

AGENDA

Dickson City Council Special Session

Monday, March 18, 2024

following the Finance and Management Committee

Council Chambers, Dickson City Hall

Mayor Don L. Weiss Jr., O.D. presiding

Call to Order

Mayor Weiss

Roll Call

City Recorder

Public Comments

1. Anyone wishing to provide comments germane to any item on this agenda shall indicate so by registering prior to the start of the meeting on the sign-up sheet provided at the entrance to the council chambers. No registrations will be allowed after the meeting has been called to order. The presiding officer shall establish an allotted time for each speaker and determine the order of speakers under the guidelines established in the City of Dickson Public Engagement Policy adopted in Resolution #2023-12

Special Session

1. Appoint Seth Lyles as Chief of the Dickson Police Department (*acting chief since March 1, 2024*)
2. Discussion and vote on PILOT for Project Vulcan/Orange

Adjournment

A Special Session of the Beer Board will follow.

Dickson, Tennessee Draft-Project Vulcan Payment In-Lieu-Of Tax (Pilot)

Total Investment **\$345,000,000**

Building & Land **\$255,000,000** <===== Adjust the investment figures, Real and Personal (highlighted in yellow),
(Real Property) to accurately depict the project scope. This will allow the spreadsheet to calculate
the tax savings of the PILOT

Equipment **\$90,000,000** <=====
(Personal Property)

Annual Property Tax	City & County	Dickson County	Tax Rate	
		City of Dickson	\$2.35	
Real Property	\$3,185,970	Combined Tax Rate	\$0.77	
40%			\$3.12	
Personal Property	\$843,345			
30%				

Total Initial Annual Tax \$4,029,315

End of Year	Real PILOT Savings %	Real Property Tax	Real Property Tax Savings	Real Property Tax PILOT	Personal PILOT Savings %	Personal Property Tax	Personal Property Tax Savings	Personal Property Tax PILOT	Total Tax	Total Tax PILOT	Total Tax Savings for Company
1	100%	\$3,185,970	\$3,185,970	\$0	100%	\$742,144	\$742,144	\$0	\$3,928,114	\$0	\$3,928,114
2	100%	\$3,185,970	\$3,185,970	\$0	100%	\$632,509	\$632,509	\$0	\$3,818,479	\$0	\$3,818,479
3	100%	\$3,185,970	\$3,185,970	\$0	100%	\$531,307	\$531,307	\$0	\$3,717,277	\$0	\$3,717,277
4	90%	\$3,185,970	\$2,867,373	\$318,597	90%	\$421,673	\$379,505	\$42,167	\$3,607,643	\$360,764	\$3,246,878
5	90%	\$3,185,970	\$2,867,373	\$318,597	90%	\$320,471	\$288,424	\$32,047	\$3,506,441	\$350,644	\$3,155,797
6	70%	\$3,185,970	\$2,230,179	\$955,791	70%	\$210,836	\$147,585	\$63,251	\$3,396,806	\$1,019,042	\$2,377,764
7	60%	\$3,185,970	\$1,911,582	\$1,274,388	60%	\$168,669	\$101,201	\$67,468	\$3,354,639	\$1,341,856	\$2,012,783
8	60%	\$3,185,970	\$1,911,582	\$1,274,388	60%	\$168,669	\$101,201	\$67,468	\$3,354,639	\$1,341,856	\$2,012,783
9	40%	\$3,185,970	\$1,274,388	\$1,911,582	40%	\$168,669	\$67,468	\$101,201	\$3,354,639	\$2,012,783	\$1,341,856
10	40%	\$3,185,970	\$1,274,388	\$1,911,582	40%	\$168,669	\$67,468	\$101,201	\$3,354,639	\$2,012,783	\$1,341,856
11	25%	\$3,185,970	\$796,493	\$2,389,478	25%	\$168,669	\$42,167	\$126,502	\$3,354,639	\$2,515,979	\$838,660
12	25%	\$3,185,970	\$796,493	\$2,389,478	25%	\$168,669	\$42,167	\$126,502	\$3,354,639	\$2,515,979	\$838,660
13	10%	\$3,185,970	\$318,597	\$2,867,373	10%	\$168,669	\$16,867	\$151,802	\$3,354,639	\$3,019,175	\$335,464
14	10%	\$3,185,970	\$318,597	\$2,867,373	10%	\$168,669	\$16,867	\$151,802	\$3,354,639	\$3,019,175	\$335,464
15	10%	\$3,185,970	\$318,597	\$2,867,373	10%	\$168,669	\$16,867	\$151,802	\$3,354,639	\$3,019,175	\$335,464
TOTAL		\$47,789,550	\$26,443,551	\$21,345,999		\$4,376,961	\$3,193,748	\$1,183,213	\$52,166,511	\$22,529,212	\$29,637,299

Total Combined Tax Savings
for Company
Over Term of PILOT

\$29,637,299

Total payment in lieu of taxes
over 15 year period

\$22,529,212

Assumption 1) Personal Property investment is all in manufacturing machinery, which is depreciated over 7 years with a bottom value of 20% of the original basis. Other personal property such as office equipment, dies and molds are depreciated at different schedules and were left out of this analysis due to the lack of specific information.

Assumption 2) All real property and personal property will be sold to the Industrial Board and leased back to company for a token amount. At the conclusion of the pilot, the Industrial Board will transfer the property back to the project.

Dickson, Tennessee Draft-Project Vulcan Payment In-Lieu-Of Tax (Pilot)

Total Investment **\$345,000,000**

Building & Land **\$255,000,000** <===== *Adjust the investment figures, Real and Personal (highlighted in yellow), to accurately depict the project scope. This will allow the spreadsheet to calculate the tax savings of the PILOT*
(Real Property)

Equipment **\$90,000,000** <===== (Personal Property)

Annual Property Tax

**City &
County**

Dickson County
City of Dickson
Combined Tax Rate

Tax Rate
\$0.77
\$0.77

Real Property \$788,970
40%
Personal Property \$208,845
30%

Total Initial Annual Tax \$997,815

End of Year	Real PILOT Savings %	Real Property Tax	Real Property Tax Savings	Real Property Tax PILOT	Personal PILOT Savings %	Personal Property Tax	Personal Property Tax Savings	Personal Property Tax PILOT	Total Tax	Total Tax PILOT	Total Tax Savings for Company
1	100%	\$788,970	\$788,970	\$0	100%	\$183,784	\$183,784	\$0	\$972,754	\$0	\$972,754
2	100%	\$788,970	\$788,970	\$0	100%	\$156,634	\$156,634	\$0	\$945,604	\$0	\$945,604
3	100%	\$788,970	\$788,970	\$0	100%	\$131,572	\$131,572	\$0	\$920,542	\$0	\$920,542
4	90%	\$788,970	\$710,073	\$78,897	90%	\$104,423	\$93,980	\$10,442	\$893,393	\$89,339	\$804,053
5	90%	\$788,970	\$710,073	\$78,897	90%	\$79,361	\$71,425	\$7,936	\$868,331	\$86,833	\$781,498
6	70%	\$788,970	\$552,279	\$236,691	70%	\$52,211	\$36,548	\$15,663	\$841,181	\$252,354	\$588,827
7	60%	\$788,970	\$473,382	\$315,588	60%	\$41,769	\$25,061	\$16,708	\$830,739	\$332,296	\$498,443
8	60%	\$788,970	\$473,382	\$315,588	60%	\$41,769	\$25,061	\$16,708	\$830,739	\$332,296	\$498,443
9	40%	\$788,970	\$315,588	\$473,382	40%	\$41,769	\$16,708	\$25,061	\$830,739	\$498,443	\$332,296
10	40%	\$788,970	\$315,588	\$473,382	40%	\$41,769	\$16,708	\$25,061	\$830,739	\$498,443	\$332,296
11	25%	\$788,970	\$197,243	\$591,728	25%	\$41,769	\$10,442	\$31,327	\$830,739	\$623,054	\$207,685
12	25%	\$788,970	\$197,243	\$591,728	25%	\$41,769	\$10,442	\$31,327	\$830,739	\$623,054	\$207,685
13	10%	\$788,970	\$78,897	\$710,073	10%	\$41,769	\$4,177	\$37,592	\$830,739	\$747,665	\$83,074
14	10%	\$788,970	\$78,897	\$710,073	10%	\$41,769	\$4,177	\$37,592	\$830,739	\$747,665	\$83,074
15	10%	\$788,970	\$78,897	\$710,073	10%	\$41,769	\$4,177	\$37,592	\$830,739	\$747,665	\$83,074
TOTAL		\$11,834,550	\$6,548,451	\$5,286,099		\$1,083,906	\$790,896	\$293,010	\$12,918,456	\$5,579,109	\$7,339,347

Total Combined Tax Savings
for Company
Over Term of PILOT

\$7,339,347

Total payment in lieu of taxes
over 15 year period

\$5,579,109

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