



PROJECT DOL

INDUSTRIAL DEVELOPMENT PROJECT

Development Agreement
between

City of Huntsville | Industrial Development Board | Limestone County

and

BOCAR US, Inc.



Project DOL – Bocar US



Project DOL was a *competitive* economic development project by the **BOCAR Group, Inc.** which evaluated several locations within the southeastern United States.

The **BOCAR Group** is a direct *Tier 1 Supplier* of both metal and plastic automotive components. BOCAR is known as a world leader in providing hybrid solutions in plastic and aluminum automotive components.

The Alabama project team included:

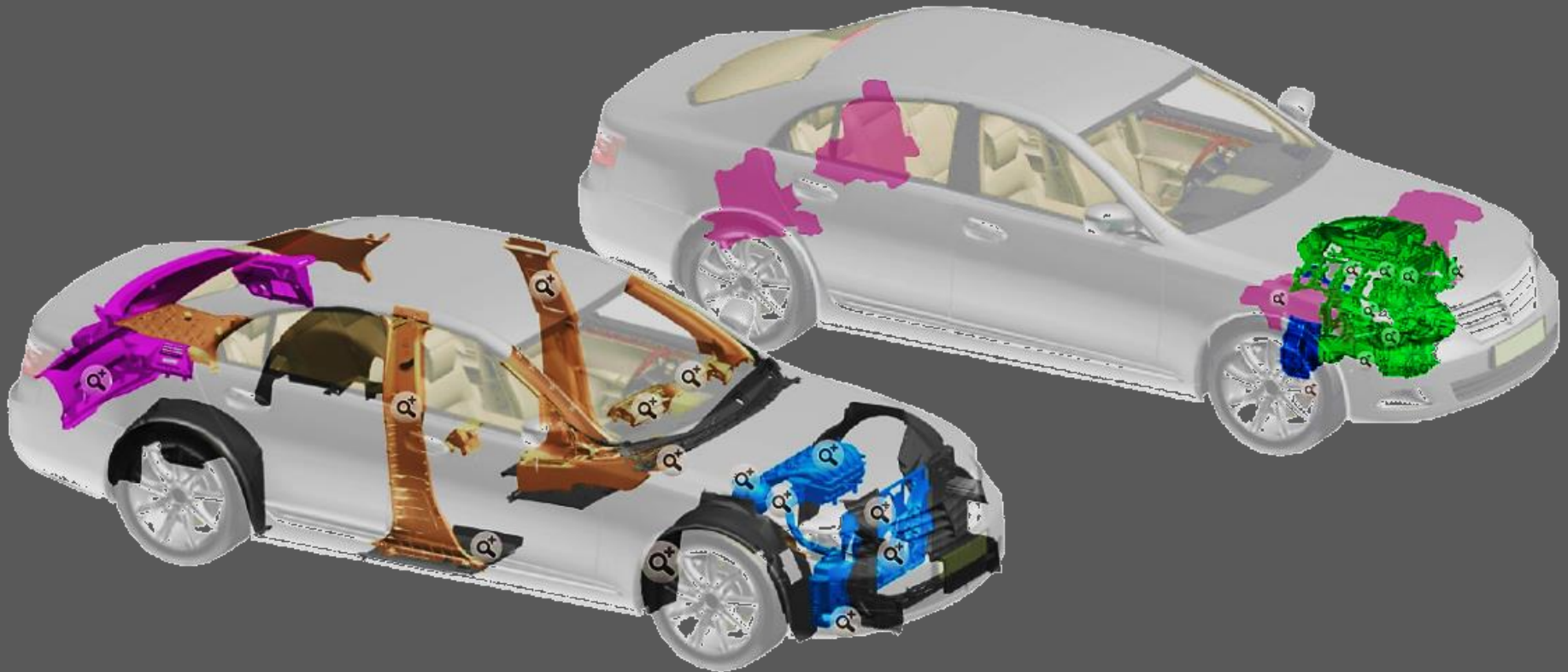
State of Alabama, Huntsville/Madison County Chamber of Commerce, the City of Huntsville, and the Limestone County Commission.



Project DOL – Bocar US



BOCAR US is an industry leader in supplying Automotive OEM's with a full line of both plastic, metal, and complex hybrid material parts .



Project DOL – Bocar US



BOCAR is a direct supplier of automotive components to the largest automotive manufacturer's in the United States to include:



TOYOTA



Volkswagen



HONDA



Audi



CHRYSLER



Project Overview



Project Overview:

- Bocar US, Inc. would construct a new 230,000 sq.ft. advanced manufacturing facility located in the Limestone County portion of Huntsville, Alabama.
- The advanced manufacturing facility would be for the production of die-cast aluminum components for the automotive industry.
- The project site allows for future expansion of an additional 420,000 sq. ft.

Employment Numbers:

- up to 400 New Jobs (305 guaranteed)
- Minimum Required Avg. Wages: \$39,625 (\$19.05/hr.) + *fringe benefits*

Company Capital Investment:

- New Advanced Manufacturing: \$115,000,000



Project Overview



Local Incentives:

- City of Huntsville will provide sanitary sewer to the project site from the existing Southpoint Industrial Park.
- City of Huntsville will provide up to \$400,000 in a performance based incentive.
- Limestone County will provide up to \$400,000 in a performance based incentive.

Performance Based Incentive:

<u>Company Performance</u>	<u>City of Huntsville</u>	<u>Limestone Co.</u>
➤ Bocar US commences on \$115 million investment:	\$100,000	\$100,000
➤ Bocar US completes \$115 million investment:	\$100,000	\$100,000
➤ Bocar US reaches 100 FTE's:	\$100,000	\$100,000
➤ Bocar US reaches 200 FTE's	\$100,000	\$100,000

Local Incentive Recapture Protection:

- Bocar will a requirement for a 10-year job performance maintenance period based on 305 full-time positions created for the project.
- Should Bocar fall below the required FTE's for each annual reporting year, then a recapture payment will be paid by Bocar to both the City of Huntsville and Limestone County.

Project Location



Norfolk Southern Railroad

Project Site

BIBB GARRETT ROAD

MOORSVILLE ROAD

City of Huntsville
Southpoint
Industrial Park



Return on Investment

➤ Construction Sales Tax:

- Total Projected Taxes: \$2,475,000
- **Huntsville Capture (60%): \$1,485,000**

➤ Annual Payroll:

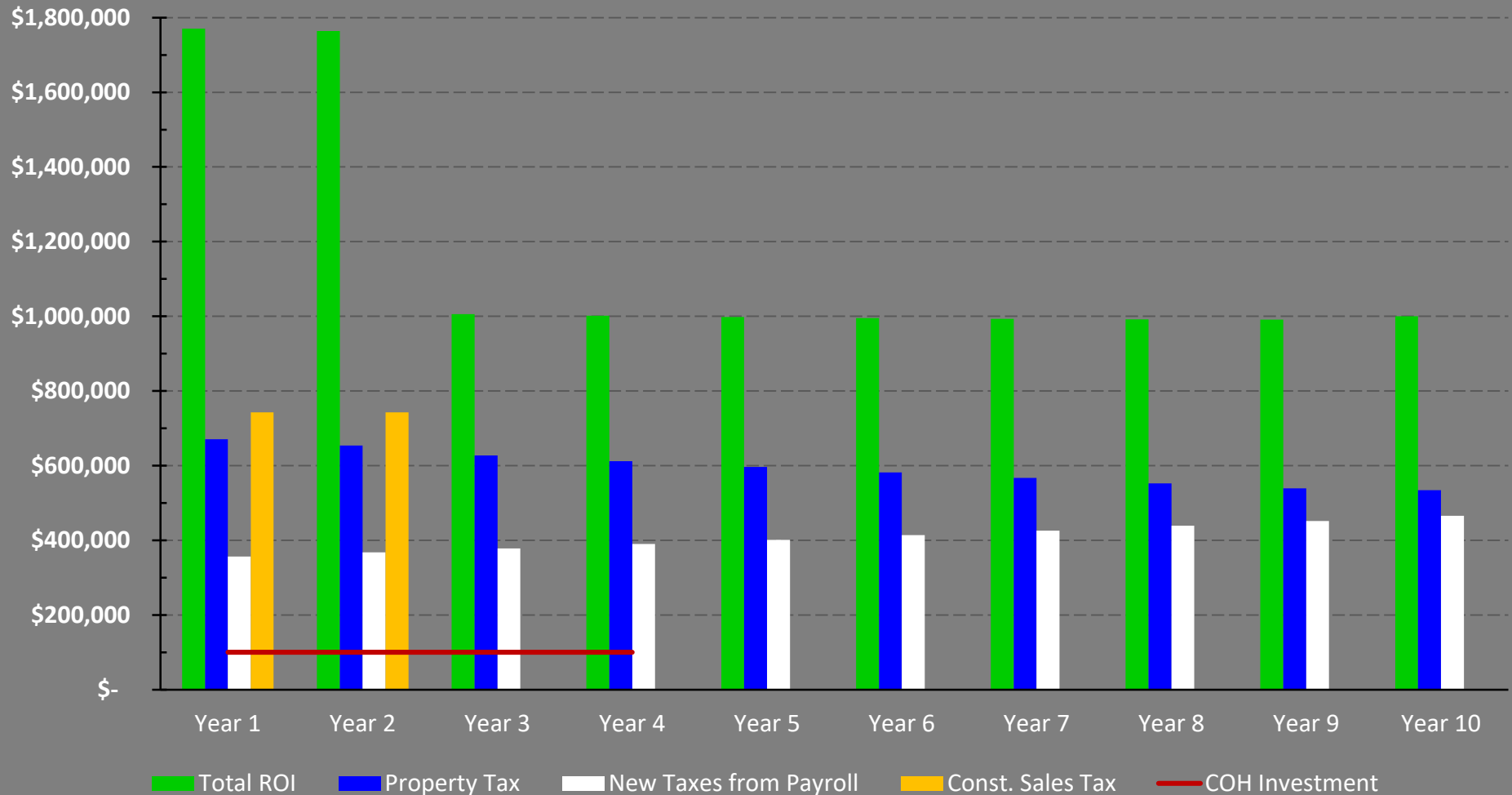
- Total Annual Payroll: \$15,860,800
- **Huntsville Capture (34.5%): \$ 5,471,976**

➤ Property Taxes:

- **10-Year Property Taxes: \$ 6,003,313**
- **20-Year Property Taxes: \$15,248,010**



Return on Investment



Questions

