

PAYMENT-IN-LIEU-OF-TAX APPLICATION

EDGE

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

**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: RedDOT Corporation
Company Contact: Matt Maragos
Mailing Address: 3961 Outland Road
City: Memphis State: TN Zip: 38118
Telephone: 818-414-4345 Fax: _____
Federal Employer Identification Number: [REDACTED]
Applicant's Legal Structure: ESOP 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 _____
Contact Name: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____

Project Location

- A. Address: 2049 Harbor Avenue (aka 2019 & 2149 Harbor) and 2172 Wharf Street, Memphis, TN
B. Tax Parcel Numbers: 050111 00040C, 050111 00001C
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: _____

RedDOT is a manufacturer of HVAC systems for heavy duty mobile applications.
Industrial manufacturing, with processes including assembly, sheet metal forming, welding, brazing
plastic injection molding and more.
RedDOT also distributes HVAC system components.

Project - Real Property Investment

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

Category	Capital Investment
Purchase Price of Land (and building)	\$ 9,000,000.00
Purchase Price of Building	\$
New Construction/Site Improvements	\$
Renovation of Existing Structure	\$ 1,000,000.00
Soft Costs	\$
TOTAL	\$

Project - Personal Property Investment

Group	New	Relocated ²
1 - Furniture, Fixtures, General Equipment & All Other Property Not Listed in Another Group	\$ 25,000.00	\$ 10,000.00
2 - Computers, Copiers, Fax Machines, Peripherals & Tools	\$ 100,000.00	\$ 100,000.00
3 - Molds, Dies & Jigs	\$ TBD	\$ TBD
4 - Aircraft, Towers & Boats ¹	\$	\$
5 - Manufacturing Machinery	\$ 3,700,000.00	\$ 975,000.00
6 - Billboards, Tanks & Pipelines	\$	\$
7 - Scrap Property ¹	\$	\$
8 - Raw Material & Supplies ¹	\$	\$
9 - Vehicles ¹	\$	\$
TOTAL	\$	\$

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

_____ 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 Jobs 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: _____ *Matt Maragos*

Date: _____ 09/01/2021

RedDOT New Facility Wages

Net New Headcount					
Position Title	Wage	Headcount	Annual Salary	Total Salary	Estimated Annual Benefits (approx. 40% of base)
Assembler	\$ 14.50	26	\$ 30,160.00	\$ 784,160.00	\$ 1,097,824.00
Assembly Lead	\$ 18.00	3	\$ 37,440.00	\$ 112,320.00	\$ 157,248.00
Bagger	\$ 15.00	2	\$ 31,200.00	\$ 62,400.00	\$ 87,360.00
Bagging Lead	\$ 18.00	0	\$ 37,440.00	\$ -	\$ -
Brazer	\$ 16.00	11	\$ 33,280.00	\$ 366,080.00	\$ 512,512.00
Brazing Lead	\$ 19.00	0	\$ 39,520.00	\$ -	\$ -
Buyer	\$ 30.00	1	\$ 62,400.00	\$ 62,400.00	\$ 87,360.00
Core assembly	\$ 15.00	5	\$ 31,200.00	\$ 156,000.00	\$ 218,400.00
Core Lead	\$ 18.00	1	\$ 37,440.00	\$ 37,440.00	\$ 52,416.00
Distribution Supervisor	\$ 27.50	0	\$ 57,200.00	\$ -	\$ -
Fabricator	\$ 15.00	4	\$ 31,200.00	\$ 124,800.00	\$ 174,720.00
Facilities Supervisor	\$ 25.00	0	\$ 52,000.00	\$ -	\$ -
Maintenance Tech	\$ 22.00	3	\$ 45,760.00	\$ 137,280.00	\$ 192,192.00
Inventory Clerk	\$ 17.00	1	\$ 35,360.00	\$ 35,360.00	\$ 49,504.00
LTL processor	\$ 15.00	1	\$ 31,200.00	\$ 31,200.00	\$ 43,680.00
Machine Operator	\$ 17.00	2	\$ 35,360.00	\$ 70,720.00	\$ 99,008.00
Order picker	\$ 16.00	4	\$ 33,280.00	\$ 133,120.00	\$ 186,368.00
Powder Coat Lead	\$ 18.00	1	\$ 37,440.00	\$ 37,440.00	\$ 52,416.00
Powder Coater	\$ 15.00	4	\$ 31,200.00	\$ 124,800.00	\$ 174,720.00
Production Planner	\$ 25.00	1	\$ 52,000.00	\$ 52,000.00	\$ 72,800.00
Production Supervisor	\$ 30.00	0	\$ 62,400.00	\$ -	\$ -
Quality Supervisor	\$ 25.00	0	\$ 52,000.00	\$ -	\$ -
Quality Technician	\$ 18.00	1	\$ 37,440.00	\$ 37,440.00	\$ 52,416.00
Receiving	\$ 15.00	2	\$ 31,200.00	\$ 62,400.00	\$ 87,360.00
Receiving Lead	\$ 18.00	0	\$ 37,440.00	\$ -	\$ -
Sheetmetal Lead	\$ 19.00	1	\$ 39,520.00	\$ 39,520.00	\$ 55,328.00
Shipping	\$ 16.00	1	\$ 33,280.00	\$ 33,280.00	\$ 46,592.00
Shipping Lead	\$ 18.00	0	\$ 37,440.00	\$ -	\$ -
Small parcel processor	\$ 15.00	1	\$ 31,200.00	\$ 31,200.00	\$ 43,680.00
Spot Welder	\$ 15.00	5	\$ 31,200.00	\$ 156,000.00	\$ 218,400.00
Subassembly Lead	\$ 18.00	0	\$ 37,440.00	\$ -	\$ -
Operations Manager	\$ 40.87	1	\$ 85,000.00	\$ 85,000.00	\$ 119,000.00
CSR	\$ 17.50	1	\$ 36,400.00	\$ 36,400.00	\$ 50,960.00
Manufacturing Engineer	\$ 31.25	1	\$ 65,000.00	\$ 65,000.00	\$ 91,000.00
Grand Total		84		\$ 2,873,760.00	\$ 4,023,264.00