

**GREENWOOD REDEVELOPMENT COMMISSION**

**RESOLUTION NO. 2023-06**

**A RESOLUTION APPROVING AN APPLICATION FOR PROPERTY TAX  
DEDUCTIONS FOR CERTAIN PERSONAL PROPERTY LOCATED WITHIN THE  
CENTRAL EXPANSION ECONOMIC DEVELOPMENT AREA (Nachi Technology, Inc.)**

WHEREAS, the City of Greenwood, Indiana, recognizes the need to stimulate growth and maintain a sound economy within its corporate limits;

WHEREAS, the City of Greenwood Redevelopment Commission (“Commission”) further recognizes that it is in the best interest of the City of Greenwood to provide incentives to stimulate investment within the community;

WHEREAS, Ind. Code § 6-1.1-12.1 *et. seq.* provides for a program of real and personal property tax abatement within “economic revitalization areas” (“ERA”) and provides for the adoption of such a program ;

WHEREAS, the City of Greenwood Redevelopment Commission (“Commission”), has designated various areas within the City’s corporate boundaries as economic development areas (“EDA’s”) as defined in Ind. Code § 36-7-14 and designated portions of these EDA’s as allocation areas as defined in Ind. Code § 36-7-14-39;

WHEREAS, Nachi Technology, Inc. (“Applicant”) owns certain real estate, a complete legal description of which is included in Composite Exhibit A, attached hereto and incorporated herein (“Real Estate”), which is located in an allocation area designated by the Redevelopment Commission;

WHEREAS, Applicant intends to invest approximately \$13,600,000 in personal property manufacturing equipment improvements in the economic development area, a complete legal description of the subject real property is included in Composite Exhibit A, attached hereto and incorporated herein (“Real Estate”);

WHEREAS, Applicant’s investment in personal property improvements will create additional employment positions and additional payroll in the City;

WHEREAS, Applicant filed its Statements of Benefits Personal Property (SB-1/PP), with the City of Greenwood and submitted its Application for Property Tax Abatement, which are attached hereto as part of composite Exhibit A on June 12, 2023;

WHEREAS, the Commission has reviewed Applicant’s Statements of Benefits Personal Property (SB-1/PP) form and been otherwise duly advised in the premise and has determined that it is in the best interests of the City to allow the deduction as described in Composite Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF GREENWOOD, THAT:

Section 1. The Commission has reviewed the application for Personal Property Tax Abatement submitted by Applicant, including the Statements of Benefits for Personal Property and other information brought to its attention and hereby approves the Application. A copy of the Application is hereby attached as Exhibit A and is incorporated herein.

Section 2. This Resolution shall be effective as of its date of adoption.

**[Remainder of Page Intentionally Left Blank]**

Adopted on the 11<sup>th</sup> day of July, 2023, by a vote of 4 ayes, 0 nays.

GREENWOOD REDEVELOPMENT COMMISSION

Kevin A. Hoover

KEVIN A. HOOVER, VICE-PRESIDENT

ATTEST:

Bryan K. Harris

Bryan K. Harris, Secretary

**TAX  
ABATEMENT  
APPLICATION  
KIT**

Application for  
Property Tax Abatement  
City of Greenwood

	Applicant	Property Owner
Name	Nachi Tool America	Nachi Technology, Inc.
Address	715 Pushville Road, Greenwood, IN 46143	713 Pushville Road, Greenwood, IN 46143
Contact	Joshua Case 317-826-8150 Joshua.case.xm@nachi.com	

Project Description:  
(Describe Proposed Project In Detail)  
(Attach Copy of Statement of Benefits form)

Nachi is a worldwide manufacturer of innovative products: bearings, precision cutting tools, hydraulic equipment, machine tools, robots and high-speed steel. The company plans to expand services into manufacturing drills. For this to occur, the company will need to invest in additional advanced manufacturing equipment, making them more efficient and increasing their already high-quality products. The economics of this project are contingent on the availability of economic development incentives – especially personal property tax abatement, as the cost of integrating more advanced technology into their equipment lines is high and the business case of maintaining their production process here is one that is constantly being analyzed.

**Company History:**

(Give general description/history of the company)

(Attach copy of Statement of Benefits form)

Nachi is a worldwide manufacturer of innovative products: bearings, precision cutting tools, hydraulic equipment, machine tools, robots and high-speed steel. They are proud to deliver products manufactured to the highest possible standards and maintain an ongoing commitment to incredible quality. At Nachi, they develop technology for both product and process. Spanning from specialty steels used in the manufacture of cutting tools and bearings to the equipment used in their manufacture and beyond, to the equipment that is used by their customers in their manufacturing facilities. Also, as an OEM supplier of bearings and hydraulics they touch directly to the ultimate end user of their customers' products. They control every facet of the manufacturing processes and their manufacturing equipment and processes are utilized worldwide. The company has called Greenwood, Indiana its US headquarters home since 2009 and many years prior to that, founded multiple subsidiaries of its now expansive company in Indiana. The company sincerely values their partnership with Greenwood and is looking forward to that relationship continuing.

**Project Questionnaire**

(Circle answer or fill in the blank)

1. Facility will be: ☒ (a) manufacturing (c) distribution  
(b) assembly (d) other
2. Real estate/buildings will be: (a) leased (b) purchased  
2A. What is anticipated closing date:
3. Project will be: ☒ (a) new company (c) relocation in Indiana  
☒ (b) new expansion (d) relocation from out of state
4. Will project be developed in stages: (a) yes (b) no  
4A. If yes, explain:
5. Projected construction start date is:
6. Projected start-up date for operation is:
7. What are the projected investments and jobs goals?

Real Estate:

Improvements:

Machinery/Equipment: \$13,600,000Jobs Retained: 35Jobs Created: 5

8. Abatement is requested for: (a) real property only  
☒ (b) machinery/equipment only  
(c) both
9. Abatement schedule requested is (circle appropriate response):  
A. Real Property B. Machinery/Equipment  
(1) 3-year ☒ (1) 3-year  
(2) 6-year ☒ (2) 5-year  
(3) 10-year
10. If applicant is a corporation:
- A. What is the State of incorporation: Applicant is a New York corporation
- B. In what states is the corporation licensed to do business: Applicant is licensed to do business in all states.

11. Which approvals or permits will this project require?

- |                      |                       |
|----------------------|-----------------------|
| (a) zoning change    | (e) variance          |
| (b) annexation       | (f) special exception |
| (c) plat approval    | (g) building permit   |
| (d) development plan | (h) Other:            |

12. Will additional public facilities/infrastructure be required?

- (a) yes      ☒ (b) no

12A. If yes, which one?

- |                    |              |
|--------------------|--------------|
| (a) water main     | (d) drainage |
| (b) sanitary sewer | (d) other:   |
| (c) street         |              |

12B. Which improvements will be installed by developer?

13. Is there a parent corporation:      (a) yes      (b) no

13A. If yes, give:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Contact: \_\_\_\_\_

14. Is there a subsidiary or affiliated corporation:      (a) yes      (b) no

14A. If yes, give:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Contact: \_\_\_\_\_

15. Has applicant procured legal counsel?      (a) yes      (b) no

15A. If yes, give:

Firm: In-House Counsel  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Contact: \_\_\_\_\_

**Property Description**

- (a) Give general description, location, address, etc.
  - a. See attached Exhibit A
- (b) Attach copy of legal description
  - a. See attached Exhibit A
- (c) Attach area map – identify nearby landmarks/street
  - a. See attached Exhibit A

**Submission Checklist**

- |    |  |       |
|----|--|-------|
| 1. | Application Form Completed and Signed    | _____ |
| 2. | Legal Description of Property            | _____ |
| 3. | Area Map of Property                     | _____ |
| 4. | Recent Annual Report (or equivalent)     | _____ |
| 5. | Statement of Benefits Form               | _____ |
| 6. | Financial Worksheets No. 1 and No. 2     | _____ |
| 7. | Summary of Tax and Abatement Projections | _____ |



**Summary of Tax and Abatement Projections****I. Current Conditions:**

A.	Current Annual Real Estate Taxes:	<u>\$262,028.67</u>
B.	Current Annual Personal Property Taxes:	<u>\$682,724.78</u>
C.	Combined Total:	<u>\$944,754.65</u>
D.	Projected 10-Year Combined Total:	<u>\$9,447,546.50</u>

**II. Projected Conditions Without Abatement:**

A.	Projected Annual Real Estate Taxes:	<u>\$262,028.67</u>
B.	Projected Annual Personal Property Taxes:	<u>\$140,560.00</u>
C.	Combined Total:	<u>\$402,588.67</u>
D.	Projected 10-Year Combined Total:	<u>\$4,025,886.70</u>

**III. Projected Conditions With Abatement:**

A.	Projected 10-Year Real Estate Taxes:	<u>\$2,620,298.73</u>
B.	Projected 10-Year Abatement:	<u>N/A</u>
C.	Projected 10-Year Personal Property Taxes:	<u>\$853,200.00</u>
D.	Projected 3-Year Abatement:	<u>\$376,710.00</u>

**Projected Total**

E.	Total Amount Abated:	<u>\$376,710.00</u>
F.	Total Taxes to be Paid:	<u>\$853,200.00</u>

Note: Attached Worksheets

[illegible]

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
(A) Current Land Taxes Paid*	\$ 46,298.86	\$ 46,298.86	\$ 46,298.86	\$ 46,298.86	\$ 46,298.86	\$ 46,298.86	\$ 46,298.86	\$ 46,298.86	\$ 46,298.86	\$ 46,298.86	\$ 462,988.62
(B) Current Building Taxes Paid	\$ 215,729.81	\$ 215,729.81	\$ 215,729.81	\$ 215,730.81	\$ 215,730.81	\$ 215,730.81	\$ 215,731.81	\$ 215,731.81	\$ 215,731.81	\$ 215,731.81	\$ 2,157,310.11
Assessed Value Proposed Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(C) Estimated Taxes on Proposed Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Abatement Percentage by Year	100%	75%	60%	40%	20%	10%	5%	0%	0%	0%	0%
(D) Taxes Abated	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(C) Estimated Taxes on Equipment	\$ 140,560.00	\$ 196,790.00	\$ 147,590.00	\$ 112,430.00	\$ 105,420.00	\$ 105,420.00	\$ 105,420.00	\$ 105,420.00	\$ 105,420.00	\$ 105,420.00	\$ 1,229,930.00
Abatement Percentage by Year	100%	86%	33%	0%	0%	0%	0%	0%	0%	0%	0%
(D) Taxes Abated	\$ 140,560.00	\$ 147,590.00	\$ 88,560.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 376,710.00
(E) Est. Property Taxes on Developed Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(E) Est. Taxes on New Non-Manu Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(E) Est. Property Taxes on Inventory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(F) Taxes on Existing Personal Property	\$ 682,724.78	\$ 682,724.78	\$ 682,724.78	\$ 682,724.78	\$ 682,724.78	\$ 682,724.78	\$ 682,724.78	\$ 682,724.78	\$ 682,724.78	\$ 682,724.78	\$ 6,827,247.76
(X) Current Taxes (A+B+F)	\$ 944,753.45	\$ 944,753.45	\$ 944,753.45	\$ 944,754.45	\$ 944,754.45	\$ 944,754.45	\$ 944,755.45	\$ 944,755.45	\$ 944,755.45	\$ 944,756.45	\$ 9,447,546.50
(Y) Taxes W/O Abatement (B+Cs+E4+F4)	\$ 1,036,014.59	\$ 1,095,244.59	\$ 1,046,044.59	\$ 1,010,905.59	\$ 1,003,875.59	\$ 1,003,875.59	\$ 1,003,876.59	\$ 1,003,876.59	\$ 1,003,876.59	\$ 1,003,877.59	\$ 10,214,467.87
(Z) Est. Taxes W/Abatement (Ys-Ds)	\$ 898,454.59	\$ 947,654.59	\$ 957,484.59	\$ 1,010,905.59	\$ 1,003,875.59	\$ 1,003,875.59	\$ 1,003,876.59	\$ 1,003,876.59	\$ 1,003,876.59	\$ 1,003,877.59	\$ 9,837,757.87

I hereby certify, under penalties of perjury, that the information and representations made in this application and the attached supporting documents are true and accurate statements.

John Case  
Signature of Applicant

State of Indiana       )  
                                  )  
County of Johnson )       SS:

Subscribed and sworn to before me this 5<sup>th</sup> day of July, 2023.

Jessica R Billman  
Signature of Notary

County of Residence:  
Johnson

Jessica R Billman  
Notary Public's Name (typed or printed)

My Commission Expires:  
April 1, 2029



## EXHIBIT A - RDC RES. 2023-06

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General Description, Location, Address, Etc.

715 Pushville Road, Greenwood, IN 46143; Parcel # 41-05-16-012-006.000-030

The company plans to expand and improve its manufacturing lines through \$13,600,000 of investment in new advanced-technology manufacturing equipment, specifically for manufacturing drills, and 5 new jobs through the end of 2024.

### Company Description

Nachi is a worldwide manufacturer of innovative products: bearings, precision cutting tools, hydraulic equipment, machine tools, robots and high-speed steel. They are proud to deliver products manufactured to the highest possible standards and maintain an ongoing commitment to incredible quality. At Nachi, they develop technology for both product and process. Spanning from specialty steels used in the manufacture of cutting tools and bearings to the equipment used in their manufacture and beyond, to the equipment that is used by their customers in their manufacturing facilities. Also, as an OEM supplier of bearings and hydraulics they touch directly to the ultimate end user of their customers' products. They control every facet of the manufacturing processes and their manufacturing equipment and processes are utilized worldwide. The company has called Greenwood, Indiana its US headquarters home since 2009 and many years prior to that, founded multiple subsidiaries of its now expansive company in Indiana. The company sincerely values their partnership with Greenwood and is looking forward to that relationship continuing.

### Abatement Schedule Requested

Traditional 3 year schedule:

Year 1 100%

Year 2 66%

Year 3 33%

### Explain why Abatement is Necessary

The economics of this project are contingent on the availability of economic development incentives – specifically personal property tax abatement, as the cost of integrating more advanced technology into the company's equipment lines is high and the business case of maintaining their production process here is one that is constantly being analyzed by their foreign leaders.

### Legal Description

NE NW NE S16 T13 R4

### Area Map



**STATEMENT OF BENEFITS  
PERSONAL PROPERTY**

State Form 51764 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

EXHIBIT A - RDC RES. 2023-06

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FORM SB-1 / PP

**PRIVACY NOTICE**

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

**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.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
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 or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 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 January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION								
Name of taxpayer <b>Nachi Tool America</b>			Name of contact person <b>Joshua Case</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>715 Pushville Road, Greenwood, IN 46143</b>				Telephone number <b>( 317 ) 826-8150</b>				
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT								
Name of designating body <b>Greenwood Common Council</b>			Resolution number (s)					
Location of property <b>715 Pushville Road, Greenwood, IN 46143</b>		County <b>Johnson</b>		DLGF taxing district number <b>41-030</b>				
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.)  Nachi is a worldwide technology manufacturer of innovative products: bearings, precision cutting tools, hydraulic equipment, machine tools, robots and high-speed steel. The company plans to expand its manufacturing capabilities through investment in new advanced technology manufacturing equipment.			ESTIMATED					
			START DATE		COMPLETION DATE			
			Manufacturing Equipment		<b>07/01/2023</b>	<b>12/31/2024</b>		
			R & D Equipment					
			Logist Dist Equipment					
IT Equipment								
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT								
Current Number <b>35</b>	Salaries <b>\$2,060,157</b>	Number Retained <b>35</b>	Salaries <b>\$2,060,157</b>	Number Additional <b>5</b>	Salaries <b>\$228,800</b>			
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT								
<b>NOTE:</b> 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	<b>13,600,000</b>							
Plus estimated values of proposed project								
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 <b>Joshua Case, CPA</b>				Date signed (month, day, year) <b>7/5/2023</b>				
Printed name of authorized representative <b>Joshua Case, CPA</b>				Title <b>Controller/Treasurer</b>				



## EXHIBIT A - RDC RES. 2023-06

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 \_\_\_\_\_. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

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

1. Installation of new manufacturing equipment;
2. Installation of new research and development equipment;
3. Installation of new logistical distribution equipment.
4. Installation of new information technology equipment;

☐ Yes ☐ No ☐ Enhanced Abatement per IC 6-1.1-12.1-18  
☐ Yes ☐ No *Check box if an enhanced abatement was*  
☐ Yes ☐ No *approved for one or more of these types.*  
☐ Yes ☐ No

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new information technology equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. (One or both lines may be filled out to establish a limit, if desired.)

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 is allowed for:

☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 ☐ Enhanced Abatement per IC 6-1.1-12.1-18  
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10 *Number of years approved: \_\_\_\_\_*  
*(Enter one to twenty (1-20) years, may not exceed twenty (20) years.)*

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No  
 If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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 by: (signature and title of authorized member of designating body)	Telephone number ( )	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

## IC 6-1.1-12.1-17

## Abatement schedules

**Sec. 17.** (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.