

## CITY OF FRANKLIN

#### **Community Development Department**

# Memorandum

**To:** City of Franklin Economic Development Commission

From: Rhoni Oliver, Community Development Department

**Date:** March 9, 2017

Re: Case C 2017-38: NSK Precision America

#### **Summary:**

1. On July 15<sup>th</sup>, 2013, the Franklin Common Council passed Resolution No. 2013-18, approving a 10-year tax abatement with a 5% economic development fee on personal property for NSK Precision America, located at 3450 Bearing Drive.

2. Actual and estimated benefits, as projected for 2016:

	Estimated on SB-1	Actual in 2016	Difference
Employees Retained	135	135	0
Salaries	\$8,960,000	\$8,960,000	\$0
New Employees	26	15	-11
Salaries	\$970,000	\$102,549	-\$867,451
Total Employees	161	150	-11
Total Salaries	\$10,278,445	\$9,062,549	-\$1,215,896
Average Hourly Salaries	\$30.69	\$29.05	-\$1.65
Personal Property Improvements	\$10,200,000	\$11,232,578	\$1,032,578

- 3. The company indicated on their original application that \$2,500,000 in equipment would be purchased in 2013; \$2,600,000 in 2014; \$4,100,000 in 2015; and \$1,000,000 in 2016. The company was on schedule to their estimate provided on the SB-1 Form for personal property investment in 2013 and 2014. The cost of equipment purchased in 2015 was \$1,665,258, which was off schedule by \$2,434,742. NSK has exceeded SB-1 estimate for personal property improvements.
- 4. The company was 3 employees short of what they estimated their employee count to be, and lower on their estimated average hourly salaries in 2013. They greatly improved in their number of employees and average hourly salaries in 2014. They exceeded the number of estimated employees in 2015, but the average hourly salary is \$2.74 per hour under the SB-1 estimate. In 2016 NSK was down 11 employees, and they were \$1.65 per hour lower than the estimate.
- 5. The completion date approved on their SB-1 Form was March 31, 2016. The personal property tax abatement is scheduled to expire in tax year 2025 payable 2026. Their last year for compliance review will be 2026.

**Staff Recommendation:** Approval



February 6, 2017

City of Franklin Attn: Krista Linke 70 East Monroe Street, Franklin, IN 46131

Re: 2017 Tax Abatement Compliance Packet for NSK Precision America, Inc.

Dear Ms. Linke,

Please find enclosed Form CF-1/PP (Compliance with Statement of Benefits) regarding compliance with the personal property tax abatements granted to NSK Precision America, Inc. (NPA) in 2005 and 2013, under Franklin Common Council Resolution numbers 05-10 and 13-18, respectively.

As detailed in the enclosed documents, NPA has been successful in making all of the capital investments and far exceeding the full complement of jobs and salaries projected under Resolution 05-10.

The investment period for Resolution 13-18 ended in 2016. Headcount dipped during the year, and as a result, NPA is slightly behind plan on jobs and total salaries. However, we would like to draw increased attention to the capital investment, which exceeded the initial estimate for reconstruction of our manufacturing equipment.

Please contact me at (734) 913-7588 if you have any questions or concerns during your review of the enclosed documents.

Thank you,

Rachel L. Allen, CPA

Tax Manager

TELEPHONE: 1-734-913-7500 FACSIMILE: 1-734-913-7510

### **COMPLIANCE WITH STATEMENT OF BENEFITS** PERSONAL PROPERTY

State Form 51765 (R4 / 11-16) Prescribed by the Department of Local Government Finance FORM CF-1/PP

PRIVACY NOTICE
This form contains information
confidential pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

- INSTRUCTIONS: 1. Properly owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent
  - Property owners writes statement of benefits was approved must me this form with the local besigneding body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
     This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15 of each year, unless a filing extension must file between January 1 and the extended due date of each year.
  - 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1		TAXPAYE	R INFORM/	MOITA														
Name of taxpayer	County Johnson																	
NSK Precision America, Inc.	· ·																	
	ses of taxpayer (number and street, city, state, and ZIP code)																	
	D. Box 134007, Ann Arbor, Mi 48113-4007																	
Name of contact person		Telephone number																
Rachel L. Allen	(734) 913-7588																	
SECTION 2 Name of designating body																		
,	e City of Franklin Common Council Resolution number																	
Location of property	······	Actual start da	07/01/20															
1	3450 Bearing Drive, Franklin, IN 46131																	
Description of new manufacturing equipment, or new r	esearch and dev	elopment equipo	nent, or new i	nformation techno	ology	07/01/2013  Estimated completion date (month, day, year)												
equipment, or new logistical distribution equipment to to Machinery reconstruction and replacement to ir		and maintain	rupliky orog	lian of aviating	anna fac	00/04/0040												
additional production to supply increased dema		and manifalli	<sub>f</sub> uanty, crea	non or existing	space ioi	Actual completion date (month, day, year)												
						08/16/2016												
SECTION 3		EMPLOYEES	AND SAL	ARIES														
	ES AND SAL	ARIES			AS E	TIMATED ON	SB-1	ACTUAL										
Current number of employees	***************************************					135		150										
Salaries																		
Number of employees retained																		
Salaries					<del>-</del>	26												
	Number of additional employees																	
SECTION 4	Salaries																	
	MANUFACTURING DE DECLIDATENT																	
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Values before project Plus: Values of proposed project	COST 29,498,000.00 10,200,000.00	CTURING PMENT ASSESSED VALUE 8,637,000.00 3,060,000.00	R&DE	QUIPMENT ASSESSED		ASSESSED	совт	ASSESSED										
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Values before project Plus: Values of proposed project Less: Values of any property being replaced Net values upon completion of project	COST 29,498,000.00 10,200,000.00 5,000,000.00 34,698,000.00	CTURING MENT ASSESSED VALUE 8,637,000.00 3,060,000.00 1,500,000.00 10,197,000.00 ASSESSED	R&DE	QUIPMENT  ASSESSED VALUE  ASSESSED	COST	ASSESSED	COST	ASSESSED VALUE										
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# OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991.

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

- This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
- 2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
- 3. If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the County Assessor and the County Auditor.
- 4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
- If the designating body determines that the property owner has NOT made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the County Assessor.

f					
We have reviewed the	CF-1 an	d find that:			
the property owner	ır IS in s	ubstantial compliance			
the property owne	r IS NO	T in substantial compliance			
other (specify)					
Reasons for the delerminati	on (attaci	h additional sheets If necessary)		***************************************	
		,			
:					
					•
Signature of authorized men	ber				Date signed (month, day, year)
Attested by:				Designating body	
If the property owner is time has been set aside	found n	ot to be in substantial compliance purpose of considering complian	e, the proper ce.	ty owner shall receive the opportun	ily for a hearing. The following date and
· ·	AM D	Date of hearing (month, dey, year)	Location of h	nearing	
		HEARING RESU	LTS (to be a	completed after the hearing)	
		Approved	[	Denied (see instruction 5 above	9)
Reasons for the determination	(altach i	additional sheets if necessary)			
ignature of authorized memb	er				Date signed (month, day, year)
					, , , , , , , , , , , , , , , , , , , ,
ttested by:			10	Designating body	
		APPEAL	RIGHTS [IC	6-1.1-12.1-5.9(e)]	
A property owner whose	deduction	on is denied by the designating b	ody may app	peal the designating body's decision	n by filing a complaint in the office of the
clerk of Circuit or Superl	or Court	together with a bond conditioner	to nav the	costs of the appeal if the appeal is	determined against the property owner

NSK Precision America, Inc. Resolution 13-18 Asset Listing As of 1/1/17

	Acq Value	37.800.00	29.575.00	84,946.60	129.089.50	61.191.26	77 939 55	94.888.00	104.117.58	87.465.64	106.130.01	10.832.75	10 835 75	10.832.75	99,950,00	59.214.79	28.790.00	9,314,90	9.314.90	272.252.04	57.77.50c	542 SED AN	24.25.25.25.25.25.25.25.25.25.25.25.25.25.	584,228,78	35,418,00	63.874.32	23.144.24	595.463	34.300.00	73,326,73	33,458,50	32.534,00	250.000.00	367,000,00 A9 \$15 KA	12.390.61	421.531.90	297.009.00	292.752.31	428,327,21	5.809.81	398.598.00	35.35.45.94	266,985,69	256.378.20	402,200,00	95.390.00	500,600,17	23.371.00	41.000.00	22 554 00	91,806,50	85.077,85	6/100H/06	11 232 578.03
Description	Mob Water Reclamation	Precrusher Compacting System for B4	Book Kepischort	MM920-85 2W LEAD MEASTIRMS AAACHME	Mitutovo Gage Block Replacements	Mittatovo CMM with Scanning Probe	Large Line Assembly QA Improvements	Day Feeling Detection	Upgrade Cleaning Formand	Improved Assembly Ball Screw Build Fire are	Bander #1	Bander#2		プキンの前のようなので、このでは、大きになって、このでは、このでは、このでは、このでは、このでは、このでは、このでは、このでは	ASEMBLY QUALITY HOGBANE CART	M9 Line #1	Shafter and Nut Part Markins #1	Shafter and Mut Part Marking #2	SHIGIYA GN30815050D Retrofit	Shirive Nut OD Replacement	2M SWAP MACHINE GSE-200A	SIGN MACHINE RETROFIT	NIGGIMACHRINE RETROPIT	MANOUNLES New York of the second of the seco	SHAFT THRO GRIND WAVE IN BATC	NTG Tilt Spindles (Qtv a)	NTG GSN-1801N H Retrofit	STG BG-92118S P Retrofit Serial:MG55961	NPA AUTOGRINDER GNEOB SPINDLE	SHAFF THREAD GRIND QUALITY	Mitutovo LRM #5	M9 Line #2	M9 Line #3	Automatic Microvickers Test Equipment	Mask Internal Manual Polisher for HTQ	Mazk Ditekter in Machine Replacement 13/4 [H35-3000 Retry/s Masking	FLANGE MILLING REPLACEMENT	BALL CROUT REPLACEMENT	CLASC MACHINE REPLACEMENT	Mazak integrey (200	Integrex F-200 #2	Shaft Turning Collet Replacement	NAKAMUKA 10ME ASZOOONY MACH CIR Okuma MBLEDJA	M9 Line #4	NPA BS STEEL CUT SAW REPLC	M9 (Instable	MS (Inc. 36 DS-30/80 4-05-20-4) EST 4 1	LASER MARKING SYSTEM	LINEAR GUIDE RAIL CUT SAW	Air Combressor Cooling Tower	o washines Crating, Rigging, and Shipping to Japan JobPack	Vistamation Raw Steef Racking		
ent Classification	M&E-General	M&E-General	Most General	M&E-General	M&E-General	Mach General	Marriage	M&E-General	M&E-General	M&E-General	M&E-General	Moth-General	M&F-General	M&E-General	M&E-General	M&E-General	M&E-General	M&E-General	M&E-General	M&E-General	Misse Comera	Merchoeneral		M&E-General	M&E-General	Tooling	M&E-General	ModE-General	Medic Constrain	M&E-General	M&E-General	M&E-General	M&E-General	M&E-Seneral	M&E-General	M&E-General	M&E-General	M&E-General	M&E-General	M&E-General	M&E-General	Fooling MSE Control	M&E-General	M&E-General	M&E-General	Mer-General	M&E-Seneral			Mar-beneral		M&E-General		
Tooling % Abatement		0% 14-18		0% 13-18	0% 1918		0% 13-18		0% 13-18		24 14-18 24 19-18		0% 13-18		•••	0% 13-18	• • •			81-51-80				13-18			0% 13-18	054 13-15		0% 13-18		0% 13-18	81-51 % 62 53 %		0% 13-18			10% 13-18			0% 13-18	1007 13-18 27-17 13-18			0% 13-18				0% 13-18		0% 13-18	0% 13-18		
Tooling	•	•	•		• •			•	•	•		,	•	•		,	•			٠.					, ,	23.144.24		•		,		,	, ,	•			4	42,832,72	1	,	26 307 AC	,	,	t		1	,		, ,		,	,	102,273,96	
- 1	37,800,00	29.575.00	84,946,60	125,089,50	122.522.16	77,938,66	94.888.00	104.117.58	47.465.64	10.832.75	10.832,75	10.832,75	10.832,75	99.950.00	29.214.79	0 314 90	05,416.0	272.252.04	305.822.75	556,447.53	542.958.00	543.912.45	584,228,78	35,418.00	63.874.32	491 042 40	595.461.48	35.200,00	73.326.73	33,458,50	32,534,00	967.000.00	49,916.50	12,390,61	421.531.90	297,009,00	345,787,331	385,494,49	5,809,81	398,398,00	+E'+T'E'-FCF	266.985.69	256.378.20	69 390 00	25,799,00	500,000,17	29.371.00	109.500.00	22.553.00	91.806.50	85.077.85 30.400 79	2 / 22 / 2	11.130.304.07	
Poof	7 6	*	~ 1	7 ^	<b>'</b> 121	7	N :	N E	<b>7</b> 6	iN	N	N	<b>~</b>	NC	N 6	4 0	, ,	1 14	1 77		7	7	7	64 (	7 6	4 14	. ~	~	7	PV (	71	4 14	1	7	2	7 5	4 64	7	77	4 10	1 (1	7	P) (	4 11	7	7	~ •	7 2	~	7	n n	. •	Л	
System No Class	18.461 08	18,465 08	1765 08	18230 08	18295 08	17643 08	17642 08	17409 08	17549 08	18224 08	18225 08	18,222 08	80 EZZ.BI	17.757 08	18.751 08	18,227 08	18,228 08	17.364 08	17.405 08	17,663 08	17.897 08	17.898 08	17.545 08	17 826 08	18194 13	18455 08	18450 08	17755 08	17755 08	18,231 08	18.752 08	18.753 08	17.564 08	18.226 08	17,406 08	17.899.08	17.901.08	17,900 08	17,804 08	18.710 08	18,452 08	17.823 08	18.29 58	17,825 08	18.755 08	18,755 08	17,565,08	17,824 08	18.229 08	18.219 08	18,221 08			
Asset No Sy	P1508	P1512	23000E4402	230000009709	71417	73000E4412	23000E442E	23000E4426	230000008111	2300000005707	230000009708	(30215-1	2.CT775	1803	P1501a	14121837	14121838	ខ	23000E4309	23000E4401	23000E4406	23000E4407	23000E4410	235G1E4416	P1403	P1403-1	P1414-1	1801	1802	300161412	PISOIS	P1501c	23000E4404	3549	23000E4510	23000E4418	2300054419	23000E4420	71405	P1504	P1511	235M2E4408	PISOId	235R1E4415	PISGIe	715011	2300064403	236R1E4409	15-723107	P1427	A8575 1			
Dept 23100	23100	23200	23500	23500	23500	235A1	235A1	235A1	235A1	235A1	735A.	235AL	23541	235A1	235A9	23561	23561	235G1	23561	73561	72267	19297	73567	235G1	23561	23561	23561	73267	12562	23562	235G2	235G9	235H1	725 KA	235M1	235M1	235M1	235M1	235M1	235M1	235M1	235M2	235M9	235R1	235R9	23600	236A1	Z36R1	09/87	23760	3F731			

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