

# PILOT

## PAYMENT-IN-LIEU-OF-TAX APPLICATION



ECONOMIC DEVELOPMENT  
**GROWTH ENGINE**  
FOR MEMPHIS & SHELBY COUNTY

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

Please submit your application online at [www.growth-engine.org](http://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: BARRETT DISTRIBUTION CENTERS, LLC  
Company Contact: ARTHUR BARRETT  
Mailing Address: 15 FREEDOM WAY  
City: FRANKLIN State: MA Zip: 02038  
Telephone: 508-298-6536 Fax: \_\_\_\_\_  
Federal Employer Identification Number: 27-4091839  
Applicant's Legal Structure: Legal Liability Company

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: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

**Project Location**

- A. Address: 6100 E. HOLMES RD - MEMPHIS TN  
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: \_\_\_\_\_

THIRD PARTY WAREHOUSING AND DISTRIBUTION CENTER OPERATIONS. INITIAL PROJECT FOR THIS LOCATION IS APPAREL DISTRIBUTION AND ORDER FULFILLMENT CONSISTING OF BOTH FULL CARTON AND INDIVIDUAL GARMENT PICKING AS WELL AS VALUE-ADDED SERVICES.

**Project - Real Property Investment**

- Building a new \_\_\_\_\_ sq. ft. facility  
 Purchasing an existing facility, and  Making renovations or additions  
 Leasing 414,500 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	\$
Renovation of Existing Structure	\$ 1,200,000
Soft Costs	\$
TOTAL	\$ 1,200,000

**Project - Personal Property Investment**

Group	New	Relocated <sup>2</sup>
1 – Furniture, Fixtures, General Equipment & All Other Property Not Listed in Another Group	\$ 7,286,631	\$
2 – Computers, Copiers, Fax Machines, Peripherals & Tools	\$ 145,000	\$
3 -- Molds, Dies & Jigs	\$	\$
4 – Aircraft, Towers & Boats <sup>1</sup>	\$	\$
5 – Manufacturing Machinery	\$	\$
6 – Billboards, Tanks & Pipelines	\$	\$
7 – Scrap Property <sup>1</sup>	\$	\$
8 – Raw Material & Supplies <sup>1</sup>	\$	\$
9 – Vehicles <sup>1</sup>	\$	\$
TOTAL	\$ 7,431,631	\$

<sup>1</sup>Vehicles, 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. <sup>2</sup>Depreciated value.

**Items to be submitted with this application**

- 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.
- Application Fee (\$3,000.00)

**Other**

- 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: Arthur F. Barrett, member

Date: 3/6/18

PROJECT EMPLOYMENT - 2019/2020

Position	#of Full-time Jobs	Average Annual Base Pay		Overtime/Incentive Pay		Annual Benefits		Annual Total Compensation	
		Each	Total	Each	Total	Each	Total	Each	Total
General Manager	1	\$ 180,250	\$ 180,250	\$ 14,420	\$ 14,420	\$ 28,595	\$ 28,595	\$ 223,265	\$ 223,265
Operations Manager	2	\$ 128,750	\$ 257,500	\$ 10,300	\$ 20,600	\$ 26,277	\$ 52,554	\$ 165,327	\$ 330,654
Warehouse Supervisor	5	\$ 72,100	\$ 360,500	\$ 1,800	\$ 9,000	\$ 21,358	\$ 106,788	\$ 95,258	\$ 476,288
Office Manager	1	\$ 46,350	\$ 46,350	\$ 1,800	\$ 1,800	\$ 18,229	\$ 18,229	\$ 66,379	\$ 66,379
Inventory Control	2	\$ 46,350	\$ 92,700	\$ 1,800	\$ 3,600	\$ 18,229	\$ 36,458	\$ 66,379	\$ 132,758
Wave Planner	2	\$ 53,560	\$ 107,120	\$ 1,800	\$ 3,600	\$ 16,602	\$ 33,203	\$ 71,962	\$ 143,923
Maintenance	1	\$ 61,800	\$ 61,800	\$ 1,800	\$ 1,800	\$ 17,603	\$ 17,603	\$ 81,203	\$ 81,203
Slotter	1	\$ 46,350	\$ 46,350	\$ 1,800	\$ 1,800	\$ 15,726	\$ 15,726	\$ 63,876	\$ 63,876
Security Guard	3	\$ 38,760	\$ 116,280	-	\$ -	-	\$ -	\$ 38,760	\$ 116,280
Direct Labor - Warehouse	51	\$ 29,848	\$ 1,522,248	\$ 4,285	\$ 218,525	\$ 12,696	\$ 647,501	\$ 46,829	\$ 2,388,273
Shift Lead	5	\$ 36,244	\$ 181,220	\$ 4,924	\$ 24,622	\$ 13,948	\$ 69,739	\$ 55,116	\$ 275,581
Total	74		\$ 2,972,318		\$ 299,767		\$ 1,026,396		\$ 4,298,481
Average			\$ 40,166.46		\$ 4,050.90		\$ 13,870.22		\$ 58,087.58

# New Markets Tax Credits (NMTC) Interactive Map

Your project may be eligible for the NMTC Program based on its location in a qualified census tract. This mapping tool helps assess eligibility using census-based criteria from the 2011-2015 and 2006-2010 American Community Surveys. Either census database may be used to evaluate eligibility through a transition period ending October 31, 2018.\*

Enter an address or U.S. census tract number for your project to see if it is “Qualified” for the NMTC Program and if it meets “Severely Distressed” criteria.

6100 East Holmes, Merr ACS 2011-2015

Find Location

Need help? ›

The screenshot displays a map interface with several data points and labels:

- ACS YEAR 2011-2015** (dropdown menu)
- Qualified, Severely Distressed** (checkboxes)
- Census Tract: 3735702200**
- Severely Distressed: 27.0% (Not Distressed)**
- Median Family Income: 64.63%, Not Distressed**
- Unemployment Rate: 14%, Distressed**
- Area: Metro**
- State: Tennessee**

Handwritten red text on the map reads: *Qualified* and *Severely Distressed*.