



CITY OF FRANKLIN

DEPARTMENT OF COMMUNITY DEVELOPMENT

Staff Report

To: Economic Development Commission Members
From: Dana Monson, Community Development Specialist
Date: June 8, 2021
Re: Case EDC 2021-07– Daechang Seat Co.

Case EDC 2021-07 – Daechang Seat Co.: A request for a 10-year tax abatement on \$15,000,000 in real property investment and a 5-year tax abatement on \$15,000,000 in personal property investment for the building of a new facility. This property is located on Linville Way adjacent to the G & H building. The company is in the process of purchasing 25 acres of the available 40-acre parcel.

Location: Linville Way, Franklin, IN. 46131 41-08-02-043-022.000-009



Summary:

- 1. Characteristics of this location:**
This is currently a 40 acre parcel that has been used for agricultural purposes.
- 2. Characteristics of this petitioner:**
DSC was established in 1979 and has grown into a specialized seat frame company. Their main customers are Kia, Hyundai, and Subaru. The parent company is Korean.
- 3. Characteristics of this project:**
The company is adding this facility as part of their growth plan. They currently have a location in Indianapolis and Alabama in the US and other facilities in Korea and other parts of Asia. This facility

will build seats for Subaru. They anticipate hiring 100 for the first phase and hope to add an additional number with a planned phase 2, although that timeline has not been finalized.

4. Economic Revitalization Area (ERA):

The property is located in a current ERA designated with resolutions 2012-04/05.

5. 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.

6. 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 installation 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.

7. 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 this request follows:

- a. *Diversification of Local Occupations*: This project will bring new manufacturing opportunities to the city. While still in the automotive industry, this company will add the additional skillset for seats to be developed, a product that will not be as heavily impacted by the electrification of vehicles.
 - b. *Diversification of Local Employment*: The project will add 100 new jobs. This location will also enable the company to increase production which could positively impact the number of new jobs at a later date.
 - c. *Increase in Local Salaries*: The average wage for all industries in Johnson County for 2020 was \$19.30. The average hourly wage in Johnson County for Low/moderate wage is \$13.29 per hour. Daechang will pay an average of \$17.50 per hour, below the average but above the low/mod wage.
 - d. *Sustainable Land Use*: This project conforms with the intended use of this property.
 - e. *Future Community Investment*: The applicant should share with the EDC their plans for future community investment and they have indicated they are agreeable to the Economic Development Fee of 2% for real property and personal property.
8. *Conformance with the Comprehensive Plan*: The Comprehensive Plan - Future Land Use Plan identifies this property as Industrial Light. Industrial Light zoning permits the following uses: Industrial Uses • contractor's warehouse/storage facility • dry cleaners (commercial) • light industrial assembly & distribution • light industrial processing and distribution • mini-warehouse self-storage facility • research and development facility • warehouse & distribution facility and wholesale facility.
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 for the first year taxes are assessed at an increased assessment rate.

Staff Comments:

The Mayor's Office has indicated they are supportive of a tax abatement of 10 years for real property and 5 years for personal property for this project based on the investment amount.



CITY OF FRANKLIN

Community Development DEPARTMENT

Tax Abatement Application

Organization/Corporation	Requesting	Tax	Abatement
Organization/Corporation Name: <u>Daechang Seat Co LTD USA</u>			
Name: <u>Mark Kim</u>			
Contact Address: <u>8150 Woodland Drive</u>			
City: <u>Indianapolis</u> State: <u>IN</u> Zip: <u>46278</u>			
Phone Number: <u>317-755-3663 x 102</u>			
Email: <u>mkim@dscusa.net</u>			
Three possible dates before the EDC meeting to conduct a site visit: <u>June 3, 4, or 7</u>			
Name of Owner: _____			
Parent Company (If Applicable): <u>Daechang Seat Co, LTD (based in Korea)</u>			

Primary	Contact	for	Yearly	Compliance	Reports
<u>Tim Conrad</u>					Name: _____
<u>Site Selection Consultant</u>					Title: _____
<u>PO Box 5081</u>					Address: _____
_____					City: _____
<u>Zionsville</u>					State: <u>IN</u> Zip: <u>46077</u>
Phone Number: <u>317-997-3269</u>					
Email: <u>tim.conrad@stimulusllc.com</u>					

Description	of	Project
Project Location/Address: <u>Address not assigned, would be on Linville Way, occupying approx. 25 acres of</u>		
Parcel Number: <u>Parcel 41-08-02-043-022,000-009</u>		
Brief Description of Project:		
<u>Daechang Seat Co LTD USA ("DSC") is a global manufacturer of metal components for automotive seats. This project would see DSC locate a stamping plant which would support its Indiana and Alabama operations.</u>		

Current Assessed Value (AV) of the Property:

- | | |
|--------------|-----------------|
| 1. Land | <u>\$52,500</u> |
| 2. Building | <u>n/a</u> |
| 3. Inventory | <u>n/a</u> |
| 4. Equipment | <u>n/a</u> |

Have building permits been applied for (if applicable): Yes ☒ No ☐

Has equipment been installed (if applicable): Yes ☒ No ☐

Required Attachments:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Completed SB-1 Form(s) | <input type="checkbox"/> Summary of Benefits (if applicable) |
| <input checked="" type="checkbox"/> Legal Description of the Property | <input checked="" type="checkbox"/> Employment Phase-In Schedule |
| <input checked="" type="checkbox"/> Company Financial Statement | <input checked="" type="checkbox"/> Company Investment Timetable |
| <input checked="" type="checkbox"/> Job and Wage Description Information Sheet | <input checked="" type="checkbox"/> Compliance Affidavit |

Type of Abatement RequestedReal Property ☒Personal Property ☒Length of Abatement Requested: 10/5 YearsProject Size (square feet): Approx. 250,000 s.f. Size of Site (acres): Approx. 25 acres

Type of Building:

Multiple Tenants (leased)

Single Tenant (leased)

Owner Occupied

Corporate Headquarters

Capital Investment

1. Real property capital investment only: \$15,000,000
2. Personal property capital investment only: \$15,000,000
3. Total capital investment for proposed project: \$30,000,000

Jobs Created and/or Retained

1. Estimated number of full time jobs created by the proposed project: 100
2. Estimated number of full time jobs retained as a direct result of the proposed project: n/a
3. Total number of full time jobs upon project completion: 100

Wages Created and Retained

1. Average hourly wage rate for new jobs (w/o benefits) \$17.50/hour
2. Average hourly wage rate for jobs retained (w/o benefits) n/a

***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.

See attached

Company Information

How long has the company been in existence? 4 years (note: Parent has operated in Korea since 1979)

Current address of company headquarters and duration at that address: 8150 Woodland Drive
Indianapolis, IN 46278

Approximate percentage of employees at current location who live in the City of Franklin and/or Johnson County: n/a - no current Johnson County operations

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

If yes, when and for what term? 10 years (note this is for a separate facility)

What specifically has the company done to give back to the community:

DSC donates to charitable causes important to employees and the community. The past two years the company has donated to Chin National Day Ceremony.

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)? 2%

**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: 336360.
- (2) The total number of jobs current at the site: 0, the number of those jobs that will be retained as a direct result of the proposed investment 0, and the number of new jobs which will be created as a direct result of the proposed investment 100.
- (3) The total number of full-time employees at the site: 100 (new positions)
- (4) The total number of temporary and/or contract employees currently at the site: n/a.
- (5) The average hourly wages for the new jobs: \$17.50.
- (6) Will the new jobs being created begin as temporary and/or contract employees? Not anticipated
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.: 10 Average Hourly Wage: \$28.30
- (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: 90 Average Hourly Wage: \$16.30

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.**

Company provides a robust benefits package, including health insurance, 401(k) w/ match, ST/LT disability insurance, & PTO. Theses benefits equate to approximately \$3.15/hour in addition to the wages shown above. In addition, the company has a bonus program for exceptional performance/attendance.

EMPLOYMENT PHASE-IN SCHEDULE SAMPLE JOB CREATION/RETENTION TIMETABLE

Year of Abatement	Job Type 1 Production	Job Type 2 Management	Job Type 3	Job Type 4	Total
1st Quarter					
2nd Quarter					
3rd Quarter					
4th Quarter	22	3			25
Year of Abatement	22	3			25
1st Quarter	22	3			25
2nd Quarter	44	6			50
3rd Quarter	44	6			50
4th Quarter	66	9			75
Year of Abatement	66	9			75
1st Quarter	66	9			75
2nd Quarter	66	9			75
3rd Quarter	90	10			100
4th Quarter	90	10			100
TOTAL					

(Likely 2022, depending on building timeline)

SAMPLE COMPANY INVESTMENT TIMETABLE

	Production		Logistics		Total
	Buildings	Equip. Type 1	Equip. Type 2	Equip. Type 3	
Year of Abatement					
1st Quarter					
2nd Quarter					
3rd Quarter					
4th Quarter	5,000,000	5,000,000	100,000	25,000	
Year of Abatement					
1st Quarter					
2nd Quarter					
3rd Quarter					
4th Quarter	5,000,000	5,000,000	50,000	12,500	
Year of Abatement					
1st Quarter	-through 2025 for equipment				
2nd Quarter					
3rd Quarter					
4th Quarter		4,750,000	50,000	12,500	
TOTAL	10,000,000	14,750,000	200,000	50,000	

ENVIRONMENTAL, LAND USE, AND
PERMITTING COMPLIANCE AFFIDAVIT

JEONG GYU KIM
I, ~~Mark Kim~~, (representative) on behalf of Daechang Seat Co LTD USA (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 Daechang Seat Co LTD USA (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, Daechang Seat Co LTD USA (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.

[Signature]
Petitioner

5/28/2021
Date

STATE OF Indiana

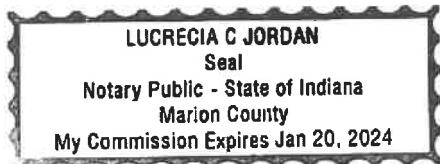
SS:

COUNTY OF Marion

Subscribed and sworn to before me on this 28 Day of May, 2021.

My Commission Expires: Jan 20, 2024

[Signature]
Notary Public



Attachment to Abatement Application

Please explain why the abatement incentive is necessary to the project:

This abatement is necessary in order to support the large investment DSC would be making in the site. The company began operations in North America in 2017, and thus far has chosen to lease space in part due to high construction costs. Abatement would help offset the costs that DSC would incur in building this facility and installing equipment. DSC has conducted a multi-state site search and Franklin's offer of tax abatement assistance was a large factor in making the site decision.

This project would bring benefits to the City. It would diversify the manufacturing labor force and create new assessed value for the community. The project may also have a Phase 2 investment in a few years, which would add more jobs and investment. The project would conform to the City's plan by locating an industrial facility in the business park.

Attachment to Abatement Application

Legal Description

Linville Business Park Block A

Note: The lot is commonly is identified as Parcel 41-08-02-043-022.000-009. This parcel is currently approximately 40.3 acres, and the company would subdivide the parcel by acquiring the Western 25 acres.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R2 | 1-07)

Prescribed by the Department of Local Government Finance

20 23 PAY 20 24

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:

- 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).
- 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.
- 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.
- 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)]
- 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 Daechang Seat Co LTD USA					
Address of taxpayer (number and street, city, state, and ZIP code) 8150 Woodland Drive -- Indianapolis, IN 46278					
Name of contact person Mark Kim		Telephone number (317) 755-3663 x 102		E-mail address mkim@idscusa.net	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body City of Franklin Common Council				Resolution number	
Location of property Parcel 41-08-02-043-022.000-009 (Western 25 acres)		County Johnson		DLGF taxing district number 41009	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Taxpayer would construct an approximately 250,000 SF production facility.				Estimated start date (month, day, year) August 1, 2021	
				Estimated completion date (month, day, year) December 31, 2023	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0	Salaries n/a	Number retained 0	Salaries n/a	Number additional 100	Salaries \$3,640,000
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.		REALESTATEIMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		n/a - no improvements			
Plus estimated values of proposed project		\$15,000,000			
Less values of any property being replaced					
Net estimated values upon completion of project		\$15,000,000			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROVIDED 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 General Manager		Date signed (month, day, year) 05/29/2021	

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 | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Residentially distressed areas | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Occupancy of a vacant building | <input type="checkbox"/> Yes | <input type="checkbox"/> 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 Daechang Seat Co LTD USA									
Address of taxpayer (number and street, city, state, and ZIP code) 8150 Woodland Drive -- Indianapolis, IN 46278									
Name of contact person Mark Kim				Telephone number (317) 755-3663 x 102					
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT									
Name of designating body City of Franklin Common Council				Resolution number (s)					
Location of property Parcel 41-08-02-043-022.000-009 (Western 25 acres)		County Johnson		DLGF taxing district number 41009					
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) DSC will invest in stamping, finishing, and other production equipment, and also have some investment to fill out their facility with IT and logistics equipment.				ESTIMATED					
				START DATE		COMPLETION DATE			
				Manufacturing Equipment		1/1/2022		12/31/2025	
				R & D Equipment					
				Logist Dist Equipment		1/1/2022		12/31/2025	
IT Equipment		1/1/2022		12/31/2025					
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT									
Current number	Salaries	Number retained	Salaries	Number additional	Salaries				
0	n/a	0	n/a	100	\$3.640.000				
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	\$14,750,000				\$200,000		\$50,000		
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 General Manager		Date signed (month, day, year) 05/29/2021				

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; | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> 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:

- | | |
|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> 1 year | <input type="checkbox"/> 6 years |
| <input type="checkbox"/> 2 years | <input type="checkbox"/> 7 years |
| <input type="checkbox"/> 3 years | <input type="checkbox"/> 8 years |
| <input type="checkbox"/> 4 years | <input type="checkbox"/> 9 years |
| <input type="checkbox"/> 5 years ** | <input type="checkbox"/> 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

EXHIBIT C

Real Property Schedule

Linville Way

Parcel Number:

41-08-02-043-022.000-009

Resolution

Daechang Seat Co.

Year	Abatement
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

Personal Property Schedule

Resolution

Daechang Seat Co.

Year	Abatement
1	100%
2	80%
3	60%
4	40%
5	20%

Indiana Tax Abatement Results

- Johnson County, Franklin City - Franklin Twp
- Tax Rate (2021): 3.3879
- Project Name: Daechang

Real Property: \$15,000,000.00

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100%	\$ 0.00	\$0.00	\$0.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$450,000.00
Year 2	95%	\$ 25,409.00	\$0.00	\$25,409.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$424,591.00
Year 3	80%	\$ 101,637.00	\$0.00	\$101,637.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$348,363.00
Year 4	65%	\$ 177,865.00	\$0.00	\$177,865.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$272,135.00
Year 5	50%	\$ 254,093.00	\$0.00	\$254,093.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$195,907.00
Year 6	40%	\$ 304,911.00	\$0.00	\$304,911.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$145,089.00
Year 7	30%	\$ 355,730.00	\$0.00	\$355,730.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$94,270.00
Year 8	20%	\$ 406,548.00	\$0.00	\$406,548.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$43,452.00
Year 9	10%	\$ 457,367.00	(\$7,367.00)	\$450,000.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$0.00
Year 10	5%	\$ 482,776.00	(\$32,776.00)	\$450,000.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$0.00
Totals		\$2,566,336.00	(\$40,143.00)	\$2,526,193.00	\$5,081,850.00	(\$581,850.00)	\$4,500,000.00	\$1,973,807.00

Personal Property: \$15,000,000.00

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100%	\$0.00	\$0.00	\$0.00	\$203,274.00	(\$23,274.00)	\$180,000.00	\$180,000.00
Year 2	80%	\$56,917.00	\$0.00	\$56,917.00	\$284,584.00	(\$32,584.00)	\$252,000.00	\$195,083.00
Year 3	60%	\$85,375.00	\$0.00	\$85,375.00	\$213,438.00	(\$24,438.00)	\$189,000.00	\$103,625.00
Year 4	40%	\$97,572.00	\$0.00	\$97,572.00	\$162,619.00	(\$18,619.00)	\$144,000.00	\$46,428.00
Year 5	20%	\$121,964.00	\$0.00	\$121,964.00	\$152,456.00	(\$17,456.00)	\$135,000.00	\$13,036.00
Totals		\$361,828.00	\$0.00	\$361,828.00	\$1,016,371.00	(\$116,371.00)	\$900,000.00	\$538,172.00

Indiana Tax Abatement Results

- Johnson County, Franklin City - Franklin Twp
- Tax Rate (2021): 3.3879
- Project Name: Daechang

Real Property: \$15,000,000.00

		With Abatement			Without Abatement			Estimated Tax Abatement Savings
	Abatement Percentage	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100%	\$ 0.00	\$0.00	\$0.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$450,000.00
Year 2	95%	\$ 25,409.00	\$0.00	\$25,409.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$424,591.00
Year 3	80%	\$ 101,637.00	\$0.00	\$101,637.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$348,363.00
Year 4	65%	\$ 177,865.00	\$0.00	\$177,865.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$272,135.00
Year 5	50%	\$ 254,093.00	\$0.00	\$254,093.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$195,907.00
Year 6	40%	\$ 304,911.00	\$0.00	\$304,911.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$145,089.00
Year 7	30%	\$ 355,730.00	\$0.00	\$355,730.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$94,270.00
Year 8	20%	\$ 406,548.00	\$0.00	\$406,548.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$43,452.00
Year 9	10%	\$ 457,367.00	(\$7,367.00)	\$450,000.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$0.00
Year 10	5%	\$ 482,776.00	(\$32,776.00)	\$450,000.00	\$508,185.00	(\$58,185.00)	\$450,000.00	\$0.00
Totals		\$2,566,336.00	(\$40,143.00)	\$2,526,193.00	\$5,081,850.00	(\$581,850.00)	\$4,500,000.00	\$1,973,807.00

Personal Property: \$15,000,000.00

		With Abatement			Without Abatement			Estimated Tax Abatement Savings
	Abatement Percentage	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100%	\$0.00	\$0.00	\$0.00	\$203,274.00	(\$23,274.00)	\$180,000.00	\$180,000.00
Year 2	80%	\$56,917.00	\$0.00	\$56,917.00	\$284,584.00	(\$32,584.00)	\$252,000.00	\$195,083.00
Year 3	60%	\$85,375.00	\$0.00	\$85,375.00	\$213,438.00	(\$24,438.00)	\$189,000.00	\$103,625.00
Totals		\$142,292.00	\$0.00	\$142,292.00	\$701,296.00	(\$80,296.00)	\$621,000.00	\$478,708.00