AGENDA RESERVATION REQUEST

CITY OF FRANKLIN
COMMON COUNCIL
Please type or print

Date Submitted:	May 10, 2022	**Meeting Date:**	May 16, 2022

Contact Information:

Requested by:	Dana Monson
On Behalf of Organization or Individual:	NSK Corporation
Telephone:	317-736-3631
Email address:	dmonson@franklin.in.gov
Mailing Address:	70 E. Monroe St., Franklin, IN 46131

Describe Request:

Tax Abatement request

List Supporting Documentation Provided:

City Council Memo
Staff Report EDC Case 2022-03
Resolution 2022-07: Tax Abatement Real Property
Resolution 2022-08: Tax Abatement Personal Property

Who will present the request?

Name:	Dana Monson	**Telephone:**	317-736-3631

The Franklin City Council meets on the 1st and 3rd Monday of each month at 6:00 p.m. in the Council Chambers of City Hall located at 70 E. Monroe Street. In order for an individual and/or agency to be considered for new business on the agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 12:00 p.m. on the Wednesday before the meeting.

CITY OF FRANKLIN
COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City Council, Mayor Barnett, Lynn Gray

From: Dana Monson

Date: May 16, 2022

Re: EDC 2022-03: NSK Corporation Tax Abatement Request

The City of Franklin Economic Development Commission (EDC) reviewed and acted on a request for a real property tax abatement and personal property tax abatement from NSK Corporation at a meeting held on May 10, 2022. The board voted to forward a favorable recommendation to the City Council for approval of a ten-year real property tax abatement with a 2% economic development fee and a ten-year personal property tax abatement with a 5% economic development fee.

The property has been declared an Economic Revitalization Area by resolution 2013-21. Today we are presenting a request for a 10-year standard real property tax abatement with Resolution 2022-07 an a 10-year personal property tax abatement with Resolution 2022-08.

Attached to this memo are:
1. Case EDC 2022-03 Staff Report
2. Application and requested forms
3. Resolution 2022-07: Real property abatement
4. Resolution 2022-08: Personal property abatement

If you have any questions regarding this request, please contact me directly at 346-1254.

CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

Staff Report

To: Economic Development Commission Members

From: Dana Monson, Community Development Specialist

Date: May 10, 2022

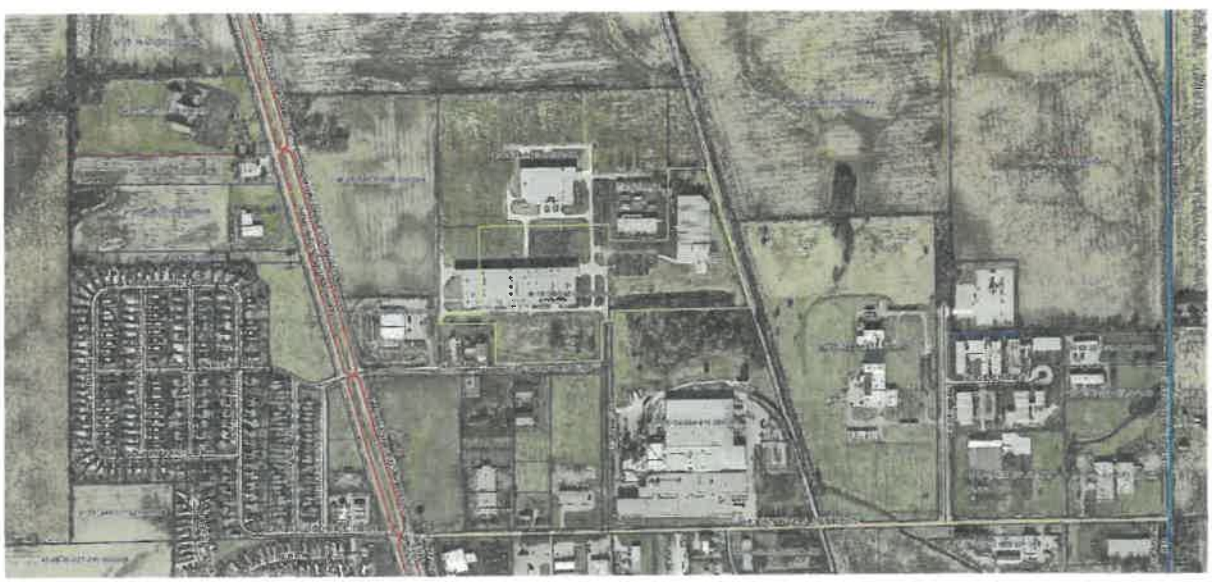
Re: Case EDC 2022-03 – NSK Corporation

Case EDC 2022-03 – NSK Corporation: A request for a 10-year tax abatement on both $1,380,000 of real property and $28,654,000 of personal property investment.

Location: 3400 Bearing Drive

Summary:

1. Characteristics of this location:
   Existing Location – 3400 Bearing Drive 41-05-34-042-008.000-009



2. Characteristics of this petitioner:
   The NSK Corporation Bearing Plant sells automotive bearing products for the automotive and industrial markets. This includes wheel hub and taper roller bearings. The Franklin Bearing Plant initially started in 1991 as a machining center. In 1993, it expanded, adding grinding and assembly operations for generation hub I, II, III, and taper roller bearings. The Franklin facility includes a distribution center handing incoming raw materials and shipping of finished goods. Corporate support functions, such as sales, marketing, application engineering, customer service, and

administrative/financial functions, are located in Ann Arbor, Michigan. NSK has over 85 years of experience in design, development, and manufacturing of nearly every kind of anti-friction bearing.

3. Characteristics of this project:
NSK is investing in building upgrades and new equipment in order to ensure the facility and its workforce stays competitive in the industrial sector.

4. Economic Revitalization Area (ERA):
This property was designated an ERA by Resolution 2013-20 and confirmed by Resolution 2013-21.

5. Previous Tax Abatement Received:
NSK Corporation has received several previous tax abatements. The company currently has two personal property tax abatements, one 10-year Personal Property Abatement with a 5% Economic Development Fee through Resolution 2013-20 and 2013-21 and another 10 year Personal Property Abatement with a 5% Economic Development Fee through Resolution 16-19.

6. ERA & Tax Abatements Findings (Real Property):
Indiana Code Section 6-1.1-12.1-3 states that the following findings must be made when considering an ERA designation and the granting of a tax abatement for real property:

   a. Whether the estimate of the value of the development or rehabilitation is reasonable for projects of that nature;

   b. Whether the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;

   c. Whether the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;

   d. Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation; and

   e. Whether the totality of the benefits is sufficient to justify the tax abatement.

7. ERA & Tax Abatements Findings (Personal Property):
Indiana Code Section 6-1.1-12.1-4.5 states that the following findings must be made when considering an ERA designation and the granting of tax abatement for personal property:

   a. Whether the estimate of the cost of new manufacturing equipment is reasonable for equipment of that type;

   b. Whether the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the instillation of new manufacturing equipment;

c. Whether the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the new manufacturing equipment;

d. Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the installation of the new manufacturing equipment; and

e. Whether the totality of the benefits is sufficient to justify the tax abatement.

8. City of Franklin "Tax Abatement Policy" criteria:
The "Tax Abatement Policy" section of the *City of Franklin Community Investment Incentives Summary* states that the Economic Development Commission shall use certain criteria when considering a request for tax abatement. A comparison of those criteria and the proposed request follows:

a. *Diversification of Local Occupations*: NSK will be adding 13 new full time jobs and retaining 215 full time jobs with this project. Over 56% of their employees are city of Franklin and/or Johnson County residents.

b. *Diversification of Local Employment*: This project will retain a current Franklin company and the jobs that are located at the current plant. While this does not increase the diversification, it does maintain the current level of diverse jobs in the city.

c. *Increase in Local Salaries*: The average wage for all industries in Johnson County for 2021 was $20.90. The average hourly wage in Johnson County for Low/moderate wage is $13.23 per hour. NSK Corp will pay an average of $20.00 per hour, at the county average wage and above the low/mod wage.

d. *Sustainable Land Use*: The petitioner proposes to make this investment at their current location.

e. *Future Community Investment*: The applicant should share with the EDC their plans for future community investment. The company is agreeing to a 2% economic development fee for real property and 5% for personal property.

f. *Conformance with the Comprehensive Plan*: The Comprehensive Plan - Future Land Use Plan identifies this property as Industrial General. Industrial General zoning permits the following uses: Industrial Uses • agricultural products terminal • dry cleaners (commercial) • food & beverage production • general industrial production • light industrial assembly & distribution • light industrial processing and distribution • power generation facility (commercial) • research and development facility • truck freight terminal • warehouse & distribution facility

g. The property is zoned IG, Industrial: General. The "IG," Industrial: General zoning district is intended to provide locations for general industrial manufacturing, production, assembly, warehousing, research and development facilities, and similar land uses. This district is intended to accommodate a variety of industrial uses in locations and under conditions that minimize land use conflicts. This district should be used to support industrial retention and expansion in Franklin.

9. Tax Abatement Duration:
The *City of Franklin Community Investment Incentives Summary* provides that longer periods of

abatement on real and personal property may be considered for requests of an exceptional nature. The Summary states that development examples of an exceptional nature include projects which:

a. Create a new plant or product line for an existing manufacturer;

b. Creates substantial employment opportunities with higher than average wages;

c. Increase substantially property values and the city tax base with minimal impact to city services (police & fire protection, schools, utilities, infrastructure, etc.); and

d. Utilize existing public infrastructure (sanitary & storm sewer, roads & streets, drainage facilities, and other utilities).

10. Requested Effective Year:
The petitioner has requested that, if approved, the tax abatement be effective for the first year taxes are assessed a an increased assessment rate.

Staff Comments:

Making use of an existing facility and strengthening the viability of an existing company within the City of Franklin is critical to Franklin's economy. The Mayor is supportive of this abatement application based on the company's long relationship with the city and the number of city residents who are employed here.

NSK

April 25, 2022

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

Re: Property Tax Abatement for NSK Corporation

Dear Dana Monson,

Please find enclosed NSK CORPORATION ("NSK" or "Company") application for a property tax abatement in the City of Franklin. As outlined in the application, NSK plans to invest an estimated $30M over the next 5 years in real property improvements and personal property (i.e., machinery & equipment and tooling). In addition, the Company plans to add an estimated 13 full-time jobs with an average wage of $20 per hour.

Please note, the investments and job creation are being made at:

- 3400 Bearing Drive, Franklin IN. Parcel ID: 41-05-34-042-008.000-009

The remainder of this document is made up of the following exhibits:

- Exhibit 1: Tax Abatement Application
- Exhibit 2: Form SB-1 / Real Property
- Exhibit 3: Form SB-1 / I PP (Personal Property)
- Exhibit 4: Job and Wage Description
- Exhibit 5: Employment Phase-In and Investment Schedule
- Exhibit 6: Environmental, Land Use, and Permitting Compliance Affidavit
- Exhibit 7: Map & Parcel Report from Tax Assessor Website
- Exhibit 8: Company Financial Statement (NOTE- this file is provided separately due to size)

The Company understands that new jobs and investment are important to the local economy, and the Company feels the proposed project will contribute significantly to both categories (i.e., jobs and investment). We respectfully request consideration for a property tax abatement for both real property improvements and personal property at both the aforementioned locations.

If you have any questions or need further information, please feel free to contact our consultant, Carol Henderson, at 404-631-2320 or by email at carhenderson@deloitte.com or Tessa Meyette at (734) 846-2491 or by email at meyettt@nsk-corp.com.

Sincerely,

Brent Parkinson
Treasurer

NSK CORPORATION
4200 Goss Road, Ann Arbor MI 48105 U.S.A. Phone: 1-734-913-7500 Fax: 1-734-913-7511
Mail to: P.O. Box 134007 Ann Arbor, MI 48113-4007 U.S.A.

CITY OF FRANKLIN

Community Development DEPARTMENT

Tax Abatement Application

Organization/Corporation Requesting Tax Abatement

Organization/Corporation Name: NSK CORPORATION

Primary Contact

Name: TESSA MEYETTE, TAX ACCOUNTANT

Contact Address: PO BOX 134007

City: ANN ARBOR State: MI Zip: 48113

Phone Number: 734 846 2491

Email: MEYETTT@NSK-CORP.COM

Three possible dates before the EDC meeting to conduct a site visit: TO BE COORDINATED AT A LATER DATE

Name of Owner: US PARENT: NSK AMERICAS INC. & SUBSIDIARIES

Parent Company (If Applicable): JAPANESE PARENT: NSK LTD

Primary Contact for Yearly Compliance Reports

SAME AS ABOVE

Name:

Title:

Address:

City:

State: Zip:

Phone Number:

Email:

Description of Project

Project Location/Address: 3400 BEARING DRIVE , FRANKLIN, IN 46131

Parcel Number: 41-05-34-042-008.000-009

Brief Description of Project:

NSK plans to invest an estimated $30M in real property improvements, machinery & equipment and tooling at 3400 Bearing Drive, Franklin, IN.

Current Assessed Value (AV) of the Property:

1. Land $1,318,700
2. Building $3,782,600
3. Inventory
4. Equipment

Have building permits been applied for (if applicable): Yes <u>No</u>

Has equipment been installed (if applicable): Yes <u>No</u>

Required Attachments:

- ☐ Completed SB-1 Form(s)
- ☐ Legal Description of the Property
- ☐ Company Financial Statement
- ☐ Job and Wage Description Information Sheet
- ☐ Summary of Benefits (if applicable)
- ☐ Employment Phase-In Schedule
- ☐ Company Investment Timetable
- ☐ Compliance Affidavit

Type of Abatement Requested

Real Property ☒ Personal Property ☒

Length of Abatement Requested: 10 Years

Project Size (square feet): NOT YET DETERMINED Size of Site (acres): NOT YET DETERMINED

Type of Building:

Multiple Tenants (leased) Single Tenant (leased) Owner Occupied Corporate Headquarters

Capital Investment

1. Real property capital investment only: $1,380,000
2. Personal property capital investment only: $28,654,000
3. Total capital investment for proposed project: $30,034,000 (SEE PAGE 14 FOR DETAILS)

Jobs Created and/or Retained

1. Estimated number of full time jobs created by the proposed project: 13
2. Estimated number of full time jobs retained as a direct result of the proposed project: 215
3. Total number of full time jobs upon project completion: 228 (SEE PAGE 14 FOR DETAILS)

Wages Created and Retained

1. Average hourly wage rate for new jobs (w/o benefits) $20
2. Average hourly wage rate for jobs retained (w/o benefits) $20

***In addition to answering these questions, please fill out the Job and Wage Description for Tax Abatement Application Information sheet and submit it with the application as an attachment.

Please explain why the abatement incentive is necessary to the project: *Attach additional sheets as necessary.*

THIS ABATEMENT IS NECESSARY TO HELP OFFSET THE SIGNIGICANT COST NSK WILL INCUR AS PART OF ITS INVESTMENT AT THE 3400 FRANKLIN DRIVE PLANT. THE INVESTMENT IS BEING MADE TO HELP ENSURE THE FACILITY AND ITS WORKFORCE STAYS COMPETITVE IN THE INDUSTRIAL AND AUTOMOTIVE SECTOR.

Company Information

How long has the company been in existence? 24 Years

Current address of company headquarters and duration at that address:
PO BOX 134007, ANN ARBOR, MI 48113

Approximate percentage of employees at current location who live in the City of Franklin and/or Johnson County: 56%

Have you ever received tax abatement at your current location? Yes No

If yes, when and for what term? 2012, 2013 & AND 2016

What specifically has the company done to give back to the community: NSK has supported Johnson County at Franklin College by donating to support the College's programs and operations. In addition, NSK is a Gold member of the Johnson County Community Foundation (JCCF).

While acting as a strong advocate for using economic incentives to help applicants expand and/or locate in the community, the City of Franklin also strives to enrich the quality of life for its citizens. To that end, the City embraces the use of voluntary economic development fees as allowed under Indiana law (IC 6-1.1-12.1-14). These fees are directed by the City to local nonprofit organizations to bolster their economic development efforts. The fee can be applied on both real and personal property abatements. The fee is collected annually by the County Treasurer as a special assessment on the tax bill and is distributed by the City to the designated economic development nonprofit organization. Typically, 2% is charged on Real Property and 5% is charged on Personal Property. The fee is a percentage of the abatement received. For example, instead of receiving 100% abatement in the first year, the company receives a 95% abatement, with the 5% difference going to support local economic development. More information can be found on the City's website (www.franklin.in.gov) under the Economic Development tab.

Is the company agreeable to the Economic Development Fee? Yes No

If yes, at what percent(s)? 5% ~~RE~~ 2% RE

Exhibit A

The property is located at 3400 Bearing Drive, Franklin Indiana. The legal description for the property is:

Parcel I:

A part of the South half of Section 34, Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of Section 34; thence South 89 degrees 17 minutes 00 seconds West on and along the South line thereof a distance of 2119.69 feet to a P.K. nail found; thence North 0 degrees 00 minutes 00 seconds East a distance of 970.06 feet to the Point of Beginning of this description; thence South 89 degrees 10 minutes 30 seconds West a distance of 1458.13 feet to a point on the North bound lane of U.S. Highway No. 31; thence North 16 degrees 04 minutes 00 seconds West on and along said Northbound lane a distance of 400.00 feet; thence North 89 degrees 10 minutes 30 seconds East a distance of 831.25 feet; thence North 0 degrees 13 minutes 30 seconds East a distance of 862.90 feet; thence North 89 degrees 19 minutes 14 seconds East a distance of 1394.56 feet (deed bearing and distance=North 89 degrees 18 minutes 30 seconds East a distance of 1395.15 feet) to a point on the West right-of-way line of the former Penn-Central Railroad (now Conrail); thence South 16 degrees 09 minutes 00 seconds East on and along said West right-of-way line a distance of 891.97 feet to an iron pin found in place; thence South 89 degrees 09 minutes 00 seconds West a distance of 839.00 feet; thence South 0 degrees 00 minutes 00 seconds West a distance of 60.70 feet; thence South 89 degrees 09 minutes 00 seconds West a distance of 69.63 feet (Deed Distance=69.50 feet); thence South 0 degrees 00 minutes 00 seconds West a distance of 323.83 feet (Deed Distance=322.94 feet) to the point of beginning, Containing 43.575 acres, more or less.

Parcel II:

An Easement for the purposes of a sign, utilities and a roadway for the benefit of Parcel I as created by Easement dated March 28, 1980 and recorded April 28, 1980 in Deed Record 222 page 716 over and across the following described real estate:

A part of the Southeast Quarter of Section 34, Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, Described as follows:

Commencing at a point on the South line of said quarter section South 89 degrees 17 minutes West (assumed bearing) a distance of 819.69 feet from the Southeast corner thereof, said point being marked by a railroad spike on the Westerly right of way line of the Penn-Central Railroad; thence continuing on and along last said South line South 89 degrees 17 minutes West 1300.00 feet to a PK nail marking the point of beginning; thence North 00 degrees 00 minutes East 1293.90 feet to an iron pin; thence North 89 degrees 09 minutes East 60.00 feet; thence south 0 degrees 00 minutes West a distance of 1293.90 feet to the South line of said quarter section; thence South 89 degrees 17 minutes West on and along said South line a distance of 60.00 feet to the point of beginning, Containing 1.782 acres, more or less.

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R2 I 1-07)
Prescribed by the Department of Local Government Finance

20 PAY 20
FORM SB-1 / Real Property

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)*
2. *Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, BEFORE a deduction may be approved.*
3. *To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, Whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.*
4. *Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j))*
5. *The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.*

SECTION 1	TAXPAYER INFORMATION	
Name of taxpayer: NSK CORPORATION		
Address of taxpayer (number and street, city, state, and ZIP code): PO BOX 134007, ANN ARBOR, MI 48113		
Name of contact person: TESSA MEYETTE	Telephone number: (734) 846-2491	E-mail address: meyettt@nsk-corp.com

SECTION 2	LOCATION AND DESCRIPTION OF PROPOSED PROJECT	
Name of designating body: CITY OF FRANKLIN		Resolution number
Location of property: 3400 BEARING DRIVE	County: JOHNSON	DLGF taxing district number
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary): Investments in real property improvements and personal property (machinery & equipment / tooling) will be made from 2022 - 2026		Estimated start date (month, day, year): 5/1/2022 Estimated completion date (month, day, year): 3/1/2026

SECTION 3	ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT				
Current number	Salaries	Number retained	Salaries	Number additional	Salaries
215	$20 / per hour	215	$20 / per hour	13	$20 / per hour

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT	REAL ESTATE IMPROVEMENTS	
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	COST	ASSESSED VALUE
Current values		$5,101,300
Plus estimated values of proposed project	$1,380,000	
Less values of any property being replaced		
Net estimated values upon completion of project		

SECTION 5	WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER
Estimated solid waste converted (pounds) ______	Estimated hazardous waste converted (pounds) ______
Other benefits	

SECTION 6	TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.		
Signature of authorized representative	Title: CFO	Date signed (month, day, year): 4/25/22

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body Said resolution, passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed ______________ calendar years * *(see below)*. The date this designation expires is ______________________________.

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements	☐ Yes	☐ No
2. Residentially distressed areas	☐ Yes	☐ No
3. Occupancy of a vacant building	☐ Yes	☐ No

C. The amount of the deduction applicable is limited to $__________________.

D. Other limitations or conditions *(specify)* ____

E. The deduction is allowed for ______________________________ years* *(see below)*.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (*signature and title of authorized member of designating body*)	Telephone number ( )	Date signed *(month, day, year)*
Attested by (*signature and title of attester*)	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

A. For residentially distressed areas, the deduction period may not exceed five (5) years.
B. For redevelopment and rehabilitation or real estate improvements:
   1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
   2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
C. For vacant buildings, the deduction period may not exceed two (2) years.

STATEMENT OF BENEFITS
PERSONAL PROPERTY
State Form 51764 (R / 1-06)
Prescribed by the Department of Local Government Finance

FORM SB-1 I PP

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)*
2. *Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, BEFORE a deduction may be approved*
3. *To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.*
4. *Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
5. *The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001. For equipment installed prior to March 2, 2001, the schedules and statutes in effect at the time shall continue to apply. (IC 6-1.1-12.1-4.5(f) and (g))*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer	NSK CORPORATION
Address of taxpayer (number and street, city, state, and ZIP code)	PO BOX 134007, ANN ARBOR, MI 48113
Name of contact person	TESSA MEYETE
Telephone number	(734) 846-2491

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body	CITY OF FRANKLIN
Resolution number (s)	
Location of property	3400 BEARING DRIVE
County	JOHNSON
DLGF taxing district number	

Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. *(use additional sheets if necessary)*

Investments in real property improvements and personal property (machinery & equipment / tooling) will be made from 2022 - 2026

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment	5/1/2022	3/1/2026
R & D Equipment		
Logist Dist Equipment		
IT Equipment		

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
215	20 / per hour	215	$20 / per hour	13	$20 / per hour

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values								
Plus estimated values of proposed project	$28,654,000							
Less values of any property being replaced								
Net estimated values upon completion of project								

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted *(pounds)* ______________

Estimated hazardous waste converted *(pounds)* ______________

Other benefits:

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
[signature]	CFO	4/25/22

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____________ calendar years * *(see below)*. The date this designation expires is ________________________________.

B. The type of deduction that is allowed in the designated area is limited to:

1. Installation of new manufacturing equipment; ☐ Yes ☐ No
2. Installation of new research and development equipment; ☐ Yes ☐ No
3. Installation of new logistical distribution equipment. ☐ Yes ☐ No
4. Installation of new information technology equipment; ☐ Yes ☐ No

C. The amount of deduction applicable to new manufacturing equipment is limited to $ ________________ cost with an assessed value of $ ____________________.

D. The amount of deduction applicable to new research and development equipment is limited to $ __________________ cost with an assessed value of $ ____________________.

E. The amount of deduction applicable to new logistical distribution equipment is limited to $ ________________ cost with an assessed value of $ ____________________.

F. The amount of deduction applicable to new information technology equipment is limited to $__________________cost with an assessed value of $ ____________________.

G. Other limitations or conditions *(specify)* ____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

☐ 1 year ☐ 6 years
☐ 2 years ☐ 7 years
☐ 3 years ☐ 8 years
☐ 4 years ☐ 9 years
☐ 5 years ** ☐ 10 years **

** For ERA's established prior to July 1, 2000, only a 5 or 10 year schedule may be deducted.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: *(signature and title of authorized member)*	Telephone number ( )	Date signed *(month, day, year)*
Attested by:	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5

JOB AND WAGE DESCRIPTION
FOR TAX ABATEMENT APPLICATION

Please provide the following job and wage earning information that is associated with this Tax Abatement Petition *(Please specify all wages in an hourly format without benefits)*:

(1) Company NAICS code: 332991.

(2) The total number of jobs current at the site: 215, the number of those jobs that will be retained as a direct result of the proposed investment 215, and the number of new jobs which will be created as a direct result of the proposed investment 13.

(3) The total number of full-time employees at the site: 228.

(4) The total number of temporary and/or contract employees currently at the site: Minimal, and not included in any headcount provided above.

(5) The average hourly wages for the new jobs: $20.

(6) Will the new jobs being created begin as temporary and/or contract employees? no
If yes, please provide an explanation of the typical transition process to full time:

(7) Number of new and/or retained jobs in:

(a) Managerial/Professional Specialty Occ.:_____Average Hourly Wage: ________

(b) Technical/Sales/Admin. Support Occ.:_____Average Hourly Wage: ________

(c) Service Occ.:_____Average Hourly Wage: ________

(d) Precision Production/Craft/Repair Occ.:_____Average Hourly Wage: ________

(e) Operators/Fabricators/Laborers: 13 Average Hourly Wage: $20

Note: The total number of jobs specified above should correspond with the Statement of Benefits Form SB-1.

(8) **Attach detailed information on the types of benefits offered for new employees. A description of all possible bonuses and incentives should also be given if provided.**

NSK Corporation
3400 Bearing Drive, Franklin, Indiana 46131, U.S.A.
Franklin CAPEX & Headcount Projections
All CAPEX amounts in '000

Category / FY	CY22	CY23	CY24	CY25	CY26	
Building Improvements	$ 290	$ 290	$ 200	$ 300	$ 300	$ 1,380
M&E	$ 4,044	$ 6,910	$ 4,425	$ 6,065	$ 5,350	$ 26,794
Tooling	$ 660	$ 200	$ 200	$ 400	$ 400	$ 1,860
Office Equipment	$ -	$ -	$ -	$ -	$ -	$ -
Software	$ -	$ -	$ -	$ -	$ -	$ -
Total	$ 4,994	$ 7,400	$ 4,825	$ 6,765	$ 6,050	$ 30,034

Cumulative Headcount at Y/E	Current	FY22	FY23	FY24	FY25	FY26	FY27
	215	223	233	231	228	228	228

Current Headcount	215
Headcount by FY27	228
Net New Jobs by FY27	13

Average Salary of New Hires	$44,048

Job Type / Title
Machine Operator / Production Team

Job Responsibilities
-Troubleshoot machine malfunctions and make adjustments to machines as necessary.
-Inspect product for defects, and measure product to determine accuracy of machine operation, using rules, templates, and other measuring instrum
-Review standard operating procedures and job orders to determine appropriate product specifications and work instructions
-Fill out required quality checksheets and other required paperwork.

Benefits
-Matching 401(k)
-Bonus Plan
-Flexible Spending Account
-Medical, Dental & Vision Insurance
-Paid Vacation and Holidays
-Longevity Bonus
-Training Programs

ENVIRONMENTAL, LAND USE, AND PERMITTING COMPLIANCE AFFIDAVIT

I, Brent Parkinson, (representative) on behalf of NSK Corporation (company) represent that, except to the extent that the City of Franklin has been given written notice of any environmental, chemical, or waste hazards or violations prior to the date of this affidavit, the petition and project plan of NSK Corporation (company) does not contemplate, contain, nor anticipate:

(1) any violation(s) of City of Franklin Municipal codes and/or ordinances;
(2) any violation(s) of applicable zoning ordinances;
(3) any violation(s) of site plan review and/or building permit requirements;
(4) any violation(s) of federal or state laws, including but not limited to OSHA and ADA, and all other regulations regarding safety, land use, and access;
(5) any violation(s) of federal or state laws, including but not limited to the creation, maintenance, utilization, control, handling, existence, and/or disposal of hazardous waste, chemicals, conditions, equipment, materials, entities, or components as defined under federal and/or state law.

Further, NSK Corporation (company) states that the construction and operation of the proposed facility will in no way result in any discharges which will result in interruptions, inconsistencies, or failures in the operation of the Franklin Wastewater Treatment facility. The petitioner understands that the violation of any element of this affidavit may result in the revocation of any tax abatements or other economic incentives which may have been granted by the City of Franklin.

Petitioner

4/25/22
Date

STATE OF Indiana
SS:
COUNTY OF Franklin- Johnson

Subscribed and sworn to before me on this 25 Day of April, 2022

My Commission Expires: 6-11-23

Notary Public

DEBRA DOMBROWSKI
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires June 11, 2023
Acting in the County of Oakland

HOOSIERENERGY ECONOMIC DEVELOPMENT

Indiana Tax Abatement Results

- Johnson County, Franklin City - Franklin Twp
- Tax Rate (2022): 3.3161
- Project Name: NSK Corp

Real Property: $1,380,000.00

	Abatement Percentage	With Abatement Property Taxes	With Abatement Circuit Breaker Tax Credit	With Abatement Net Property Taxes	Without Abatement Property Taxes	Without Abatement Circuit Breaker Tax Credit	Without Abatement Net Property Taxes	Estimated Tax Abatement Savings
Year 1	100%	$ 0.00	$0.00	$0.00	$45,762.00	($4,362.00)	$41,400.00	$41,400.00
Year 2	85%	$ 6,864.00	$0.00	$6,864.00	$45,762.00	($4,362.00)	$41,400.00	$34,536.00
Year 3	71%	$ 13,271.00	$0.00	$13,271.00	$45,762.00	($4,362.00)	$41,400.00	$28,129.00
Year 4	57%	$ 19,678.00	$0.00	$19,678.00	$45,762.00	($4,362.00)	$41,400.00	$21,722.00
Year 5	43%	$ 26,084.00	$0.00	$26,084.00	$45,762.00	($4,362.00)	$41,400.00	$15,316.00
Year 6	29%	$ 32,491.00	$0.00	$32,491.00	$45,762.00	($4,362.00)	$41,400.00	$8,909.00
Year 7	14%	$ 39,355.00	$0.00	$39,355.00	$45,762.00	($4,362.00)	$41,400.00	$2,045.00
Totals		$137,743.00	$0.00	$137,743.00	$320,334.00	($30,534.00)	$289,800.00	$152,057.00

Personal Property: $28,654,000.00

	Abatement Percentage	With Abatement Property Taxes	With Abatement Circuit Breaker Tax Credit	With Abatement Net Property Taxes	Without Abatement Property Taxes	Without Abatement Circuit Breaker Tax Credit	Without Abatement Net Property Taxes	Estimated Tax Abatement Savings
Year 1	100%	$0.00	$0.00	$0.00	$380,078.00	($36,230.00)	$343,848.00	$343,848.00
Year 2	85%	$79,816.00	$0.00	$79,816.00	$532,109.00	($50,721.80)	$481,387.20	$401,571.20
Year 3	71%	$115,734.00	$0.00	$115,734.00	$399,082.00	($38,041.60)	$361,040.40	$245,306.40
Year 4	57%	$130,747.00	$0.00	$130,747.00	$304,062.00	($28,983.60)	$275,078.40	$144,331.40
Year 5	43%	$162,483.00	$0.00	$162,483.00	$285,059.00	($27,173.00)	$257,886.00	$95,403.00
Year 6	29%	$202,392.00	$0.00	$202,392.00	$285,059.00	($27,173.00)	$257,886.00	$55,494.00
Year 7	14%	$245,150.00	$0.00	$245,150.00	$285,059.00	($27,173.00)	$257,886.00	$12,736.00
Totals		$936,322.00	$0.00	$936,322.00	$2,470,508.00	($235,496.00)	$2,235,012.00	$1,298,690.00

Disclosures

- The abatement calculator is prepared by Baker Tilly Municipal Advisors, LLC, a financial consulting firm, in conjunction with Hoosier Energy, based on current Indiana law. This calculation is intended to provide an ILLUSTRATIVE and PRELIMINARY indication of the level of property taxes and potential property tax savings for a proposed investment based on certain assumptions. Please read the Disclosures carefully. Companies must consult their own tax advisors to determine their actual tax liability and to prepare their annual Indiana filings.
- To be eligible to receive property tax abatements in Indiana, a company must follow a specific application process. Please contact your Hoosier Energy Representative for further guidance.
- Assumes taxes payable 2019 property tax rates, as provided by the Indiana Department of Local Government Finance.
- Real property in Indiana is subject to annual adjustments of assessed value to the market value of the structure based on annual sales data ("Trending").
- All personal property (equipment) is assumed to be new, and is assumed to be depreciated in Pool #2 (5-8 year depreciable life) for property tax purposes. A mixture of new and existing equipment (as well as a mixture of depreciation pools) will produce different tax savings results.
- Assumes a one-time investment in real and personal property. Staggering the investments may have a material effect on the actual value of property tax abatements.
- Includes the calculation of Minimum Value Ratio (MVR) for tax abatement of personal property, which effectively increases the assessed value used in the abatement calculation when the taxpayer is subject to the 30% depreciation floor. The MVR equals the adjusted assessed value at the 30% floor divided by the depreciated assessed value of the equipment.
- It is assumed that the Circuit Breaker Tax Credit, which limits property tax liability to 3.0% of gross assessed value for commercial and industrial properties, is applied.
- Does not account for the application of the Local Income Tax (LIT) Property Tax Replacement Credit (PTRC) in any jurisdictions in which a LIT PTRC is applicable. The application of the LIT PTRC may reduce the property tax liability and the impact of the Circuit Breaker Tax Credit for a commercial/industrial taxpayer.
- The property tax abatement savings value is an ESTIMATE based on preliminary information entered into this calculator. Actual abatement savings may differ materially from the results of this calculator based on the timing of the investment, actual assessment of structures upon completion by the local assessing official, differences in depreciation pools for personal property, annual changes in tax rates, changes to Indiana property tax law or regulations, or changes in assessment methodology.

Hoosier Energy's Tax Abatement Estimator was developed with the assistance of Baker Tilly Municipal Advisors, LLC.

HOOSIERENERGY ECONOMIC DEVELOPMENT

Indiana Tax Abatement Results

- Johnson County, Franklin City - Franklin Twp
- Tax Rate (2022): 3.3161
- Project Name: NSK Corp

Real Property: $1,380,000.00

	Abatement Percentage	With Abatement: Property Taxes	With Abatement: Circuit Breaker Tax Credit	With Abatement: Net Property Taxes	Without Abatement: Property Taxes	Without Abatement: Circuit Breaker Tax Credit	Without Abatement: Net Property Taxes	Estimated Tax Abatement Savings
Year 1	100%	$ 0.00	$0.00	$0.00	$45,762.00	($4,362.00)	$41,400.00	$41,400.00
Year 2	95%	$ 2,288.00	$0.00	$2,288.00	$45,762.00	($4,362.00)	$41,400.00	$39,112.00
Year 3	80%	$ 9,152.00	$0.00	$9,152.00	$45,762.00	($4,362.00)	$41,400.00	$32,248.00
Year 4	65%	$ 16,017.00	$0.00	$16,017.00	$45,762.00	($4,362.00)	$41,400.00	$25,383.00
Year 5	50%	$ 22,881.00	$0.00	$22,881.00	$45,762.00	($4,362.00)	$41,400.00	$18,519.00
Year 6	40%	$ 27,457.00	$0.00	$27,457.00	$45,762.00	($4,362.00)	$41,400.00	$13,943.00
Year 7	30%	$ 32,034.00	$0.00	$32,034.00	$45,762.00	($4,362.00)	$41,400.00	$9,366.00
Year 8	20%	$ 36,610.00	$0.00	$36,610.00	$45,762.00	($4,362.00)	$41,400.00	$4,790.00
Year 9	10%	$ 41,186.00	$0.00	$41,186.00	$45,762.00	($4,362.00)	$41,400.00	$214.00
Year 10	5%	$ 43,474.00	($2,074.00)	$41,400.00	$45,762.00	($4,362.00)	$41,400.00	$0.00
Totals		$231,099.00	($2,074.00)	$229,025.00	$457,620.00	($43,620.00)	$414,000.00	$184,975.00

Personal Property: $28,654,000.00

	Abatement Percentage	With Abatement: Property Taxes	With Abatement: Circuit Breaker Tax Credit	With Abatement: Net Property Taxes	Without Abatement: Property Taxes	Without Abatement: Circuit Breaker Tax Credit	Without Abatement: Net Property Taxes	Estimated Tax Abatement Savings
Year 1	100%	$0.00	$0.00	$0.00	$380,078.00	($36,230.00)	$343,848.00	$343,848.00
Year 2	90%	$53,211.00	$0.00	$53,211.00	$532,109.00	($50,721.80)	$481,387.20	$428,176.20
Year 3	80%	$79,816.00	$0.00	$79,816.00	$399,082.00	($38,041.60)	$361,040.40	$281,224.40
Year 4	70%	$91,219.00	$0.00	$91,219.00	$304,062.00	($28,983.60)	$275,078.40	$183,859.40
Year 5	60%	$114,023.00	$0.00	$114,023.00	$285,059.00	($27,173.00)	$257,886.00	$143,863.00
Year 6	50%	$142,529.00	$0.00	$142,529.00	$285,059.00	($27,173.00)	$257,886.00	$115,357.00
Year 7	40%	$171,035.00	$0.00	$171,035.00	$285,059.00	($27,173.00)	$257,886.00	$86,851.00
Year 8	30%	$199,541.00	$0.00	$199,541.00	$285,059.00	($27,173.00)	$257,886.00	$58,345.00
Year 9	20%	$228,047.00	$0.00	$228,047.00	$285,059.00	($27,173.00)	$257,886.00	$29,839.00
Year 10	10%	$256,553.00	$0.00	$256,553.00	$285,059.00	($27,173.00)	$257,886.00	$1,333.00
Totals		$1,335,974.00	$0.00	$1,335,974.00	$3,325,685.00	($317,015.00)	$3,008,670.00	$1,672,696.00

Disclosures

- The abatement calculator is prepared by Baker Tilly Municipal Advisors, LLC, a financial consulting firm, in conjunction with Hoosier Energy, based on current Indiana law. This calculation is intended to provide an ILLUSTRATIVE and PRELIMINARY indication of the level of property taxes and potential property tax savings for a proposed investment based on certain assumptions. Please read the Disclosures carefully. Companies must consult their own tax advisors to determine their actual tax liability and to prepare their annual Indiana filings.
- To be eligible to receive property tax abatements in Indiana, a company must follow a specific application process. Please contact your Hoosier Energy Representative for further guidance.
- Assumes taxes payable 2019 property tax rates, as provided by the Indiana Department of Local Government Finance.
- Real property in Indiana is subject to annual adjustments of assessed value to the market value of the structure based on annual sales data ("Trending").
- All personal property (equipment) is assumed to be new, and is assumed to be depreciated in Pool #2 (5-8 year depreciable life) for property tax purposes. A mixture of new and existing equipment (as well as a mixture of depreciation pools) will produce different tax savings results.
- Assumes a one-time investment in real and personal property. Staggering the investments may have a material effect on the actual value of property tax abatements.
- Includes the calculation of Minimum Value Ratio (MVR) for tax abatement of personal property, which effectively increases the assessed value used in the abatement calculation when the taxpayer is subject to the 30% depreciation floor. The MVR equals the adjusted assessed value at the 30% floor divided by the depreciated assessed value of the equipment.
- It is assumed that the Circuit Breaker Tax Credit, which limits property tax liability to 3.0% of gross assessed value for commercial and industrial properties, is applied.
- Does not account for the application of the Local Income Tax (LIT) Property Tax Replacement Credit (PTRC) in any jurisdictions in which a LIT PTRC is applicable. The application of the LIT PTRC may reduce the property tax liability and the impact of the Circuit Breaker Tax Credit for a commercial/industrial taxpayer.
- The property tax abatement savings value is an ESTIMATE based on preliminary information entered into this calculator. Actual abatement savings may differ materially from the results of this calculator based on the timing of the investment, actual assessment of structures upon completion by the local assessing official, differences in depreciation pools for personal property, annual changes in tax rates, changes to Indiana property tax law or regulations, or changes in assessment methodology.

Hoosier Energy's Tax Abatement Estimator was developed with the assistance of Baker Tilly Municipal Advisors, LLC.

NSK Corp 41-05-34-042-008.000-009

Upgrades for building estimated at 1,380,000

	AV		Taxes Due	Abatement %	Taxes Paid		Current Assessed Value: $5,359,800
2021 Pay 2022	$5,359,000		$164,741.63	0%	$164,741.63		$5,359,000.00
2022 Pay 2023	$6,793,000	Year 1	$206,141.63	100%	$164,741.63	Year 1	$164,741.63
2023 Pay 2024	$6,793,000	Year 2	$206,141.63	95%	$167,029.63	Year 2	$164,741.63
2024 Pay 2025	$6,793,000	Year 3	$206,141.63	80%	$173,893.63	Year 3	$164,741.63
2025 Pay 2026	$6,793,000	Year 4	$206,141.63	65%	$180,758.63	Year 4	$164,741.63
2026 Pay 2027	$6,793,000	Year 5	$206,141.63	50%	$187,622.63	Year 5	$164,741.63
2027 Pay 2028	$6,793,000	Year 6	$206,141.63	40%	$192,198.63	Year 6	$164,741.63
2028 Pay 2029	$6,793,000	Year 7	$206,141.63	30%	$196,775.63	Year 7	$164,741.63
2029 Pay 2030	$6,793,000	Year 8	$206,141.63	20%	$201,351.63	Year 8	$164,741.63
2030 Pay 2031	$6,793,000	Year 9	$206,141.63	10%	$205,927.63	Year 9	$164,741.63
2031 Pay 2032	$6,793,000	Year 10	$206,141.63	5%	$206,141.63	Year 10	$164,741.63
					$1,876,441.30		**$1,647,416.30**
		Year 11	$206,141.63	0%	$206,141.63	Year 11	$164,741.63
		Year 12	$206,141.63	0%	$206,141.63	Year 12	$164,741.63
		Year 13	$206,141.63	0%	$206,141.63	Year 13	$164,741.63
		Year 14	$206,141.63	0%	$206,141.63	Year 14	$164,741.63
		Year 15	$206,141.63	0%	$206,141.63	Year 15	$164,741.63
		Year 16	$206,141.63	0%	$206,141.63	Year 16	$164,741.63
		Year 17	$206,141.63	0%	$206,141.63	Year 17	$164,741.63
		Year 18	$206,141.63	0%	$206,141.63	Year 18	$164,741.63
		Year 19	$206,141.63	0%	$206,141.63	Year 19	$164,741.63
		Year 20	$206,141.63	0%	$206,141.63	Year 20	$164,741.63
			Taxes PAID over 20 years:		**$3,937,857.60**		**$3,294,832.60** :Taxes PAID over 20 ye without any developm
					$3,937,857.60		
					$3,294,832.60		
			Difference:		**$643,025.00**		

Note: Only new investment will be abated, current building will still pay 100% up to property tax cap.

CITY OF FRANKLIN, INDIANA

RESOLUTION NUMBER 2022-07

A RESOLUTION GRANTING TAX ABATEMENT FOR NSK CORPORATION

WHEREAS, the Indiana General Assembly has enacted a statute, IC 6-1.1-12.1 (the "Act") authorizing certain tax deductions of property taxes (as defined in the Act) attributable to redevelopment or rehabilitation activities in economic development areas; and

WHEREAS, NSK Corporation (the "Applicant") has submitted a Statement of Benefits and made application for Real Property Tax Abatement pursuant to the Act; and

WHEREAS, the Franklin Economic Development Commission has on May 10, 2022, held a public meeting and considered the tax abatement request of NSk Corporation (3400 Bearing Drive 41-05-34-042-008.000-009) and in a manner consistent with the applicable section of the Indiana Code;

WHEREAS, the Franklin Economic Development Commission has made the findings required by IC 6-1.1-12.1-3 and IC 6-1.1-12.1-4.5 and recommended that NSK Corporation receive a ten (10) year tax abatement with a 2% Economic Development Fee, on real property for the real estate described as "Exhibit A" and described in the tax abatement request;

WHEREAS, a copy of the Statement of Benefits recommended for approval by the Franklin Economic Development Commission is attached hereto as "Exhibit B;"

WHEREAS, the said real estate as described in "Exhibit A" is located in an existing Economic Revitalization Area as approved by the City of Franklin Common Council with City Council Resolution Number 2013-20 and confirmed by Resolution Number 2013-21;

WHEREAS, the Common Council has received and reviewed "Exhibit B" with all attachments, and that such attachments are made a part hereof and incorporated herein, all which together contain the necessary statements of benefits and description of the project, along with the recommendation of the Economic Development Commission for tax abatement for real property; and

WHEREAS, the Common Council has given careful consideration to the materials submitted and affirms the findings of the Franklin Economic Development Commission relative to the requirements of IC 6-1.1-12.1-3 and IC 6-1.1-12.1-4.5.

NOW THEREFORE BE IT RESOLVED THAT:

1) The abatement of real property tax shall extend for a period of ______ years pursuant to the deduction schedule set forth in Exhibit C.

2) NSK Corporation shall be required to provide the City of Franklin with information showing the extent to which there has been compliance with the statement of benefits submitted in their request for tax abatement within sixty (60) days after the end of each year in which the deduction

is applicable, as required by IC 6-1.1-12.1-5.1.

3) A copy of this resolution and a description of the affected area will be available and can be inspected in the office of the Johnson County Assessor and the City Clerk/Treasurer.

APPROVED by the Common Council of the City of Franklin, Johnson County, Indiana, this 16th day of May, 2022

City of Franklin, Indiana, By its Common Council:

Voting Affirmative:	Voting Opposed:
Kenneth Austin, Council President	Kenneth Austin, Council President
Melissa Jones	Melissa Jones
Irene Nalley	Irene Nalley
Robert D. Heuchan	Robert D. Heuchan
Anne McGuinness	Anne McGuinness
Josh Prine	Josh Prine
Shawn Taylor	Shawn Taylor

Attest:

Jayne Rhoades, City Clerk-Treasurer

Presented by me to the Mayor of the City of Franklin for his approval or veto pursuant to Indiana Code § 36-4-6-15, 16, this ________ day of ______________________, 2022 at _________ o'clock a.m./p.m.

____

Jayne Rhoades, City Clerk-Treasurer

This ordinance having been passed by the legislative body and presented to me [Approved by me and duly adopted, pursuant to Indiana Code § 36-4-6-16(a)(1)] [Vetoed, pursuant to Indiana Code § 36-4-6-16(a)(2)], this________ day of ______________________, 2022 at _________ o'clock a.m./p.m.

____

Steve Barnett, Mayor

Attest:

____

Jayne Rhoades, City Clerk-Treasurer

Prepared by: Dana Monson, Community Development Specialist

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."

____

Dana Monson, Community Development Specialist

CITY OF FRANKLIN, INDIANA

RESOLUTION NUMBER 2022-08

A RESOLUTION GRANTING TAX ABATEMENT FOR NSK CORPORATION

WHEREAS, the Indiana General Assembly has enacted a statute, IC 6-1.1-12.1 (the "Act") authorizing certain tax deductions of property taxes (as defined in the Act) attributable to redevelopment or rehabilitation activities in economic development areas; and

WHEREAS, NSK Corporation (the "Applicant") has submitted a Statement of Benefits and made application for Personal Property Tax Abatement pursuant to the Act; and

WHEREAS, the Franklin Economic Development Commission has on May 10, 2022, held a public meeting and considered the tax abatement request of NSK Corporation (3400 Bearing Drive) in a manner consistent with the applicable section of the Indiana Code and;

WHEREAS, the Franklin Economic Development Commission has reviewed the findings required by IC 6-1.1-12.1-4.5 and recommends that NSK Corporation receive a ten (10) year tax abatement **with a 5% Economic Development Fee**, on personal property for the real estate described as "Exhibit A" and described in the tax abatement request and ;

WHEREAS, a copy of the Statement of Benefits recommended for approval by the Franklin Economic Development Commission is attached hereto as "Exhibit B;"

WHEREAS, the said real estate as described in "Exhibit A" is located in an existing Economic Revitalization Area as approved by the City of Franklin Common Council with City Council Resolution Number 2013-21 and;

WHEREAS, the Common Council has received and reviewed "Exhibit B" with all attachments, and that such attachments are made a part hereof and incorporated herein, all which together contain the necessary statements of benefits and description of the project, along with the recommendation of the Economic Development Commission for tax abatement for personal property; and

WHEREAS, the Common Council has given careful consideration to the materials submitted and affirms the findings of the Franklin Economic Development Commission relative to the requirements of IC 6-1.1-12.1-3 and IC 6-1.1-12.1-4.5, and specifically including the following findings as to personal property:

1) The estimate of the cost of new equipment is reasonable for equipment of that type;

2) The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the new manufacturing equipment;

3) The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the new equipment;

4) Other benefits about which information was requested are benefits that can be reasonably expected to result from the installation of the new equipment;

5) The totality of the benefits to the company and the city is sufficient to justify the tax abatement.

NOW THEREFORE BE IT RESOLVED THAT:

1) The abatement of personal property tax shall extend for a period of ______ years pursuant to the deduction schedule set forth in Exhibit C.

2) NSK Corporation shall be required to provide the City of Franklin with information showing the extent to which there has been compliance with the statement of benefits submitted in their request for tax abatement within sixty (60) days after the end of each year in which the deduction is applicable, as required by IC 6-1.1-12.1-5.1.

3) A copy of this resolution and a description of the affected area will be available and can be inspected in the office of the Johnson County Assessor and the City Clerk/Treasurer.

APPROVED by the Common Council of the City of Franklin, Johnson County, Indiana, this 16th day of May, 2022.

City of Franklin, Indiana, By its Common Council:

Voting Affirmative:	Voting Opposed:
______________________	______________________
Kenneth Austin, President	Kenneth Austin, President
______________________	______________________
Melissa Jones	Melissa Jones
______________________	______________________
Irene Nally	Irene Nally
______________________	______________________
Robert D. Heuchan	Robert D. Heuchan
______________________	______________________
Anne McGuinness	Anne McGuinness
______________________	______________________
Joshua Prine	Joshua Prine
______________________	______________________
Shawn Taylor	Shawn Taylor

Attest:

____
Jayne Rhoades
City Clerk-Treasurer

Presented by me to the Mayor of the City of Franklin for his approval or veto pursuant to Indiana Code § 36-4-6-15, 16, this ________ day of ______________________, 2022 at _________ o'clock a.m./p.m.

____
Jayne Rhoades,
City Clerk-Treasurer

This resolution having been passed by the legislative body and presented to me [Approved by me and duly adopted, pursuant to Indiana Code § 36-4-6-16(a)(1)] [Vetoed, pursuant to Indiana Code § 36-4-6-16(a)(2)], this________ day of ________________________, 2022 at __________ o'clock a.m./p.m.

____
Stephen Barnett
Mayor

Attest:

____
Jayne Rhoades,
City Clerk-Treasurer

Prepared by: Dana Monson, Community Development Specialist
"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."

____
Dana Monson
Community Development Specialist