



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

## Jobs PILOT Analysis

### Project Summary

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Company/Applicant:	NouriTech
Capital Investment:	\$ 120,000,000
Jobs:	66
Annual Average Wage:	\$ 62,955
Recommended PILOT Length: (years)	12
Tax Incentive:	\$ 26,584,760
Local Tax Benefit:	\$ 14,203,413
Benefit/Cost Ratio:	0.53

**City of Memphis, Shelby County, TN**  
**NouriTech**  
**Tax Incentive Eligibility Analysis**

<b>Category</b>	<b>Project Data</b>	<b>Points</b>
Job Creation	66	13.2
Wages*	\$62,955	35.0
Capital Investment	\$120,000,000	60.0
Location: City of Memphis - 10 Points	Yes	10.0
Location: New Market Tax Credit Eligible census tract - 20 Points	No	0.0
MWBE - 10 Points	No	0.0
Headquarters	No	0.0
Local Business Participation Plan - 10 Points Up to 20 additional points for exceptional plans	Yes	10.0
<b>Total</b>		<b>128</b>

**Length of tax incentive: (years)** **12**

**\*Wages Calculation**

Target Wages	\$	38,000
Project Wages	\$	62,955

Meets Target Wage? Yes, 10 Points; No, Zero Points	10
Extra Points: 1 Points for Each Additional \$1,000 above target	25.0
Total Points	35.0

**City of Memphis, Shelby County, TN**  
**NouriTech**  
**Economic Impact and Benefit/Cost Analysis**

**Annual Impact of Operations**

Employment, Direct (New full-time equivalent jobs)	66
Wages & Benefits, Direct	\$ 5,193,788
Employment Multiplier <sup>1</sup> Other animal food mfg	2.6220
Total Employment	173
Employment, Indirect	107
Shelby County Annual Average Wage <sup>2</sup>	\$ 52,518
Wages, Indirect	\$ 5,619,426
Total Wages	\$ 10,813,214
Sales Tax Revenue <sup>3</sup>	\$ 125,298
Other Tax Revenue <sup>4</sup>	\$ 46,110
Residential/Commercial Property Tax Revenue <sup>5</sup>	\$ 150,133
Total Tax Revenue	\$ 321,541

**City of Memphis, Shelby County, TN**  
**NouriTech**  
**Economic Impact and Benefit/Cost Analysis**

**One Time Expansion Impact**

Total Capital Investment	\$	120,000,000
Building - Real Property (constuction/improvements)	\$	85,000,000
Economic Impact Multiplier <sup>6</sup>		1.8064
Economic Impact	\$	153,544,000
Equipment Purchase/Set-up - Personal Property	\$	35,000,000
Economic Impact Multiplier <sup>7</sup>		1.7100
Economic Impact	\$	59,850,000
Total Economic Impact	\$	213,394,000
Sales Tax Revenue <sup>3</sup>	\$	1,084,304
Other Tax Revenue <sup>4</sup>	\$	399,024
Total Tax Revenue	\$	1,483,328

## NouriTech Shelby County Tax Schedule

Shelby County Tax Rate: \$4.37	Real Property			
	Full Taxes	% of taxes paid	Taxes Paid after Abatement	Taxes Abated
<b>Value</b>	<b>\$ 85,000,000</b>			
Year 1	\$ 1,485,800	25%	\$ 371,450	\$ 1,114,350
Year 2	\$ 1,485,800	25%	\$ 371,450	\$ 1,114,350
Year 3	\$ 1,485,800	25%	\$ 371,450	\$ 1,114,350
Year 4	\$ 1,485,800	25%	\$ 371,450	\$ 1,114,350
Year 5	\$ 1,485,800	25%	\$ 371,450	\$ 1,114,350
Year 6	\$ 1,485,800	25%	\$ 371,450	\$ 1,114,350
Year 7	\$ 1,485,800	25%	\$ 371,450	\$ 1,114,350
Year 8	\$ 1,485,800	25%	\$ 371,450	\$ 1,114,350
Year 9	\$ 1,485,800	25%	\$ 371,450	\$ 1,114,350
Year 10	\$ 1,485,800	25%	\$ 371,450	\$ 1,114,350
Year 11	\$ 1,485,800	25%	\$ 371,450	\$ 1,114,350
Year 12	\$ 1,485,800	25%	\$ 371,450	\$ 1,114,350
Year 13		25%	\$ -	\$ -
Year 14		25%	\$ -	\$ -
Year 15		25%	\$ -	\$ -
<b>Total</b>	<b>\$ 17,829,600</b>		<b>\$ 4,457,400</b>	<b>\$ 13,372,200</b>

**NouriTech  
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>\$ 85,000,000</b>			
Year 1	\$ 1,156,000	25%	\$ 289,000	\$ 867,000
Year 2	\$ 1,156,000	25%	\$ 289,000	\$ 867,000
Year 3	\$ 1,156,000	25%	\$ 289,000	\$ 867,000
Year 4	\$ 1,156,000	25%	\$ 289,000	\$ 867,000
Year 5	\$ 1,156,000	25%	\$ 289,000	\$ 867,000
Year 6	\$ 1,156,000	25%	\$ 289,000	\$ 867,000
Year 7	\$ 1,156,000	25%	\$ 289,000	\$ 867,000
Year 8	\$ 1,156,000	25%	\$ 289,000	\$ 867,000
Year 9	\$ 1,156,000	25%	\$ 289,000	\$ 867,000
Year 10	\$ 1,156,000	25%	\$ 289,000	\$ 867,000
Year 11	\$ 1,156,000	25%	\$ 289,000	\$ 867,000
Year 12	\$ 1,156,000	25%	\$ 289,000	\$ 867,000
Year 13		25%	\$ -	\$ -
Year 14		25%	\$ -	\$ -
Year 15		25%	\$ -	\$ -
<b>Total</b>	<b>\$ 13,872,000</b>		<b>\$ 3,468,000</b>	<b>\$ 10,404,000</b>

**Total Real Property Taxes Abated: \$ 23,776,200**  
**Payments Made in Lieu of Taxes: \$ 7,925,400**

## NouriTech 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>\$ 35,000,000</b>				
Year 1	\$ 403,788	0.88	25%	\$ 100,947	\$ 302,841
Year 2	\$ 344,138	0.75	25%	\$ 86,035	\$ 258,103
Year 3	\$ 289,076	0.63	25%	\$ 72,269	\$ 216,807
Year 4	\$ 229,425	0.50	25%	\$ 57,356	\$ 172,069
Year 5	\$ 174,363	0.38	25%	\$ 43,591	\$ 130,772
Year 6	\$ 114,713	0.25	25%	\$ 28,678	\$ 86,035
Year 7	\$ 91,770	0.20	25%	\$ 22,943	\$ 68,827
Year 8	\$ 91,770	0.20	25%	\$ 22,943	\$ 68,827
Year 9	\$ 91,770	0.20	25%	\$ 22,943	\$ 68,827
Year 10	\$ 91,770	0.20	25%	\$ 22,943	\$ 68,827
Year 11	\$ 91,770	0.20	25%	\$ 22,943	\$ 68,827
Year 12	\$ 91,770	0.20	25%	\$ 22,943	\$ 68,827
Year 13		0.20	25%	\$ -	\$ -
Year 14		0.20	25%	\$ -	\$ -
Year 15		0.20	25%	\$ -	\$ -
<b>Total</b>	<b>\$ 2,106,123</b>			<b>\$ 526,534</b>	<b>\$ 1,579,589</b>

**NouriTech**  
**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>\$ 35,000,000</b>				
Year 1	\$ 314,160	0.88	25%	\$ 78,540	\$ 235,620
Year 2	\$ 267,750	0.75	25%	\$ 66,938	\$ 200,812
Year 3	\$ 224,910	0.63	25%	\$ 56,228	\$ 168,682
Year 4	\$ 178,500	0.50	25%	\$ 44,625	\$ 133,875
Year 5	\$ 135,660	0.38	25%	\$ 33,915	\$ 101,745
Year 6	\$ 89,250	0.25	25%	\$ 22,313	\$ 66,937
Year 7	\$ 71,400	0.20	25%	\$ 17,850	\$ 53,550
Year 8	\$ 71,400	0.20	25%	\$ 17,850	\$ 53,550
Year 9	\$ 71,400	0.20	25%	\$ 17,850	\$ 53,550
Year 10	\$ 71,400	0.20	25%	\$ 17,850	\$ 53,550
Year 11	\$ 71,400	0.20	25%	\$ 17,850	\$ 53,550
Year 12	\$ 71,400	0.20	25%	\$ 17,850	\$ 53,550
Year 13		0.20	25%	\$ -	\$ -
Year 14		0.20	25%	\$ -	\$ -
Year 15		0.20	25%	\$ -	\$ -
<b>Total</b>	<b>\$ 1,638,630</b>			<b>\$ 409,659</b>	<b>\$ 1,228,971</b>

**Total Personal Property Taxes Abated: \$ 2,808,560**  
**Payments Made in Lieu of Taxes: \$ 936,193**



**City of Memphis, Shelby County, Tennessee  
NouriTech  
Economic Impact and Benefit/Cost Analysis**

**Payback Summary**

Length of PILOT (years)		<b>12</b>
Total Taxes Forgone	\$	26,584,760
Hard Costs	\$	-
Total Taxes Forgone and Hard Costs	\$	26,584,760
Tax Revenues From Construction	\$	1,483,328
Tax Revenues From Operations During PILOT Period	\$	3,858,492
Property Tax Revenues Received During PILOT Period	\$	8,861,593
Total Tax Revenues Received During PILOT Period	\$	14,203,413
Benefit/Cost Ratio		<b>0.53</b>

**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  
NouriTech**

**Estimated Fees**

Application Fee (Graduated Scale)	\$ 3,000
Closing Fees (5% of Total Taxes Forgone) (Maximum of \$300,000) (Less Application Fee)	\$ 297,000
City of Memphis Personal Property Fees for PILOT (5% of Taxes Abated) (Maximum \$50,000)	\$ 50,000
Shelby County Personal Property Fees for PILOT (5% of Taxes Abated) (Maximum \$50,000)	\$ 50,000
<b>Total Fees</b>	<b>\$ 400,000</b>