











**Project Nucor Steel - Pier Street Expansion  
City of Memphis Tax Schedule**

City of Memphis Tax Rate: \$3.40	Real Property			
	Full Taxes	% of taxes paid	Taxes Paid after Abatement	Taxes Abated
<b>Value</b>	<b>\$ 1,700,000</b>			
Year 1	\$ 23,120	25%	\$ 5,780	\$ 17,340
Year 2	\$ 23,120	25%	\$ 5,780	\$ 17,340
Year 3	\$ 23,120	25%	\$ 5,780	\$ 17,340
Year 4	\$ 23,120	25%	\$ 5,780	\$ 17,340
Year 5	\$ 23,120	25%	\$ 5,780	\$ 17,340
Year 6		25%	\$ -	\$ -
Year 7		25%	\$ -	\$ -
Year 8		25%	\$ -	\$ -
Year 9		25%	\$ -	\$ -
Year 10		25%	\$ -	\$ -
Year 11		25%	\$ -	\$ -
Year 12		25%	\$ -	\$ -
Year 13		25%	\$ -	\$ -
Year 14		25%	\$ -	\$ -
Year 15		25%	\$ -	\$ -
<b>Total</b>	<b>\$ 115,600</b>		<b>\$ 28,900</b>	<b>\$ 86,700</b>

**Total Real Property Taxes Abated: \$ 198,135**  
**Payments Made in Lieu of Taxes: \$ 66,045**

**Project Nucor Steel - Pier Street Expansion  
Shelby County Tax Schedule**

Shelby County Tax Rate: \$4.37	Personal Property				
	Full Taxes	Depreciation Rate	% of taxes paid	Taxes Paid after Abatement	Taxes Abated
<b>Value</b>	<b>\$ 6,100,000</b>				
Year 1	\$ 70,374	0.88	25%	\$ 17,594	\$ 52,780
Year 2	\$ 59,978	0.75	25%	\$ 14,995	\$ 44,983
Year 3	\$ 50,382	0.63	25%	\$ 12,596	\$ 37,786
Year 4	\$ 39,986	0.50	25%	\$ 9,997	\$ 29,989
Year 5	\$ 30,389	0.38	25%	\$ 7,597	\$ 22,792
Year 6		0.25	25%	\$ -	\$ -
Year 7		0.20	25%	\$ -	\$ -
Year 8		0.20	25%	\$ -	\$ -
Year 9		0.20	25%	\$ -	\$ -
Year 10		0.20	25%	\$ -	\$ -
Year 11		0.20	25%	\$ -	\$ -
Year 12		0.20	25%	\$ -	\$ -
Year 13		0.20	25%	\$ -	\$ -
Year 14		0.20	25%	\$ -	\$ -
Year 15		0.20	25%	\$ -	\$ -
<b>Total</b>	<b>\$ 251,109</b>			<b>\$ 62,779</b>	<b>\$ 188,330</b>

**Project Nucor Steel - Pier Street Expansion  
City of Memphis Tax Schedule**

City of Memphis Tax Rate: \$3.40	Personal Property				
	Full Taxes	Depreciation Rate	% of taxes paid	Taxes Paid after Abatement	Taxes Abated
<b>Value</b>	<b>\$ 6,100,000</b>				
Year 1	\$ 54,754	0.88	25%	\$ 13,689	\$ 41,065
Year 2	\$ 46,665	0.75	25%	\$ 11,666	\$ 34,999
Year 3	\$ 39,199	0.63	25%	\$ 9,800	\$ 29,399
Year 4	\$ 31,110	0.50	25%	\$ 7,778	\$ 23,332
Year 5	\$ 23,644	0.38	25%	\$ 5,911	\$ 17,733
Year 6		0.25	25%	\$ -	\$ -
Year 7		0.20	25%	\$ -	\$ -
Year 8		0.20	25%	\$ -	\$ -
Year 9		0.20	25%	\$ -	\$ -
Year 10		0.20	25%	\$ -	\$ -
Year 11		0.20	25%	\$ -	\$ -
Year 12		0.20	25%	\$ -	\$ -
Year 13		0.20	25%	\$ -	\$ -
Year 14		0.20	25%	\$ -	\$ -
Year 15		0.20	25%	\$ -	\$ -
<b>Total</b>	<b>\$ 195,372</b>			<b>\$ 48,844</b>	<b>\$ 146,528</b>

**Total Personal Property Taxes Abated: \$ 334,858**  
**Payments Made in Lieu of Taxes: \$ 111,623**



**City of Memphis, Shelby County, Tennessee  
Project Nucor Steel - Pier Street Expansion  
Economic Impact and Benefit/Cost Analysis**

**Payback Summary**

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Length of PILOT (years)		5
Total Taxes Forgone	\$	532,993
Hard Costs	\$	-
Total Taxes Forgone and Hard Costs	\$	532,993
Tax Revenues From Construction	\$	73,270
Tax Revenues From Operations During PILOT Period	\$	344,555
Property Tax Revenues Received During PILOT Period	\$	177,668
Total Tax Revenues Received During PILOT Period	\$	595,493
Benefit/Cost Ratio		1.12

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**Projected Costs:**

*Hard Costs* (land, infrastructure, etc.)  
None.

*Opportunity Costs*  
Local government is requested to forgo for a period of years the opportunity to collect taxes on site improvement, building, and industrial equipment that are a part of the project.

Benefit/Cost Ratio: The sum of tax revenues from construction, operations and property during the PILOT period divided by the total taxes forgone.

**City of Memphis, Shelby County, Tennessee  
Project Nucor Steel - Pier Street Expansion**

**Estimated Fees**

Application Fee (Graduated Scale)	\$ 3,000
Closing Fees (5% of Total Taxes Forgone) (Maximum of \$300,000) (Less Application Fee)	\$ 23,650
City of Memphis Personal Property Fees for PILOT (5% of Taxes Abated) (Maximum \$50,000)	\$ 7,326
Shelby County Personal Property Fees for PILOT (5% of Taxes Abated) (Maximum \$50,000)	\$ 9,417
<b>Total Fees</b>	<b>\$ 43,393</b>