



CITY OF FRANKLIN

Community Development Department

Memorandum

To: City of Franklin Economic Development Commission
From: Dana Monson, Community Development Department
Date: April 15, 2025
Re: Case C 2025-35: NSK Precision America 22-09

Summary:

1. On May 16th 2022, the Franklin Common Council passed Resolution No. 2022-09, approving a 10-year tax abatement with a 2% economic development fee on real property for NSK Precision America, located at 3450 Bearing Drive.
2. Actual and estimated benefits, as projected for 2024:

	Estimated on SB-1	Actual in 2024	Difference
Employees Retained	160	150	-10
Salaries	\$5,990,400	\$10,048,400.95	+\$4,058,000
New Employees	49	0	-49
Salaries	\$1,834,560	\$0	-\$1,834,560
Total Employees	209	150	-59
Total Salaries	\$7,824,960	\$10,048,400.95	+\$2,223,440
Average Hourly Salaries	\$18.00	\$32.21	+\$14.21
Real Property Improvements	\$1,882,000	\$1,542,850.78	-\$339,150

3. The company indicated on their SB-1 that they would add a \$1,882,000 investment in real property to their facility. The work is just beginning, and investment will be shown in the next compliance report. In 2023, they began their investment in equipment and are on track to complete the investment by 2026.
4. In 2022, the company was 62 employees short, 40 of whom will not be hired until the new expansion is complete. In 2023, they increased their hiring and are down by 19, however, wages are significantly higher than estimated. In 2024, they were down by 59 employees, but wages are up. The company is below investment by \$339,150
5. The completion date approved on their SB-1 Form was March 31, 2026. The personal property tax abatement is scheduled to expire in tax year 2036, payable in 2037. Their last year for compliance review will be 2036.

Staff Recommendation: Approval

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

March 14, 2025

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

Re: Tax Abatement Compliance for NSK Precision America, Inc

Dear Mrs. Monson:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with the real and personal property tax abatements which were granted to NSK Precision America, Inc in 2013 and 2022 under Franklin Common Council Resolution No. 13-18, 2022-09 and 2022-10.

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

Resolution 2022-09 and 2022-10 are in the early stages of making the capital investments and job creations, but are still on track to meet the requirements

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 REAL ESTATE IMPROVEMENTS

State Form 51766 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

20 25 PAY 20 26

FORM CF-1 / Real Property

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).

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 form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))
2. Property owners must file this form with the County Auditor and the Designating Body for their review regarding the compliance of the project with the Statement of Benefits (SB-1 / Real Property).
3. This form must accompany the initial deduction application that is filed with the County Auditor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must file an updated form with the County Auditor and the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1)
5. The updated form must be filed annually by May 15, or by the due date for the real property owner's personal property return that is filed in the township where the project is located, whichever is later. (IC 6-1.1-12.1-5.1 (b))
6. With the approval of the Designating Body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1 / Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer NSK Precision America Inc			
Address of taxpayer (number and street, city, state, and ZIP code) PO Box 134007, Ann Arbor, MI 48113			
Name of contact person Amy Miller			Telephone number (734) 478-1311
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body City of Franklin			Resolution number 2022-09
Location of property 3450 Bearing Drive		County Johnson	DLGF taxing district number 41009
Description of real property improvements: Investments in real property improvements and personal property (machinery & equipment/tooling) will be made from 2022-2026			Estimated starting date (month, day, year) 05/01/2022 Estimated completion date (month, day, year) 03/01/2026
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		160	150
Salaries		5,990,400.00	10,048,400.95
Number of employees retained		160	150
Salaries		5,990,400.00	10,048,400.95
Number of additional employees		49	
Salaries		1,834,560.00	
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project			2,990,400.00
Plus: Values of proposed project		1,882,000.00	
Less: Values of any property being replaced			
Net values upon completion of project			
ACTUAL		COST	ASSESSED VALUE
Values before project			2,990,400.00
Plus: Values of proposed project		1,542,850.78	462,855.23
Less: Values of any property being replaced			
Net values upon completion of project			3,453,255.23
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 Tax Agent	Date signed (month, day, year) 3/28/2025

Company Name	Site Code	Asset #	Asset Description	Acq Date	Cost	Asset Category
NSK Precision America, Inc	2022-09	154769	B-4 Building Expansion (NPA) (FAC)	1/14/2024	962,457.26	Real Property
NSK Precision America, Inc	2022-09	151378	B-4 Truck Dock (FAC) (NPA) (2022)	5/26/2023	243,481.00	Real Property
NSK Precision America, Inc	2022-09	153148	B-4 Truck Dock Overspend (FAC) (NPA) (2022)	5/26/2023	190,770.00	Real Property
NSK Precision America, Inc	2022-09	154880	Office Carpet Replacement(FAC) (NPA)	3/22/2024	52,509.52	Real Property
NSK Precision America, Inc	2022-09	153162	XY Production Increase (NPA) (2022) (EQPT)	5/23/2023	49,733.00	Real Property
NSK Precision America, Inc	2022-09	150641	Rooftop Replacements #6 and #7 (FAC) (NPA) (2021)	7/6/2022	43,900.00	Real Property
					1,542,850.78	