



# CITY OF FRANKLIN

## COMMUNITY DEVELOPMENT DEPARTMENT

### Memorandum

**To:** City of Franklin Economic Development Commission  
**From:** Dana Monson, Community Development Specialist  
**Date:** April 13, 2021  
**Re:** Case C 2021-16: NSK Corporation (13-20)

#### Summary:

1. On July 15<sup>th</sup>, 2013, the Franklin Common Council passed Resolution No. 2013-20, approving a 10-year tax abatement with a 5% economic development fee on personal property for NSK Corporation located at 3400 Bearing Drive.
2. Actual and estimated benefits, as projected for 2020:

	Estimated on SB-1	Actual in 2020	Difference
Employees Retained	18	18	0
Salaries	\$576,000	\$576,000	\$0
New Employees	240	270	30
Salaries	\$16,074,000	\$16,647,573.05	\$573,573.00
Total Employees	258	270	12
Total Salaries	\$16,650,000	\$16,647,573.05	-\$2,427
Average Hourly Salaries	\$31.03	\$29.64	-\$1.39
Personal Property Improvements	\$20,000,000	\$9,485,767	-\$10,514,233

3. The company indicated on their original application that \$5,500,000 in equipment would be purchased in 2013; \$6,000,000 in 2014; \$6,800,000 in 2015; and \$1,500,000 in 2016. The company reported that they exceeded their estimate provided on the SB-1 Form for personal property investment in 2013. They reported that they spent \$5,727,496 in 2013. However, after further clarification, the total spent in 2013 and 2014 combined was actually \$4,330,819. The company is still considerably behind schedule for investment, though they reported investment of another \$1,912,707 in 2015. NSK did not meet their \$20 million capital expenditure target due to a number of factors including business lost and considerable currency fluctuations between the US dollar and the Japanese Yen. The personal property improvement shortfall is \$11,424,866. In 2017 NSK came to the EDC to amend their SB-1, and the EDC determined not to set a precedent for such action. It was determined that this abatement would go through the compliance process each year as is.
4. In 2015 they are down nine employees from the estimate; however, the hourly wage has increased by \$2.45 per hour. In 2016 the number of employees is 3 less than the SB-1 estimate; however, the average hourly salary is \$3.86 higher than estimated. In 2017 the total number of employees was 12 less than estimated, and the total salaries were under the estimate. In 2018 the number of employees was five short, but the average hourly salary was \$3.50 over the SB-1

estimate. In 2019 they were above in wages and employees. They continue above employees in 2020 and just slightly below in salaries.

5. The completion date approved on their SB-1 Form was March 31, 2016. The personal property tax abatement will be scheduled to expire in tax year 2025 payable 2026. Their last year for compliance review will be 2026.

**Staff Recommendation:** Approval

NSK Corporation  
3400 Bearing Dr  
Franklin, IN 46131

April 1, 2021

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

Re: Tax Abatement Compliance for NSK Corporation

Dear Mrs. Monson:

Enclosed please find Forms CF-1 (Compliance with Statement of Benefits) regarding compliance with the real and personal property tax abatements which were granted to NSK Corporation in 2010, 2013, and 2016 under Franklin Common Council Resolution numbers 13-02 (formerly 10-19), 13-20, and 16-19.

NSK has been successful in making all of the capital investments and creating the full complement of jobs projected under Resolution number 13-02.

Per our supporting documentation, previous conversations, and previous years' compliance packet letters regarding Resolution 13-20, we did not meet our original capital expenditures target of \$20m. We had a substantially smaller investment, some of which was due to business we did not win, and some of which was canceled due to changes in business plans at global headquarters as a result of the lost business and significant currency fluctuations between the US dollar and the Japanese Yen. But we would like to draw increased attention to the fact that our headcount has exceeded the original estimates and salary amounts are still close to the original estimate.

In regards to Resolution 16-19, NSK is in the process of making all of the capital investments and has created the full complement of jobs projected under Resolution 16-19.

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

Sincerely,



Kyle VanWambeke  
Advantax  
630-444-2777

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 Corporation</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>13-20</b>		Estimated start date (month, day, year) <b>04/01/2013</b>	
Location of property <b>3400 Bearing Drive, Franklin, IN 46131</b>					Actual start date (month, day, year) <b>04/01/2013</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 product to supply increased demand overseas</b>					Estimated completion date (month, day, year) <b>03/31/2016</b>			
					Actual completion date (month, day, year) <b>09/16/2016</b>			
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES					AS ESTIMATED ON SB-1		ACTUAL	
Current number of employees					258		270	
Salaries					18,850,000.00		16,647,573.05	
Number of employees retained					18		18	
Salaries					576,000.00		576,000.00	
Number of additional employees								
Salaries								
SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	101,625,000.00	21,852,000.00						
Plus: Values of proposed project	20,000,000.00	6,000,000.00						
Less: Values of any property being replaced	1,000,000.00	300,000.00						
Net values upon completion of project	120,625,000.00	27,552,000.00						
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	101,625,000.00	21,852,000.00						
Plus: Values of proposed project	8,536,439.00	2,560,932.00						
Less: Values of any property being replaced	910,632.00	273,190.00						
Net values upon completion of project	109,250,807.00	24,139,742.00						
<b>NOTE:</b> The <b>COST</b> 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 				Title <b>Tax Agent</b>		Date signed (month, day, year) <b>4/1/21</b>		

Company Name	Site Code	Asset #	Description	Acquisition Date	Reported Cost	Asset Category
NSK Corporation	13-20	125313-1	Cincinnati OD Finish Grinder	04/16/2013	16,875.00	Machinery & Equipment
NSK Corporation	13-20	125329-1	Laser Marking Machine	06/01/2013	88,850.50	Machinery & Equipment
NSK Corporation	13-20	125350	V5C2 Grinder Upgrades	04/16/2014	43,043.72	Machinery & Equipment
NSK Corporation	13-20	125351-1	3C3 Buffer Conveyor Upgrades	08/16/2014	9,446.01	Machinery & Equipment
NSK Corporation	13-20	125352	Machine Overhaul for G2	08/16/2014	13,733.49	Machinery & Equipment
NSK Corporation	13-20	125363	Machine Overhaul for G2	08/16/2014	13,733.50	Machinery & Equipment
NSK Corporation	13-20	125381	Additional Invoice for A Ring Superfinish on Machi	04/16/2015	2,085.04	Machinery & Equipment
NSK Corporation	13-20	125395	Bolt Hole Harness Checker - in QA Lab	07/16/2015	19,963.00	Machinery & Equipment
NSK Corporation	13-20	125407-1	Grinder Table Lube Failure Prevention	11/16/2015	35,987.34	Machinery & Equipment
NSK Corporation	13-20	125408-1	3C6 Swage electrical and industrial upgrades	11/16/2015	52,783.19	Machinery & Equipment
NSK Corporation	13-20	125430-1	Additional Invoice Paint Machine Upgrades	04/16/2016	695.41	Machinery & Equipment
NSK Corporation	13-20	125431	Add VFD's to G1 and G2 Coolant Systems	03/16/2016	14,848.72	Machinery & Equipment
NSK Corporation	13-20	126207-1	Replace RG1&RG2 Rib Superfinisher	04/16/2013	30,517.86	Machinery & Equipment
NSK Corporation	13-20	126226-1	Inner Ring Auto Supply Machine	06/01/2013	39,976.80	Machinery & Equipment
NSK Corporation	13-20	126229-1	Washing Machine	06/01/2013	32,863.20	Machinery & Equipment
NSK Corporation	13-20	126230-1	ECT Conveyor	06/01/2013	27,569.60	Machinery & Equipment
NSK Corporation	13-20	126231-1	Outer Ring Raceway Superfinish Machine	06/01/2013	161,354.78	Machinery & Equipment
NSK Corporation	13-20	126250-1	3C2 Buffer Conveyor Upgrades	08/16/2014	9,446.01	Machinery & Equipment
NSK Corporation	13-20	126279-1	Cincinnati 350-20 Fine Electrical Upgrade	04/16/2015	61,027.86	Machinery & Equipment
NSK Corporation	13-20	126305	Machine Overhaul for G2 - GB120 on Line 2G1	08/16/2015	23,475.59	Machinery & Equipment
NSK Corporation	13-20	126342	Machine Overhaul for G2	10/16/2015	46,617.87	Machinery & Equipment
NSK Corporation	13-20	126384-1	Lidkoping CL660 Mechanical Upgrade	04/16/2016	14,826.40	Machinery & Equipment
NSK Corporation	13-20	127094	G1 SDG5 Hopper Rebuild	04/16/2013	9,422.90	Machinery & Equipment
NSK Corporation	13-20	127095	G1 OD TRB Conveyor Replacement	04/16/2013	40,967.63	Machinery & Equipment
NSK Corporation	13-20	127104-1	Inner Ring Rib Grinding Machine	06/01/2013	147,256.00	Machinery & Equipment
NSK Corporation	13-20	127116-1	Outer Ring Auto Supply Machine	06/01/2013	40,968.80	Machinery & Equipment
NSK Corporation	13-20	127117	Outer Ring Stocker	06/01/2013	21,589.00	Machinery & Equipment
NSK Corporation	13-20	127139-1	BOLT MACHINE FOR FORD MUSTANG	04/01/2014	139,285.69	Machinery & Equipment
NSK Corporation	13-20	127144-1	3C4 Buffer Conveyor Upgrades	08/16/2014	7,871.67	Machinery & Equipment
NSK Corporation	13-20	127145	Machine Overhaul for G2	08/16/2014	13,733.49	Machinery & Equipment
NSK Corporation	13-20	127169	TRB Roller Inspection machine RA3	12/16/2014	13,584.19	Machinery & Equipment
NSK Corporation	13-20	127216	Coolant System Expansion Upgrade	10/16/2015	541,357.55	Machinery & Equipment
NSK Corporation	13-20	127240	Additional Invoice Hub 3 Grind Conveyor Overhaul	04/16/2016	3,950.00	Machinery & Equipment
NSK Corporation	13-20	127242-1	Paint Machine Upgrades	03/16/2016	6,910.98	Machinery & Equipment
NSK Corporation	13-20	127243	Air Compressor Heat Exchanger	02/16/2016	54,648.00	Machinery & Equipment
NSK Corporation	13-20	127248	Ceramic Filter (Kerosene Cleaning System)	09/16/2016	43,211.37	Machinery & Equipment
NSK Corporation	13-20	127257	New Machine/Line Modification	04/16/2016	357,512.86	Machinery & Equipment
NSK Corporation	13-20	127269-1	Toyota RX Lexus Long Bolt Change	09/16/2016	11,005.18	Machinery & Equipment
NSK Corporation	13-20	128091-1	Inner Ring Bore Grinding Machine	06/01/2013	186,592.80	Machinery & Equipment
NSK Corporation	13-20	128093-1	Outer Ring Raceway Grinding Machine	06/01/2013	184,387.20	Machinery & Equipment
NSK Corporation	13-20	128094-1	Outer Ring Carrier	06/01/2013	101,602.40	Machinery & Equipment
NSK Corporation	13-20	128115	V5C1 Grinder Upgrades	04/16/2014	43,043.73	Machinery & Equipment
NSK Corporation	13-20	128122	Grind Coolant System Capacity Increase/Upgrade	12/16/2014	92,056.78	Machinery & Equipment
NSK Corporation	13-20	128130	TRB Roller Inspection machine RA1	12/16/2014	13,584.20	Machinery & Equipment
NSK Corporation	13-20	128172-1	TRB Automatic Roller Insertion Machine	07/16/2015	147,784.77	Machinery & Equipment
NSK Corporation	13-20	128173	FS4 Beltless Chip Conveyor 3G1B1 - Livonia Magneti	11/16/2015	8,959.20	Machinery & Equipment
NSK Corporation	13-20	128197	Install A Ring Superfinish machine on 3C6	01/16/2016	69,938.36	Machinery & Equipment
NSK Corporation	13-20	128206	New Machine/Line Modification	05/16/2016	746,743.37	Machinery & Equipment
NSK Corporation	13-20	128211-1	Toyota RX Lexus Long Bolt Change	09/16/2016	11,005.18	Machinery & Equipment
NSK Corporation	13-20	128237	New Machine/Line Modification Add'l Invoice	05/16/2016	11,636.35	Machinery & Equipment
NSK Corporation	13-20	128248	TRB Piping Improvement above RG1	04/16/2016	4,244.06	Machinery & Equipment
NSK Corporation	13-20	128030	G2 Machine Overhaul	04/16/2013	90,210.35	Machinery & Equipment
NSK Corporation	13-20	129038	Replace Hub3 Weight Scales with Load Cell	06/16/2013	31,763.30	Machinery & Equipment
NSK Corporation	13-20	129047-1	Inner Ring Carrier	06/01/2013	187,508.80	Machinery & Equipment
NSK Corporation	13-20	129085	TRB Roller Inspection machine RA2	12/16/2014	13,584.20	Machinery & Equipment
NSK Corporation	13-20	129089	Vibration & Balancing Analyzer 209E7663F4E	01/16/2015	9,799.28	Machinery & Equipment
NSK Corporation	13-20	129090-1	1G5 Equipment Install	02/16/2015	15,669.23	Machinery & Equipment
NSK Corporation	13-20	129096-1	Cincinnati 350-20 Rough Upgrade	04/16/2015	61,027.86	Machinery & Equipment
NSK Corporation	13-20	129109	AFFF Fire Suppression System	05/16/2015	31,747.38	Machinery & Equipment
NSK Corporation	13-20	129121	Machine Overhaul for G2 - GB120 on Line 3G1B1	08/16/2015	23,475.58	Machinery & Equipment
NSK Corporation	13-20	129132	Air Compressor Dryer #2 Element	11/16/2015	33,195.95	Machinery & Equipment
NSK Corporation	13-20	129144	Air Compressor Dryer #1 Element	11/16/2015	33,195.95	Machinery & Equipment
NSK Corporation	13-20	129169-1	TRB Automatic Roller Insertion Machine - RA3	12/16/2015	139,179.54	Machinery & Equipment
NSK Corporation	13-20	129170	Hub 3 Grind Conveyor Overhaul	01/16/2016	15,550.00	Machinery & Equipment
NSK Corporation	13-20	129192	Grind Machine Safety Cover Modifications	06/01/2016	46,436.24	Machinery & Equipment
NSK Corporation	13-20	129199-1	RA1 & RA3 Roller Insertion Replacements	06/01/2016	190,481.86	Machinery & Equipment
NSK Corporation	13-20	129200	Grind Machine Safety Cover Modifications	06/01/2016	51,762.14	Machinery & Equipment
NSK Corporation	13-20	129930	Chem Lab Fume Hood/Cabinets	04/16/2013	27,479.01	Machinery & Equipment
NSK Corporation	13-20	129933	Rebuild Hub III Tray Changer	07/16/2013	13,555.37	Machinery & Equipment
NSK Corporation	13-20	129939	Inner Ring Stocker	06/01/2013	48,109.00	Machinery & Equipment
NSK Corporation	13-20	129944-1	Inner Ring Raceway Grinding Machine	06/01/2013	159,872.80	Machinery & Equipment
NSK Corporation	13-20	129977	Machine Overhaul for G2	08/16/2014	13,733.50	Machinery & Equipment
NSK Corporation	13-20	129978	Machine Overhaul for G2	08/16/2014	13,733.50	Machinery & Equipment
NSK Corporation	13-20	129988	Install A Ring Superfinish on Machine on 3C5	01/16/2015	73,594.78	Machinery & Equipment
NSK Corporation	13-20	129992	Machine Overhaul for G2	08/16/2014	13,733.49	Machinery & Equipment
NSK Corporation	13-20	129993	FR Hub Wireless Network Upgrades	07/01/2014	73,485.01	Machinery & Equipment
NSK Corporation	13-20	130027-1	Lidkoping CL630 Upgrade - mechanical and electrica	06/16/2015	84,550.96	Machinery & Equipment
NSK Corporation	13-20	130035	LU-300 Chip Conveyor Upgrade on 3G2	11/16/2015	10,188.40	Machinery & Equipment
NSK Corporation	13-20	130052	Additional Invoice for Honda Line Side Labelling -	04/16/2016	13,155.11	Machinery & Equipment
NSK Corporation	13-20	130056	Coolant Return Tank Replacement	09/16/2016	17,104.55	Machinery & Equipment
NSK Corporation	13-20	130094	Coolant & Mist Collection Piping	04/16/2016	26,215.66	Machinery & Equipment
NSK Corporation	13-20	130848	Hub III Flange & OD Runout Check Machine	06/16/2013	199,237.50	Machinery & Equipment
NSK Corporation	13-20	130857-1	Automatic Outer Ring Measuring Machine	06/01/2013	64,512.90	Machinery & Equipment
NSK Corporation	13-20	130865-1	WEIGHT SCALE UPGRADES	02/01/2014	23,747.52	Machinery & Equipment
NSK Corporation	13-20	130871-1	OUTER RING FEEDER RG1 (REPLACEMENT)	06/01/2014	32,027.04	Machinery & Equipment
NSK Corporation	13-20	130872-1	OUTER RING FEEDER RG2 (REPLACEMENT)	06/01/2014	32,027.04	Machinery & Equipment
NSK Corporation	13-20	130873-1	INNER RING FEEDER RG2 (REPLACEMENT)	06/01/2014	10,587.57	Machinery & Equipment
NSK Corporation	13-20	130926	LU-300 Chip Conveyor Upgrade on 3G2	11/16/2015	10,188.40	Machinery & Equipment
NSK Corporation	13-20	130931	Return Tanks TRB (SF Machine RG1 A/OA and RG2 A/OA)	09/16/2015	10,405.24	Machinery & Equipment
NSK Corporation	13-20	130960	Honda Line Side Labelling - 3C2	03/16/2016	23,853.66	Machinery & Equipment
NSK Corporation	13-20	130993	Grind Sward Conveyor Replacement	04/16/2016	56,122.88	Machinery & Equipment
NSK Corporation	13-20	131744-1	Inner Ring Raceway Superfinish Machine	06/01/2013	164,160.38	Machinery & Equipment
NSK Corporation	13-20	131751-1	Outer Ring Auto Supply Machine	06/01/2013	33,856.00	Machinery & Equipment
NSK Corporation	13-20	131769	BACKING PLATE GRINDER	06/01/2014	11,726.81	Machinery & Equipment
NSK Corporation	13-20	131770-1	INNER RING FEEDER RG1 (REPLACEMENT)	06/01/2014	10,587.58	Machinery & Equipment
NSK Corporation	13-20	131771	SECURITY CAMERAS	04/01/2014	65,544.18	Machinery & Equipment
NSK Corporation	13-20	131778-1	Material Handling Improvements for 1G7 B1's	10/16/2014	12,339.20	Machinery & Equipment
NSK Corporation	13-20	131789	Machine Overhaul for G2	08/16/2014	13,733.50	Machinery & Equipment
NSK Corporation	13-20	131806-1	SDGSF Face Grinder Upgrade	04/16/2015	59,946.38	Machinery & Equipment
NSK Corporation	13-20	131811-1	Conveyor for 1G5 - Toyota	04/16/2015	47,919.55	Machinery & Equipment
NSK Corporation	13-20	131821	Surfcom Machine Located in QA Lab	09/16/2015	100,859.22	Machinery & Equipment
NSK Corporation	13-20	131823	Machine Overhaul for G2 - GB120 on Line 2G2	09/16/2015	23,475.59	Machinery & Equipment