

PILOT

PAYMENT-IN-LIEU-OF-TAX APPLICATION



**100 Peabody Place, Suite 1100
Memphis, TN 38103
(901) 341-2100**

Please submit your application online at www.growth-engine.org

**APPLICATION FOR PILOT
ECONOMIC DEVELOPMENT GROWTH ENGINE INDUSTRIAL DEVELOPMENT BOARD OF
CITY OF MEMPHIS AND SHELBY COUNTY, TENNESSEE**

Applicant

Company Name: Amazon.com.dedc, LLC
Company Contact: Ryan Wilson; Manager, Economic Development
Mailing Address: 410 Terry Avenue North
City: Seattle State: WA Zip: 98109
Telephone: 206-646-2780 Fax: N/A
Federal Employer Identification Number: 91-2071079
Applicant's Legal Structure: Limited Liability Corporation

If any outside consultants will be representing the applicant (accounting firm, law firm or site consultant) in applying for this PILOT, please provide the following:

Company Name Bradley, Arant, Boult, Cummings, LLP
Contact Name: Alex Leath
Mailing Address: 1819 5th AVE N
City: Birmingham State: AL Zip: 35203
Telephone: 205-521-8899 Fax: _____

Project Location

- A. Address: See Site Plan
- B. Tax Parcel Numbers: _____
- C. City of Memphis: Yes No
- D. New Market Tax Credit Eligible Site: Yes No

Project Description

Briefly describe the applicant's principal business activities to be conducted at the Project Site: _____

Amazon is considering locating a new receive center to support the North America fulfillment network.
The facility will collect and repackage products for distribution to fulfillment centers across the country.

Project - Real Property Investment

- Building a new 615,440 sq. ft. facility
- Purchasing an existing facility, and Making renovations or additions
- Leasing 615,440 sq. ft. of an existing facility and Making renovations or additions

Category	Capital Investment
Purchase Price of Land	\$
Purchase Price of Building	\$
New Construction/Site Improvements	\$ 39,698,406
Renovation of Existing Structure	\$
Soft Costs	\$
TOTAL	\$ 39,698,406

Project - Personal Property Investment

Group	New	Relocated²
1 – Furniture, Fixtures, General Equipment & All Other Property Not Listed in Another Group	\$	\$
2 – Computers, Copiers, Fax Machines, Peripherals & Tools	\$	\$
3 -- Molds, Dies & Jigs	\$	\$
4 – Aircraft, Towers & Boats ¹	\$	\$
5 – Manufacturing Machinery	\$ 23,300,800	\$
6 – Billboards, Tanks & Pipelines	\$	\$
7 – Scrap Property ¹	\$	\$
8 – Raw Material & Supplies ¹	\$	\$
9 – Vehicles ¹	\$	\$
TOTAL	\$ 23,300,800	\$

¹Vehicles, towers, scrap and inventory are not eligible for a PILOT agreement, but the value of these items may be included in the determination of the PILOT benefit. ²Depreciated value.

Items to be submitted with this application

N/A Tax Compliance – Provide documentation demonstrating payment of all municipal, county, state, and federal taxes due for all properties owned by the Applicant located within Shelby County.

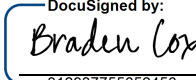
X Application Fee (\$3,000.00)

Other

X Applicant Financial Information – Staff will need to review audited financial statements for the most recent three fiscal years.

This Application is made in order to induce EDGE to grant financial incentives to Applicant. Applicant represents and warrants that the statements contained herein or attached hereto are true and correct to the best of their knowledge and include all information materially significant to EDGE in its consideration of this Application.

Applicant has read and agrees to comply with all requirements of the EDGE PILOT Program Policies and Procedures. Applicant specifically agrees to pay all reasonable costs, fees, and expenses incurred by EDGE in connection with this Application, whether or not the financial incentives are granted or the Project is consummated.

Applicant:  Date: October 9, 2017
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Vice President

PROJECT EMPLOYMENT

Position	# of Full-time Jobs ¹	Average Annual Base Pay ²		Annual Overtime/ Incentive Pay ³		Annual Benefits ⁴		Annual Total Compensation	
		Each	Total	Each	Total	Each	Total	Each	Total
Tier 1 Associate	575	\$12.83	\$15,344,680			\$5,865	\$3,372,375	\$32,551	\$18,717,055
Management	25	\$38.46	\$1,999,920			\$5,865	\$146,625	\$85,862	\$2,146,545
Total	600		\$17,344,600				\$3,519,000		\$20,863,600
Average			\$13.90				\$5,865		\$34,772

Definitions:

¹Permanent jobs or combination of permanent positions that provide employment of 1,600 hours or more within a year that is employed directly by the Applicant or employed by a contract employer on behalf of the Applicant.

²Annual base wage must exceed \$12 per hour to be included, please show payments as annual average wages.

³Include paid overtime, paid holidays and vacation pay. Do not include discretionary bonus or stock options.

⁴Include health insurance, dental insurance, 401K plans, paid sick leave, bonus compensation, etc.