



# CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

## Memorandum

To: City of Franklin Economic Development Commission

From: Dana Monson, Community Development Department

Date: March 8, 2022

Re: Case C 2022-27: NSK Precision America 13-18

### 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 2021:

	Estimated on SB-1	Actual in 2021	Difference
Employees Retained	135	135	0
Salaries	\$8,960,000	\$9,671,535	\$711,535
New Employees	26	9	-17
Salaries	\$970,000	\$644,769	-\$325,231
Total Employees	161	144	-17
Total Salaries	\$9,930,000	\$10,316,326	\$386,326
Average Hourly Salaries	\$29.65	\$34.44	\$4.79
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. In 2017 NSK exceeded estimated number of employees and total salaries. They are down for 2020 due to Covid, have temporarily not backfilled jobs, but intend to as the auto industry picks up. In 2021 they did hire more employees but are still short. They are continuing to actively hire and have increased wages substantially.
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 2025. **Staff Recommendation: Approval**

NSK Precision America, Inc  
3450 Bearing Dr  
Franklin, IN 46131

February 23, 2022

Mrs. Dana Monson, Community Development Specialist  
Dept. of Planning & Economic Development  
70 E. Monroe Street  
Franklin, IN 46131

Re: Tax Abatement Compliance for NSK Precision America, Inc

Dear Mrs. Monson:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with the real and personal property tax abatements which were granted to NSK Precision America, Inc in 2013 under Franklin Common Council Resolution No. 13-18.

As detailed in the enclosed documents for Resolution 13-18, NPA has met the estimated salary projection and has been successful in making all of the capital investments and creating the full complement of jobs projected under Resolution 13-18.

Please review the enclosed documents, and if you have any questions or concerns regarding this matter, please feel free to contact me.

Sincerely,



Timothy Ferraro  
Advantax  
630-444-2743

Enclosures



# 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. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
  2. 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 under IC 6-1.1-3.7 has been granted. A person who obtains 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 TAXPAYER INFORMATION										
Name of taxpayer <b>NSK Precision America, Inc</b>						County <b>Johnson</b>				
Address of taxpayer (number and street, city, state, and ZIP code) <b>PO Box 134007, Ann Arbor, MI 48113-4007</b>						DLGF taxing district number				
Name of contact person <b>Amy Miller</b>						Telephone number <b>(734) 913-7597</b>				
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY										
Name of designating body <b>The City of Franklin Common Council</b>					Resolution number <b>13-18</b>		Estimated start date (month, day, year) <b>07/01/2013</b>			
Location of property <b>3450 Bearing Drive, Franklin, IN 46131</b>							Actual start date (month, day, year) <b>07/01/2013</b>			
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. <b>Machinery reconstruction and replacement to increase output and maintain quality, creation of existing space for additional production to supply increased demand overseas</b>							Estimated completion date (month, day, year) <b>03/31/2016</b>			
							Actual completion date (month, day, year) <b>08/16/2018</b>			
SECTION 3 EMPLOYEES AND SALARIES										
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1		ACTUAL		
Current number of employees						135		144		
Salaries						8,960,000.00		10,316,326.51		
Number of employees retained										
Salaries										
Number of additional employees						26		9		
Salaries						970,000.00		1,356,326.51		
SECTION 4 COST AND VALUES										
			MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1			COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project			29,498,000.00	8,637,000.00						
Plus: Values of proposed project			10,200,000.00	3,060,000.00						
Less: Values of any property being replaced			5,000,000.00	1,500,000.00						
Net values upon completion of project			34,698,000.00	10,197,000.00						
ACTUAL			COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project			29,498,000.00	8,637,000.00						
Plus: Values of proposed project			11,218,525.00	3,365,557.50						
Less: Values of any property being replaced			1,031,672.00	309,501.60						
Net values upon completion of project			39,684,853.00	11,693,055.90						
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).										
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER										
WASTE CONVERTED AND OTHER BENEFITS						AS ESTIMATED ON SB-1		ACTUAL		
Amount of solid waste converted										
Amount of hazardous waste converted										
Other benefits:										
SECTION 6 TAXPAYER CERTIFICATION										
I hereby certify that the representations in this statement are true.										
Signature of authorized representative <i>[Signature]</i>					Title <b>Tax Agent</b>			Date signed (month, day, year) <b>2/23/2022</b>		

Company Name	Site Code	Asset #	Asset Description	Acq Date	Cost	Asset Category
NSK Precision America, Inc	13-18	132484	M9 Line #3	08/16/2016	960,000.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132794	STG BG-9211BS P Retrofit Serial:MG56961	02/01/2016	595,461.48	Machinery & Equipment
NSK Precision America, Inc	13-18	132787	NTG GSN-1801N Machine F	08/16/2013	584,228.78	Machinery & Equipment
NSK Precision America, Inc	13-18	132333	2M SWAP MACHINE GSE-200A STG M	09/15/2013	556,447.53	Machinery & Equipment
NSK Precision America, Inc	13-18	132558	NTG G MACHINE RETROFIT	08/16/2014	543,912.45	Machinery & Equipment
NSK Precision America, Inc	13-18	132246	STG N MACHINE RETROFIT	08/16/2014	542,958.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132250	M9 Line #6 Neturen Tempering Machine	08/16/2016	500,000.17	Machinery & Equipment
NSK Precision America, Inc	13-18	132793	NTG GSN-1801N H Retrofit	02/16/2016	491,042.40	Machinery & Equipment
NSK Precision America, Inc	13-18	132701	Mazk Integrex Machine Replacement	03/16/2013	421,531.90	Machinery & Equipment
NSK Precision America, Inc	13-18	132627	M9 Line #4	08/16/2016	402,200.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132407	Mazak Integrex I200	04/16/2015	398,598.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132336	Integrex I-200 #2	04/16/2016	393,914.94	Machinery & Equipment
NSK Precision America, Inc	13-18	132699-1	L1/SC MACHINE REPLACEMENT	08/16/2014	385,484.49	Machinery & Equipment
NSK Precision America, Inc	13-18	132617	BALL CIRCUIT REPLACEMENT	10/16/2014	345,782.33	Machinery & Equipment
NSK Precision America, Inc	13-18	132618	Shigiya Nut OD Replacement GAE-30B0.5	03/16/2013	305,822.75	Machinery & Equipment
NSK Precision America, Inc	13-18	132560	L3/4 LH35-3000 Retrofit Machine	08/16/2013	297,009.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132616	FLANGE MILLING REPLACEMENT	08/16/2014	292,752.31	Machinery & Equipment
NSK Precision America, Inc	13-18	132545	SHIGIYA GN30B150S0D Retrofit	12/16/2012	272,252.04	Machinery & Equipment
NSK Precision America, Inc	13-18	132705	NAKAMURA TOME AS2000MY MACH CTR	07/16/2014	266,985.69	Machinery & Equipment
NSK Precision America, Inc	13-18	132329	Okuma MB-56VA	08/16/2015	256,378.20	Machinery & Equipment
NSK Precision America, Inc	13-18	132483	M9 Line #2 GSN1801N-J	08/16/2016	250,000.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132477	MM920-B5 2M LEAD MEASURING MACHINE	09/16/2013	129,089.50	Machinery & Equipment
NSK Precision America, Inc	13-18	132330	Mitutoyo CMM with Scanning Probe	05/18/2015	122,522.16	Machinery & Equipment
NSK Precision America, Inc	13-18	132708	LINEAR GUIDE RAIL CUT SAW Kalamazoo K36	04/16/2014	109,500.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132409	Improved Assembly Ball Screw Build Fixture	06/16/2013	106,130.01	Machinery & Equipment
NSK Precision America, Inc	13-18	132785	Downdraft #1	03/16/2013	104,117.58	Machinery & Equipment
NSK Precision America, Inc	13-18	132557	Hanel Lean Lift	05/16/2015	99,950.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132620	Bad Feeding Detection	07/16/2013	94,888.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132555	3 Machines Crating, Rigging, and Shipping to Japan	04/16/2015	91,806.50	Machinery & Equipment
NSK Precision America, Inc	13-18	132332	Downdraft #2	03/16/2013	87,465.64	Machinery & Equipment
NSK Precision America, Inc	13-18	132482	JobPack	08/16/2016	85,077.85	Machinery & Equipment
NSK Precision America, Inc	13-18	132566	Haas Vertical Machining Center VF-2YT	08/16/2015	84,946.60	Machinery & Equipment
NSK Precision America, Inc	13-18	132786	Large Line Assembly QA Improvements	08/16/2013	77,938.66	Machinery & Equipment
NSK Precision America, Inc	13-18	132478	SHAFT THREAD GRIND QUALITY	08/01/2013	73,326.73	Machinery & Equipment
NSK Precision America, Inc	13-18	132479	SHAFT THRD GRIND WAVE INS BNCH	07/16/2014	63,874.32	Machinery & Equipment
NSK Precision America, Inc	13-18	132624	NPA BS STEEL CUT SAW REPLC	04/16/2014	63,390.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132698	Mitutoyo Gage Block Replacements	05/16/2015	61,191.26	Machinery & Equipment
NSK Precision America, Inc	13-18	132411	ASSEMBLY QUALITY UPGRADE CART	05/01/2013	59,214.79	Machinery & Equipment
NSK Precision America, Inc	13-18	132621	Automatic Microvickers Test Equipment	09/16/2013	49,916.50	Machinery & Equipment
NSK Precision America, Inc	13-18	132699-2	L1/SC MACHINE REPLACEMENT	08/16/2014	42,832.72	Molds, Dies, Jigs & Tools
NSK Precision America, Inc	13-18	132622	LASER MARKING SYSTEM B4 Warehouse	10/16/2013	41,000.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132562	Precrusher Compacting System for B4	02/01/2016	40,125.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132345	Mop Water Reclamation	08/16/2015	37,800.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132628	Shaft Turning Collet Replacement	02/01/2016	36,297.00	Molds, Dies, Jigs & Tools
NSK Precision America, Inc	13-18	132702	MM930N-BC Nut/Shaft Inspection Machine	03/16/2013	35,418.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132623	NPA AUTOGRINDER GN30B SPINDLE	01/01/2014	35,200.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132245	Mitutoyo LRM #1 NTG	05/16/2015	33,458.50	Machinery & Equipment
NSK Precision America, Inc	13-18	132554	Mitutoyo LRM #2 Lead	05/16/2015	32,534.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132614	Vistamation Raw Steel Racking	04/16/2015	30,400.79	Machinery & Equipment
NSK Precision America, Inc	13-18	132341	Buss Replacement	02/01/2016	29,575.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132485	M9 Line #5 NQ Cut Saw	08/16/2016	25,799.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132344	DS-3200 4-Channel FFT Analyzer	06/16/2015	23,371.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132408	NTG Tilt Spindles (Qty 3)	04/16/2015	23,144.24	Molds, Dies, Jigs & Tools
NSK Precision America, Inc	13-18	132556	Air Compressor Cooling Tower	04/16/2015	22,553.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132792	M9 Line #1	08/16/2016	21,738.00	Machinery & Equipment
NSK Precision America, Inc	13-18	132403	SS1000 Grinder/Polisher for HTQ	04/16/2015	12,390.61	Machinery & Equipment
NSK Precision America, Inc	13-18	132697	Bander #1	06/16/2015	10,832.75	Machinery & Equipment
NSK Precision America, Inc	13-18	132325	Vacuum Sealer #1	06/16/2015	10,832.75	Machinery & Equipment
NSK Precision America, Inc	13-18	132326	Vacuum Sealer #2	06/16/2015	10,832.75	Machinery & Equipment
NSK Precision America, Inc	13-18	132327	Bander #2	06/16/2015	10,832.75	Machinery & Equipment
NSK Precision America, Inc	13-18	132328	Shafter and Nut Part Marking #2	04/16/2015	9,314.90	Machinery & Equipment
NSK Precision America, Inc	13-18	132404	Shafter and Nut Part Marking #1	04/16/2015	9,314.90	Machinery & Equipment
NSK Precision America, Inc	13-18	132412	20" EVERETT WET ABRASIVE PH OSCILLATION CUT OFF M/	06/01/2014	5,809.81	Machinery & Equipment
					11,218,526.03	