



## Hamilton County Board of Commissioners

# RESOLUTION

No. 1015-20

**A RESOLUTION (I) TO MAKE CERTAIN FINDINGS RELATING TO THE EXPANSION OF AN EXISTING MANUFACTURING FACILITY LOCATED IN THE ENTERPRISE SOUTH INDUSTRIAL PARK (THE "PROJECT") TO BE CONSTRUCTED, EQUIPPED AND OPERATED BY GESTAMP CHATTANOOGA, LLC ("GESTAMP") ON PROPERTY LOCATED AT 4120 JERSEY PIKE CHATTANOOGA, HAMILTON COUNTY, TENNESSEE (THE "SUPPLEMENTAL PROJECT"), (II) TO AUTHORIZE THE MAYOR TO ENTER INTO AND EXECUTE AN AMENDMENT TO THE EXISTING AGREEMENT FOR PAYMENTS IN LIEU OF AD VALOREM TAXES WITH THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF HAMILTON, TENNESSEE (THE "BOARD"), GESTAMP, HAMILTON COUNTY, TENNESSEE (THE "COUNTY") AND THE CITY OF CHATTANOOGA (THE "CITY") WITH RESPECT TO EXPANDING THE PROJECT TO ENCOMPASS THE SUPPLEMENTAL PROJECT (THE "PILOT AGREEMENT AMENDMENT"), AND (III) TO DELEGATE CERTAIN AUTHORITY TO THE BOARD RELATING TO THE PILOT AGREEMENT AMENDMENT.**

**WHEREAS,** Gestamp, the Board, the City and the County are parties to the PILOT Agreement dated as of July, 2015 (the "PILOT Agreement") in connection with the construction, equipping and operating by Gestamp of an expansion of its existing manufacturing facility in the Enterprise South Industrial Park in Chattanooga, Hamilton County, Tennessee (the "Project"); and

**WHEREAS,** Gestamp has indicated that it desires to acquire certain additional real property and improvements in connection with the Project described in the PILOT Agreement, such real property being approximately 29.20 acres located at 4120 Jersey Pike in Chattanooga, Hamilton County, Tennessee (the "Jersey Pike Real Property"); and

**WHEREAS,** in connection with the Project, Gestamp has indicated its

intention to make improvements to the existing buildings on the Jersey Pike Real Property and to construct new improvements thereon collectively, the "New Jersey Pike Improvements"); and

**WHEREAS**, in connection with the Project, Gestamp has indicated its intention to acquire certain machinery, equipment and other personal property (collectively, the "Jersey Pike Equipment"); and

**WHEREAS**, Gestamp has requested that the PILOT Agreement be amended in order to include (i) the New Jersey Pike Improvements as part of the Real Property Improvements, as defined in the PILOT Agreement, and (ii) the Jersey Pike Equipment within the Personal Property, as defined in the PILOT Agreement (the New Jersey Pike Improvements and the Jersey Pike Equipment collectively, the "Supplemental Project"); and

**WHEREAS**, an amendment to the PILOT Agreement will be required to Identify and describe the components of the Supplemental Project, so that they can be included under the PILOT Agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THIS COUNTY LEGISLATIVE BODY  
IN SESSION ASSEMBLED**

That we do hereby find that substantial benefits to the County economy will be derived from the Project as amended by the inclusion of the Supplemental Project and that the In Lieu Payments contemplated under the PILOT Agreement will be in furtherance of the Board's public purposes; and

**BE IT FURTHER RESOLVED**, that, having made such findings, we do hereby approve the PILOT Agreement Amendment in the form attached to this Resolution and do hereby authorize the Mayor to enter into the PILOT Agreement Amendment on behalf of the County, such PILOT Agreement Amendment to be substantially in the form attached to this Resolution with such changes thereto as he shall approve; and

**BE IT FURTHER RESOLVED**, that we do hereby authorize the Board to enter into such PILOT leases and amendments to the existing PILOT leases with Gestamp as the Board shall deem to be necessary as a result of the PILOT Agreement and the PILOT Agreement Amendment.

**BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM  
AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.**

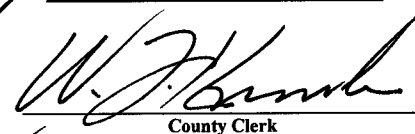
**CERTIFICATION OF ACTION**

Approved:



Rejected:



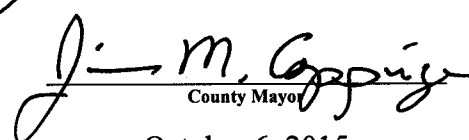
  
County Clerk

Approved:



Vetoed:



  
County Mayor

October 6, 2015

Date

**AMENDMENT TO AGREEMENT FOR PAYMENTS IN LIEU  
OF AD VALOREM TAXES**

THIS AMENDMENT TO AGREEMENT FOR PAYMENTS IN LIEU OF TAXES (the "Amendment") is made and entered into as of December 4, 2015, by and among THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF HAMILTON, TENNESSEE (the "Board"); GESTAMP CHATTANOOGA, LLC, a Delaware limited liability company that is authorized to do business in Tennessee (the "Company"); the CITY OF CHATTANOOGA, TENNESSEE (the "City"); and HAMILTON COUNTY, TENNESSEE (the "County").

**WITNESSETH:**

WHEREAS, the Board, the Company, the City and the County are parties to that certain Agreement for Payments in Lieu of Ad Valorem Taxes dated as of November 4, 2015 (the "PILOT Agreement"); and

WHEREAS, pursuant to the PILOT Agreement, the Company will make certain payments in lieu of ad valorem taxes (the "In Lieu Payments") with respect to the Property (as that term is defined in the PILOT Agreement); and

WHEREAS, the Company has acquired certain additional real property and improvements in connection with the Project described in the PILOT Agreement, such real property being approximately 29.20 acres located at 4120 Jersey Pike in Chattanooga, Hamilton County, Tennessee and being more particularly described on Exhibit 1 attached hereto and by this reference made a part hereof (the "Jersey Pike Real Property"); and

WHEREAS, in connection with the Project, the Company has indicated its intention to make improvements to the existing buildings on the Jersey Pike Real Property and to construct

new improvements on the Jersey Pike Real Property (collectively, the "New Jersey Pike Improvements"); and

WHEREAS, in connection with the Project the Company has indicated its intent to acquire certain machinery, equipment and other personal property, as more particularly described on Exhibit 2 attached hereto and made a part hereof (collectively, the "Jersey Pike Equipment");

WHEREAS, the Company has requested that the City, the County and the Board enter into this Amendment in order to include the New Jersey Pike Improvements as part of the Real Property Improvements (as that term is defined in the PILOT Agreement) and in order to include the Jersey Pike Equipment as part of the Personal Property (as that term is defined in the PILOT Agreement);

NOW, THEREFORE, IN CONSIDERATION OF the premises and the mutual covenants set forth herein, the parties agree as follows:

1. Amendments to PILOT Agreement. The PILOT Agreement is hereby amended as follows:

a. The term "Real Property Improvements" as used in the PILOT Agreement shall include the New Jersey Pike Improvements, together with the improvements to be constructed on the Land, but shall not include the buildings currently existing on the Jersey Pike Property (the "Existing Jersey Pike Buildings").

b. The term "Personal Property" as used in the PILOT Agreement shall include the Jersey Pike Equipment, together with the machinery, equipment and other personal property described in Exhibit B to the PILOT Agreement .

c. The term "Project" as used in the PILOT Agreement shall include the New Jersey Pike Improvements and the Jersey Pike Equipment, together with the Land, Real Property Improvements and Personal Property (as those terms are used in the PILOT Agreement), but shall not include the Jersey Pike Real Property or the Existing Jersey Pike Buildings; provided, however, that amounts expended by the Company to acquire the Jersey Pike Real Property and the Existing Jersey Pike Buildings shall count toward the Minimum Investment Requirement (as that term is defined in the PILOT Agreement).

2. Except as set forth in paragraph 1 above, the PILOT Agreement shall remain unchanged and in full force and effect.

3. The Board will enter into such amendments to the Leases (as that term is defined in the PILOT Agreement) as the Board shall deem to be necessary in order to reflect the amendments to the PILOT Agreement set forth in this Amendment.

4. This Amendment may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

[Signatures on following pages.]

[The Industrial Development Board of the County of Hamilton, Tennessee – Signature Page to  
Amendment to Agreement for Payments in Lieu of Ad Valorem Taxes]

IN WITNESS WHEREOF, The Industrial Development Board of the County of Hamilton, Tennessee has caused its duly authorized officers to execute this Amendment as of the date first above written.

THE INDUSTRIAL DEVELOPMENT BOARD  
OF THE COUNTY OF HAMILTON,  
TENNESSEE

By: Annell Hall  
Title: Vice Chairman

[Gestamp Chattanooga, LLC – Signature Page to Amendment to Agreement for Payments in  
Lieu of Ad Valorem Taxes]

**IN WITNESS WHEREOF**, Gestamp Chattanooga, LLC has caused its duly authorized officer to execute this Amendment as of the date first above written.

GESTAMP CHATTANOOGA, LLC

By: 

Title: Chairman



[City of Chattanooga, Tennessee – Signature Page to Amendment to Agreement for Payments in  
Lieu of Ad Valorem Taxes]

IN WITNESS WHEREOF, the City of Chattanooga, Tennessee has caused its duly  
authorized official to execute this Amendment as of the date first above written.

CITY OF CHATTANOOGA, TENNESSEE

BY: \_\_\_\_\_

Mayor

**[Hamilton County, Tennessee – Signature Page to Amendment to Agreement for Payments in  
Lieu of Ad Valorem Taxes]**

**IN WITNESS WHEREOF**, Hamilton County, Tennessee has caused its duly authorized  
official to execute this Amendment as of the date first above written.

**HAMILTON COUNTY, TENNESSEE**

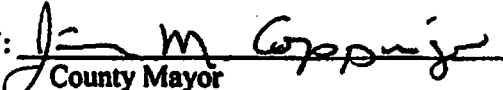
BY:   
County Mayor

EXHIBIT 1  
TO  
AMENDMENT TO AGREEMENT FOR PAYMENTS IN LIEU OF AD VALOREM TAXES

Legal Description of Jersey Pike Real Property

Land in Hamilton County, Tennessee, being Tract 1 and Tract 2, on the Final Plat, Candyland Park, of record in Plat Book 26, Page 192, said Register's Office of Hamilton County, Tennessee, to which plat reference is hereby made for a more complete description and being more particularly described by metes and bounds as follows:

Tract One (1): Beginning at the center of Section Five (5), Township Six (6), South, Range Three (3), West, which point is also in the center line of Jersey Pike; thence South sixty-five (65) degrees thirteen (13) minutes East along the center of Section (5), a distance of two hundred forty-three and forty-seven hundredths (243.47) feet to a point; thence turning an angle to the right of sixty-five (65) degrees twenty-five (25) minutes and along a line bearing South no (0) degrees twelve (12) minutes West a distance of one thousand sixty-three and thirty-two hundredths (1,063.32) feet to a point; thence North eighty-nine (89) degrees forty-nine (49) minutes West a distance of seven hundred thirty-one and twenty-nine hundredths (731.29) feet to a point in the center line of Jersey Pike; thence along the center line of Jersey Pike North twenty-three (23) degrees fifty-one (51) minutes East a distance of twelve hundred seventy-one and thirty-six hundredths (1,271.36) feet to the point of beginning, containing twelve and forty-eight hundredths (12.48) acres, more or less.

Excepting that part lying within the bounds of Jersey Pike.

Tract Two (2): Beginning at a point two hundred forty-three and forty-seven hundredths (243.47) feet measured South sixty-five (65) degrees thirteen (13) minutes East from the center of Section Five (5), Township Six (6), South, Range Three (3), West, which is also in the center line of Jersey Pike; thence South sixty-five (65) degrees thirteen (13) minutes East along the center of Section Five (5) a distance of eight hundred eighty-nine and eighty-five hundredths (889.95) feet to a point in the East line of proposed Highway No. 153 freeway; thence South seventeen (17) degrees thirty-three (33) minutes East along the West line of said freeway eighty-five (85) feet Westwardly from and parallel to the center line thereof, a distance of four hundred ninety-five and sixty-four hundredths (495.64) feet to a point; thence Eastwardly a right angles five (5) feet to a point eighty (80) feet Westwardly at right angles from a point in said center line of proposed freeway; thence South seventeen (17) degrees thirty-three (33) minutes East along the West line of said freeway a distance of two hundred thirty-three and forty-one hundredths (233.41) feet to a point; thence North eighty-nine (89) degrees forty-nine (49) minutes West a distance of one thousand thirty-six and thirty-two hundredths (1,036.32) feet to a point; thence North no (0) degrees twelve (12) minutes East a distance of one thousand sixty-three and thirty-two hundredths (1,063.32) feet to the point of beginning, containing eighteen and ten hundredths (18.10) acres, more or less.

Less and Except that portion of property out-conveyed or record in Book 8413, Page 842, said Register's Office.

Together with that certain Easement Agreement for Ingress and Egress of record in Book 8413, Page 847, said Register's Office.

Such property being also described as follows:

Located in the City of Chattanooga of Hamilton County, Tennessee, being Tract 1 and Tract 2, as described in Deed Book 8522, Page 662, in the Register's Office of Hamilton County, Tennessee being more particularly described as follows:

Beginning at a 5/8" rebar on the eastern right of way line of Jersey Pike (25' from centerline), said rebar being the southwest corner of the property conveyed to Wrigley Manufacturing Co. LLC, as described in Deed Book 8195, Page 632, in the Register's Office of Hamilton County; thence along the eastern right of way line of Jersey Pike the following courses and distances: North 23 degrees 50 minutes 46 seconds East 1,249.81 feet to a 5/8" rebar, South 70 degrees 18 minutes 14 seconds East 22.48 feet to a concrete monument, North 23 degrees 50 minutes 46 seconds East 8.35 feet to a 5/8" rebar on the southern right of way line of Old Shallowford Road (25' right of way); thence along the southern right of way line of Old Shallowford Road, South 65 degrees 13 minutes 00 seconds East 844.83 feet to a 5/8" rebar on the western terminus of the abandoned portion of Old Shallowford Road (abandoned by Ordinance No. 6991); thence North 24 degrees minutes 00 seconds East 12.50 feet to the center line of said abandoned road; thence along the centerline of said abandoned road, South 65 degrees 13 minutes 00 seconds East 230.00 feet to a 5/8" rebar on the western right of way line of Tennessee State Highway No. 153 (85' from centerline); thence along the western right of way line of Tennessee State Highway No. 153 the following courses and distances: South 17 degrees 31 minutes 26 seconds East 512.50 feet to a 5/8" rebar, North 72 degrees 27 minutes 00 seconds East 5.00 feet to a concrete monument, South 17 degrees 33 minutes 00 seconds East 117.04 feet to the northeast corner of the Lot 1, Brock Candy Subdivision, Plat Book 86, Page 40, in the Register's Office of Hamilton County, Tennessee; thence along the northern line of said Lot 1, South 52 degrees 47 minutes 41 seconds West 182.20 feet to a point; thence North 89 degrees 49 minutes 00 seconds West 1,560.15 feet to the point of beginning, containing 29.69 acres more or less, all as shown on survey by Hopkins Surveying Group, Drawing Number 2015-186-3, dated September 2, 2015.

Being the same property conveyed to Gestamp Chattanooga, LLC by deeds of record in Book 10567, Page 796 and Book 10567, Page 802, Register's Office of Hamilton County, Tennessee.

EXHIBIT 2  
TO  
AMENDMENT TO AGREEMENT FOR PAYMENTS IN LIEU OF AD VALOREM TAXES

Jersey Pike Personal Property

During the Tax Abatement Period, the Project shall include all machinery, equipment and other tangible personal property that is installed or otherwise located on or about or used in connection with the real property described in Exhibit 1 attached to this Amendment, together with replacements thereof and substitutions therefor, in connection with the Company's operations on such real property.