

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16a. Action taken by local government unit <input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Denied (Include Resolution Denying)	16b. The State Tax Commission Requires the following documents be filed for an administratively complete application. Check or Indicate N/A if Not Applicable <input type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application. <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input type="checkbox"/> 7. Equipment List with dates of beginning of installation <input type="checkbox"/> 8. Form 3222 (if applicable) <input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)
16a. Documents Required to be on file with the Local Unit Check or Indicate N/A if Not Applicable <input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.	
16c. School Code	
17. Name of Local Government Body	▶ 18. Date of Resolution Approving/Denying this Application

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

For faster service, email the completed application and additional required documentation to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

**Michigan Department of Treasury
State Tax Commission
PO Box 30471
Lansing, MI 48909**

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal



**MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION**

City of Zeeland

APR 06 2026

Received

PROJECT INFORMATION

Provided by JR Automation
Technologies, LLC

of Jobs
over three years:

150

Capital Investment
\$72,800,000

Total Incentive
\$16,928,723

WHY MICHIGAN

#1

In the nation for concentration
of engineers

#8

in the nation with a skilled
trades workforce of more
than 250,000

Top 15

Tax Foundation's
2021 State Business
Tax Climate Index

April 4, 2025

Dear Joel Cooper and the JR Automation Technologies team,

Thank you for giving the Michigan Economic Development Corporation (MEDC) the opportunity to host JR Automation Technologies in Zeeland. We stand ready to support your success in Michigan by offering an innovative and competitive workforce, an affordable cost of doing business and a globally connected location. Additionally, when the workday is over, we have the playground of Pure Michigan in our backyard offering endless opportunities to explore.

Based on the information you have provided; we are pleased to offer an increased package of state and local incentives totaling \$16,928,723, including \$1,600,000 from the Michigan Business Development Program. Please see the attached Incentive Profile for a more detailed description of the incentive being offered.

By leveraging Michigan's robust talent pool, business-friendly climate and strategically connected location, JR Automation Technologies has access to everything it needs to grow and thrive here. We look forward to working with you to help strengthen your presence in the State of Michigan. If you have any questions, please contact Amanda Eisbrenner at eisbrennera@michigan.org or 517-420-0977.

Sincerely,

Christin Armstrong
SVP, Business Development Programs & Execution/Associate General Counsel

Attachments

cc: Amanda Eisbrenner, MEDC
Daniel Neebes, MEDC
Erica Gary, MEDC
Tino Breithaupt, MEDC
Nicole Black, MEDC
Amanda Murray, Lakeshore Advantage

JR Automation Technologies INCENTIVE PROFILE

Based on the creation of 150 jobs and \$72,800,000 in capital investment

INCENTIVE	ESTIMATED VALUES
Michigan Business Development Program	\$1,600,000
Property Tax Abatement under PA 198 of 1974	\$9,521,266
State Education Tax Abatement (6 Mill SET)	\$2,298,070
Total Value of Discretionary Incentives	\$13,419,336
Industrial Personal Property Tax Relief	\$2,765,387
Sales and Use Tax Exemption	\$744,000
Total Value of Automatic Incentives	\$3,509,387
TOTAL VALUE OF PROPOSED INCENTIVE	\$16,928,723

Acceptance of this incentive package is subject to a business integrity review, background check process, and other general due diligence as required, the results of which are satisfactory to the MEDC, the Office of the Chief Compliance Officer, and related authorities. Proposed incentives are dependent on availability of funds each year through the legislative budget process. Incentive amounts are contingent upon the ability of the project to meet program requirements and are subject to an application review and approval process. Proposed tax abatements will vary based on actual site selected.

To accept this offer please sign, date and return this letter to the Michigan Economic Development Corporation before May 12, 2025. Upon acceptance, this offer will remain active for 90 days while due diligence is conducted, and the Michigan Strategic Fund Board considers the recommendation for incentive support. After May 12, 2025, the proposal may be subject to renegotiation.

The undersigned agrees to accept the above incentives and services proposed by the MEDC subject to the conditions stated in this letter.

Kevin J. Whaley

JR Automation Technologies Representative

April 17, 2025

Date

Incentive Details

Michigan Business Development Program

One of the 21st Century Jobs Fund's economic incentive programs in Michigan administered by the MEDC is the MBDP or "Program". The MBDP is designed to provide a grant, loan or other economic assistance to qualified businesses that make qualified investments, create qualified new jobs, or both, in Michigan. While the Program is operated and funded through the MSF, recommendations for awards under the Program are presented by the MEDC to the MSF Board. Under the Program, qualified new full-time jobs are in addition to jobs already located in Michigan.

Property Tax Abatement under PA 198 of 1974

To enable renovation and expansion of aging facilities and to assist in the building of new facilities, local units of government can provide a tax incentive on real property taxes on new investment by 50% for manufacturers and high-tech businesses for up to 12 years. The local unit of government is responsible for approving these abatements and their duration.

State Education Tax Abatement (6 Mill SET)

The MEDC can abate half or all of the 6-mill State Education Tax on new investment when the project presents significant economic benefits to Michigan, and when the project receives a property tax abatement under PA 198 of 1974.

Industrial Personal Property Tax Relief

Michigan automatically reduces the personal property tax burden on a company's industrial personal property anywhere in the state. This automatic reduction includes the 6-mill State Education Tax and the 18-mill local school property tax, and the savings will be realized on both new and existing industrial personal property. This property tax relief will remain in effect beyond the number of years specified in the Incentives matrix, contingent upon the statutory authority remaining in place.

Sales and Use Tax Exemption

Certain types of tangible property used by manufacturers directly in the industrial process are exempt from Michigan's sales and use tax. Eligible exempt property includes machinery, equipment and energy used in an industrial process. Industrial processing includes but is not limited to production or assembly, research and development, engineering, remanufacturing and storage of in-process materials. Businesses must file an exemption certificate with the seller of the tangible personal property – not the Michigan Department of Treasury – in order to claim the sales tax exemption.

City of Zeeland

APR 06 2026

Received

RESOLUTION

(To Establish an Industrial Development District
for JR Automation Technologies, LLC)

**City of Zeeland
County of Ottawa, Michigan**

Portions of minutes of a Regular Meeting of the City Council of the City of Zeeland, County of
Ottawa, Michigan, held in the City Hall in said City on September 15, 2025, at 7:00 o'clock p.m., Local Time.

PRESENT: Council Members Mayor Klynstra, Mayor Pro-Tem Gruppen, VanDorp, Broersma, Kass,
Lam and Timmer

ABSENT: Council Members None

The following preamble and resolution were offered by Council Member Gruppen and
supported by Council Member VanDorp.

WHEREAS, JR Automation Technologies, LLC previously requested the City Council to establish an
Industrial Development District under the provisions of Act 198 of the Public Acts of Michigan of 1974, as
amended;

AND WHEREAS, notice of hearing on said request was published in the Zeeland Record on
September 11, 2025;

AND WHEREAS, notice of said hearing was sent by certified mail, return receipt requested on
September 2, 2025, to JR Automation Technologies, LLC, who is the owner of the real estate hereinafter
described and who is also the applicant for the establishment of an Industrial Development District;

AND WHEREAS, said hearing was held before the Zeeland City Council on Monday, September 15,
2025;

AND WHEREAS, said Act 198 of the Public Acts of Michigan of 1974, as amended, provides that a local governmental unit, by resolution of its legislative body, may establish an Industrial Development District;

AND WHEREAS, the City of Zeeland qualifies by levies of ad valorem taxes at a rate which, when taken together with the rates of ad valorem taxes levied by any other taxing authority which levies taxes within the City of Zeeland, equal or exceed \$30.00 for each \$1,000.00 of state equalized valuation.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City of Zeeland hereby finds that the request for the establishment of the proposed Industrial Development District was filed in connection with a proposed new facility for which the construction, acquisition, alteration and installation had not commenced at the time of the filing of the request.

2. In accordance with the provisions of Act 198 of the Public Acts of Michigan of 1974, as amended (Plant Rehabilitation and Industrial Development Districts Act) an Industrial Development District is hereby established which is legally described as follows:

PART OF E 1/2 OF NW 1/4 BEG AT N 1/4 COR, TH SOD 25M 56S W 1382.17 FT ALG N&S 1/4 LI, TH S 60D 45M 34S W 113.84 FT, S 60D 42M 54S W 122.6 FT, N 89D 22M 17S W 1124.81 FT, TH NOD 28M 16S E 1500 FT ALG W LI OF E 1/2 OF NW 1/4, TH S 89D 22M 17S E 1329.18 FT ALG N SEC LI TO BEG. SEC 17 TSN R14W, City of Zeeland, Ottawa County, Michigan.
PPN: 70-17-17-101-030.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Council Members Broersma, Gruppen, Kass, Timmer, CanDorp, Lam and Mayor Klynstra

NAYS: Council Members None

ABSENT: Council Members None

RESOLUTION DECLARED ADOPTED.


Sharon Lash, Interim Deputy Clerk

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of a Resolution adopted by the City Council of the City of Zeeland, County of Ottawa, Michigan, at a Regular Meeting held on September 15, 2025, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.


Sharon Lash, Interim Deputy Clerk

Building Department
21 S. Elm St., Zeeland, MI 49464

Phone: (616) 772-0872
Fax: (616) 772-0880

APPLIED:
11/06/2025

ISSUED:
11/10/2025

EXPIRES:
05/09/2026

LOCATION
70-17-17-101-029
800 E RILEY AVE
ZEELAND MI 49464

OWNER
J R AUTOMATION TECHNOLOGIES
4190 SUNNYSIDE DR.
HOLLAND MI 49424

APPLICANT
KYLE E. VYNCKE (616) 392 6923
*PLEASE CALL (616) 772-0872
(BUILDING & ZONING DEPARTMENT)
24 HOURS IN ADVANCE FOR AN INSPECTION*

CONTRACTOR
LAKEWOOD CONSTRUCTION
11253 JAMES ST P (616) 392 6923
HOLLAND MI 49424 F (616) 392 7747
C (616) 218 2167

DIRECTIONS:

ZONING: I-2

WORK DESCRIPTION: NEW BUILDING

City of Zeeland

BUILDING IS TO BE 0 'WIDE BY 0 'LONG

0 'HIGH

APR 06 2026

AND SHALL CONFORM TO CONSTRUCTION TYPE:

USE GROUP:

Received

DWELLING UNITS 0

REMARKS:

FOUNDATION APPLICATION FOR HEADQUARTERS BUILDING

PER BUILDING OFFICIAL:

- (1) FOUNDATION ONLY
- (2) UNDERGROUND E/M/P'S PERMITS MUST BE OBTAINED PRIOR TO BACKFILL OR SLAB WORK.
- (3) UFER GROUND TO BE ESTABLISHED AND INSPECTED PRIOR TO FOUNDATION POUR.

PLEASE EMAIL SPECIAL INSPECTION REPORTS TO BUILDINGINSPECTOR@CITYOFZEELAND.COM

PERMITS REQUIRED:

- (1) BUILDING (2) ELECTRICAL (3) MECHANICAL (4) PLUMBING

INSPECTIONS REQUIRED:

- (1) FOOTING-PRE POUR
- (2) WALL FORMS
- (3) FOUNDATION WATER PROOFING
- (4) VAPOR BARRIER-UNDER SLAB
- (5) INSULATION / FOUNDATION

CONSTRUCTION VALUE: \$880,940 **CODE:** MBC 2015/MRC 2015

This permit conveys no right to occupy any street, alley or sidewalk or any part thereof, either temporarily or permanently. Encroachments on public property, not specifically permitted under the building code, must be approved by the jurisdiction. Street or alley grades as well as depth and location of public sewers may be obtained from the department of public works. The issuance of this permit does not release the applicant from the conditions of any applicable subdivision restrictions.

**FOR INSPECTIONS
CALL:**

Work shall not proceed until the inspector has approved the various stages of construction. Inspections must be arranged by phone or in person.

Electrical - Gord Bosch - 616.772.0872
Building - Ron Johnston - 616.772.0872
Mechanical - Randy Glass - 616.772.0872
Plumbing - Randy Glass - 616.772.0872

Section 23a of the State Construction Act of 1972, Act No 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Law's prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential structure. Violations of Section 23a are subject to civil fines.

Tony Andrews (SA)

Fee Total: \$6,722

Balance Due: \$6,722

Building Department
21 S. Elm St., Zeeland, MI 49464

Phone: (616) 772-0872
Fax: (616) 772-0880

APPLIED:
11/06/2025

ISSUED:
11/10/2025

EXPIRES:
05/09/2026

LOCATION 70-17-17-101-029 800 E RILEY AVE ZEELAND MI 49464	OWNER J R AUTOMATION TECHNOLOGIES 4190 SUNNYSIDE DR. HOLLAND MI 49424
APPLICANT KYLE E. VYNCKE (616) 392 6923 PLEASE CALL (616) 772-0872 (BUILDING & ZONING DEPARTMENT) 24 HOURS IN ADVANCE FOR AN INSPECTION	CONTRACTOR LAKEWOOD CONSTRUCTION 11253 JAMES ST P (616) 392 6923 HOLLAND MI 49424 F (616) 392 7747 C (616) 218 2167

DIRECTIONS:

ZONING: I-2

WORK DESCRIPTION: NEW BUILDING

BUILDING IS TO BE 0 'WIDE BY 0 'LONG 0 'HIGH

AND SHALL CONFORM TO CONSTRUCTION TYPE:

USE GROUP:

DWELLING UNITS 0

City of Zeeland

REMARKS:

APR 06 2026

FOUNDATION APPLICATION FOR WAREHOUSE BUILDING

Received

PER BUILDING OFFICIAL:

- (1) FOUNDATION ONLY
- (2) UNDERGROUND E/M/P'S PERMITS MUST BE OBTAINED PRIOR TO BACKFILL OR SLAB WORK.
- (3) UFER GROUND TO BE ESTABLISHED AND INSPECTED PRIOR TO FOUNDATION POUR.

PLEASE EMAIL SPECIAL INSPECTION REPORTS TO BUILDINGINSPECTOR@CITYOFZEELAND.COM

PERMITS REQUIRED:

- (1) BUILDING (2) ELECTRICAL (3) MECHANICAL (4) PLUMBING

INSPECTIONS REQUIRED:

- (1) FOOTING-PRE POUR
- (2) WALL FORMS
- (3) FOUNDATION WATER PROOFING
- (4) VAPOR BARRIER-UNDER SLAB
- (5) INSULATION / FOUNDATION

CONSTRUCTION VALUE: \$1,636,032 **CODE:** MBC 2015/MRC 2015

This permit conveys no right to occupy any street, alley or sidewalk or any part thereof, either temporarily or permanently. Encroachments on public property, not specifically permitted under the building code, must be approved by the jurisdiction. Street or alley grades as well as depth and location of public sewers may be obtained from the department of public works. The issuance of this permit does not release the applicant from the conditions of any applicable subdivision restrictions.

FOR INSPECTIONS CALL:

Work shall not proceed until the Inspector has approved the various stages of construction. Inspections must be arranged by phone or in person.

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 Plumbing - Randy Glass - 616.772.0872

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Tony Anderson

Fee Total:	\$11,711
Balance Due:	\$11,711

City of Zeeland

APR 06 2026

Received

JR AUTOMATION®

A Hitachi Group Company


4190 Sunnyside Drive, Holland, MI 49424 | +1 (833) 800.7630 | jrautomation.com

City of Zeeland Basic Goals & Objectives

JR Automation Technologies, is establishing its new global headquarters in the City of Zeeland, consolidating regional operations into a purpose-built campus that anchors high-skill employment locally. The project will retain and grow advanced engineering, technical, and professional roles while strengthening Zeeland's position in smart manufacturing and automation. New positions created through this investment will offer an average wage of \$43.75 per hour, supporting higher household incomes and long-term career pathways. Designed with sustainability at its core, the facility aligns with the City's land use, infrastructure, and environmental objectives, advancing JR Automation's commitments to zero waste to landfill and carbon neutrality while operating compatible with existing public services.

The company actively promotes community awareness and engagement by supporting local nonprofits such as Community Action House, Lakeshore Advantage, Outdoor Discovery Center, among others. JR Automation also encourages employee involvement in civic and nonprofit organizations, examples being our JR Community Care Fund, which is an employee-led program that supports nonprofits in the communities that our staff lives and works. Reinforcing a culture of community investment alongside economic growth. Through this project, JR Automation demonstrates a long-term commitment to Zeeland as a global headquarters location that delivers sustained employment, innovation-driven growth, and meaningful community impact.

Sincerely,



Doug LaCroix

Chief Procurement Officer

JR Automation Technologies, LLC