



# Tarrant County

## Application for Tax Abatement/Reinvestment Zone

### I. APPLICANT INFORMATION

**Applicant/Property Owner:** RSI North America Inc.

**Company/Project Name:** Project Rugged

**Mailing Address:** 1024 Winters Parkway, Dayton, NV 89403

**Telephone:** 775-636-9664

**Fax:**

**Applicant's Representative for contact regarding abatement request:**

**Name and Title:** Jacob Everett

**Mailing Address:** 201 N. Illinois St. Suite 1000, Indianapolis, IN 46204

**Telephone:** 765-425-9291

**Fax:**

**E-mail:** jeverett@mcguireponsel.com

### II. PROPERTY AND PROJECT DESCRIPTION

**Address and legal description of property to be considered for Tax Abatement/Reinvestment Zone:**

1501 Joel East Road, Building F, Fort Worth, TX 76134

Building F

Tract 1: (FEE SIMPLE)

BEING Lot 1, Block A, Carter Distribution, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D219111864, Plat Records of Tarrant County, Texas.

Tract 2: (EASEMENT ESTATE)

Easement appurtenant to and for the benefit of Tract 1, over and across the land described therein:

Non-exclusive easements as created by that certain Declaration of Covenants, Conditions and

Restrictions Applicable to Carter Distribution Center Phase I, dated June 17, 2014, executed by Amon G.

Carter Foundation, a Texas non-profit corporation, filed of record June 20, 2014 and recorded under

Clerk's File No. D214129686, Real Property Records, Tarrant County, Texas; As affected by Supplemental

Declaration for Carter Distribution Center Phase I, filed of record March 24, 2017 and recorded under

Clerk's File No. D217065523, Real Property Records, Tarrant County, Texas, as affected by Second

Supplemental Declaration for Carter Distribution Center Phase I, filed June 21, 2019, recorded under

Clerk's File No. D219134435, Real Property Records Tarrant County, Texas.

**Project Description:** Company is looking to add a US manufacturing facility to serve North America (all products are currently imported from South Africa). The chosen location will become the North American headquarters. Product design and prototyping will also happen in this facility.

**Description of activities, products, or services produced and/or provided at project location:** Company will manufacture truck cap systems in this facility. These products convert truck beds into customized, valuable tools for recreational or commercial uses. Product design and prototyping will also happen in this facility.

**Current Assessed Value:** **Real Property:** \$23 million **Personal Property:** \$0

**Estimated start date of construction/site improvements:** Q4 2021

**Projected date of occupancy/commencement of operations at project site:** Q1 - Q2 2022

**Please indicate dates for phases if applicable:**

**Location of existing company facilities:** Company is currently headquartered and products are manufactured in South Africa. Items currently sold in North America are imported and sold through distributors.

**Requested level of Tax Abatement:** 40% of eligible property for 5 years.

**Explain why tax abatement is necessary for the success of this project. Include business pro-formas or other information to substantiate your request.**

The company is evaluating multiple location options. Evaluation includes real estate, direct and indirect tax, incentives, and labor factors across location options.

The fact that Texas taxes personal property and inventory (unlike many other locations), especially given the significant amount of planned investment in equipment for this project, would have a significant negative impact on the operation's profitability. This issue is important to investors in the project when determining where to put their capital to work.

Recent inflation is driving material, equipment, construction, and other costs to historical highs. This is putting significant pressure on cash flow in the years following capital projects and making the capital allocation process more competitive than ever. The tax phase in will help address some of these issues by allowing the operation to better adjust to rising costs while scaling up and reaching profitability requirements over time.

### III. PROJECTED VALUE OF IMPROVEMENTS

**Estimated Value of Real Property Improvements** \$2.5 million

**Estimated Value of Personal Property Improvements** \$52.5 million

**Will any infrastructure improvements (roads, drainage, etc.) be requested of Tarrant County for this project?**

Yes ☐ No ☒

**If yes, describe requested infrastructure improvements:** n/a

**Detail any direct benefits to Tarrant County as a result of this project (i.e., inventory tax, etc.):**

International business attraction, North American headquarters, 250 new jobs, significant new assessed value, additional inventory tax, and opportunities for local businesses to establish supplier relationships with the company.

#### IV. EMPLOYMENT IMPACT AT PROJECT LOCATION

##### A. NEW EMPLOYMENT

Projected number of new jobs created as a result of the proposed improvements:

Full-time 250 Part-Time n/a

Provide types of jobs created and average salary levels:

##### Professional, Skilled, and Production: 242 jobs

- Accountant
- Accounting Clerk
- Assembly
- Bending
- Decoiling + Laser
- Factory Shift Manager
- Finance Manager
- HR Clerk
- HR Manager
- IT Support
- Logistics Manager
- Paint
- Prepping
- Purchasing Manager
- Regional Sales Associate
- Sales Support
- Team Leaders
- Warehouse Assistant
- Warranty Associate
- Warranty Manager
- Welding

**Corporate: 8**

average annualized salary for 250 full-time jobs: \$65,800

**Start date and annual payroll of new permanent positions (if positions to be phased in, provide figures for each phase year):**

2022: 100 employees, \$6.58 million annualized payroll

2023: 125, \$8.225 million

2024: 150, \$9.87 million

2025: 200, \$13.16 million

2026: 250, \$16.45 million

**Percentage of new jobs too be filled be Tarrant County residents:** TBD

**Number of employees transferring from other company locations:** approx. 5

#### **B. CONSTRUCTION RELATED EMPLOYMENTS**

**Projected number of construction related jobs:** “[Response]”%

**Estimated total construction payroll:** \$ “[Response]”

**Commitment as to percentage of construction dollars to be spent with Tarrant County contractors or subcontractors:**

**Commitment as to percentage & total dollars of construction contracts to be awarded to DBE:**

#### **C. CURRENT COMPANY/PROJECT LOCATION EMPLOYMENT**

**Current Number of Employees:** 0      **Full-time** n/a    **Part-time** n/a

**Average annual payroll:** \$ n/a

**Detail on workforce diversity – percentage breakdown of current employees by gender and ethnicity:** n/a

#### **D. COMPANY SPONSORED HEALTH CARE BENEFITS ARE AVAILABLE**

**Full-time Employees** ☒ **Part-time Employees** ☐ **Employee Dependents** ☒ **Not Available** ☐

**Average monthly employee cost for health care benefits:** **Individual:** \$ TBD **Family:** \$ TBD

**Other employee benefits provided or offered:** Specifics are still being developed at this time, but there will likely be medical, dental, vision, 401k, vacation and PTO. Married Domestic Partners are expected to be covered by the benefits.

#### **V. LOCAL BUSINESS & DISADVANTAGED BUSINESS ENTERPRISES (DBE) IMPACT**

**Estimated amount of annual supply and services expenses:** \$ TBD

**Detail any supply/services expenses that are sole source:**

**Percentage of total supplier/services expenses committed to Tarrant County businesses:**

**Percentage of total supplier and services expenses committed to DBE:**

#### **VI. ENVIRONMENTAL IMPACT OF PROJECT**

Indicate if development, construction, equipment, distribution methods, and/or operational processes may impact the environment in the following areas, attach detail if necessary:

Air Quality ☐ Water Quality ☐ Solid Waste Disposal ☐ Storm/Water Runoff ☐

Floodplain/Wetlands ☐ Noise levels ☐ Other (specify) ☐ "[Response]"

Provide detail on existing and new fleet vehicles, specifying types of vehicles, quantities and fuel used (gasoline, diesel, LP gas, CNG, etc.): n/a

#### VII. ADDITIONAL INFORMATION (TO BE ATTACHED)

- ☐ Letter addressing Economic Qualifications and additional criteria for abatement, Section III (h) and (i) of Tarrant County Tax Abatement Policy
- ☐ Descriptive list and value of real and personal property improvements
- ☐ Plat/Map of Project Location
- ☐ Project Time Schedule
- ☐ Owner's policy regarding use of disadvantaged Business Enterprises
- ☐ Owner's policy addressing regional air quality/non-attainment status (use of alternative fuels, employee trip reduction, etc.) and plan for participation in regional Ozone Action Program
- ☐ Tax Certificate showing property taxes paid for most recent year

#### VIII. CERTIFICATION

Upon receipt of a completed application, Tarrant County may require such financial and other information as may be deemed appropriate for evaluating the financial capacity and other factors of the applicant.\*

I certify the information contained in this application (including all attachments) to be true and correct to the best of my knowledge. I further certify that I have read the "Tarrant County Tax Abatement Policy" and agree to comply with the guidelines and criteria stated therein.



Signature

Advisor \_\_\_\_\_  
Title

Jacob Everett \_\_\_\_\_  
Printed Name

Nov 22, 2021 \_\_\_\_\_  
Date

Return completed application and attachments to:  
Economic Development Coordinator

**Tarrant County Administrator's Office**  
**100 E. Weatherford Street, Suite 404**  
**Fort Worth, Texas 76196-0609**

**You may also forward an electronic copy of the completed report to:**

**[lmcmillan@tarrantcounty.com](mailto:lmcmillan@tarrantcounty.com)**

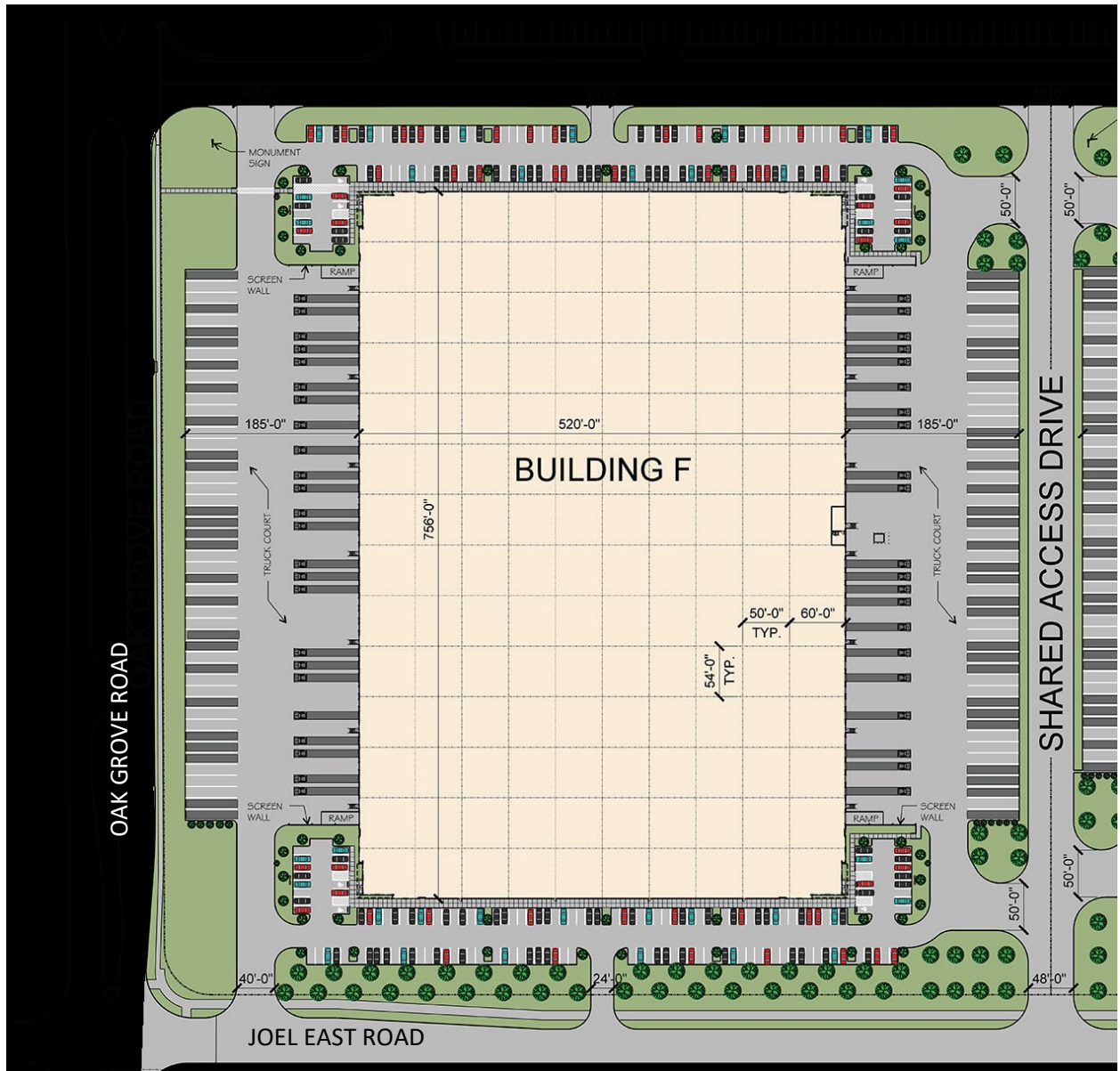
**Please note that if you do submit this form electronically, you must also submit an original hard copy of the report to the above stated physical address for proper filing and review.**

**For assistance call: (817) 884-2643**

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\* As per Section IV (f) of the Tarrant County Tax Abatement Policy Guidelines and Criteria, this application must be filed prior to commencement of construction or installation of improvements in order to be eligible for County tax abatement.

# Project Location



## **Project Time Schedule**

Projected operations: beginning Q1 – Q2 2022

Projected headcounts at calendar year end

- 2022: 100
- 2023: 125
- 2024: 150
- 2025: 200
- 2026: 250

Projected Equipment/Personal Property capex by calendar year

- 2021 – 2022: \$30mm
- 2023: \$10mm
- 2024: \$5mm
- 2026: \$7.5mm

Real estate improvements capex:

- 2021 – 2022: \$2.5mm





## Property Tax Record

[NEW SEARCH](#)

<b>Account:</b> 00042549424	<b>Acres:</b> 21.173	<b>2020 Values</b>
<b>APD:</b> 6537 A 1	<b>Yr Built:</b> 0	Land 1383453
<b>Location:</b> 0001501 JOEL EAST RD	<b>Frozen Yr:</b> NONE	<b>2020 Exemptions</b>
<b>Legal:</b> CARTER DISTRIBUTION BLOCK A LOT 1	<b>Frozen Amt:</b> \$0.00	<b>Overlapping District Accounts</b>
<b>Owner:</b> PR CARTER DISTRIBUTION CENTER BUILDING F LP C/O PGIM REAL ESTATE 7 GIRALDA FARMS FLOOR MADISON NJ 07940-	<b>Sq Ft:</b> 0	-6537----A----1 TC
	<b>Def. Start:</b> NONE	
	<b>Def. End:</b> NONE	
	<b>Roll:</b> R	

\*In keeping with Texas Tax Code Section 25.027, this website does not indicate that a property owner is 65 years of age or older

[VIEW TAD INFORMATION \(EXTERNAL LINK\)](#)
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[Click on the e-Statement button to view Total Tax Due.](#)

[Click on the e-Payment button to make a credit card or eCheck payment.](#)

[CURRENT YEAR](#)
[TAX ESTIMATOR](#)
[E-PAYMENT](#)
[ALL YEARS](#)
[E-STATEMENT](#)
[PAPERLESS](#)

Year	Unit	Levy Amount	Amount Paid	Levy Due	Penalty	Interest	Col Penalty	Total Due	Receipt Date
2020	026	10,341.31	10,341.31	0.00	0.00	0.00	0.00	0.00	1/15/2021
2020	220	3,237.28	3,237.28	0.00	0.00	0.00	0.00	0.00	1/15/2021
2020	223	397.05	397.05	0.00	0.00	0.00	0.00	0.00	1/15/2021
2020	224	3,104.87	3,104.87	0.00	0.00	0.00	0.00	0.00	1/15/2021
2020	225	1,800.84	1,800.84	0.00	0.00	0.00	0.00	0.00	1/15/2021
2020	905	19,069.52	19,069.52	0.00	0.00	0.00	0.00	0.00	1/15/2021
<b>2020 Totals</b>		<b>37,950.87</b>	<b>37,950.87</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2019	026	787.42	787.42	0.00	0.00	0.00	0.00	0.00	8/18/2020
2019	220	246.49	246.49	0.00	0.00	0.00	0.00	0.00	8/18/2020
2019	223	30.24	30.24	0.00	0.00	0.00	0.00	0.00	8/18/2020
2019	224	236.41	236.41	0.00	0.00	0.00	0.00	0.00	8/18/2020
2019	225	137.12	137.12	0.00	0.00	0.00	0.00	0.00	8/18/2020
2019	905	1,350.46	1,350.46	0.00	0.00	0.00	0.00	0.00	8/18/2020
<b>2019 Totals</b>		<b>2,788.14</b>	<b>2,788.14</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2018	026	867.64	867.64	0.00	0.00	0.00	0.00	0.00	8/18/2020
2018	220	258.63	258.63	0.00	0.00	0.00	0.00	0.00	8/18/2020
2018	223	21.45	21.45	0.00	0.00	0.00	0.00	0.00	8/18/2020
2018	224	248.05	248.05	0.00	0.00	0.00	0.00	0.00	8/18/2020
2018	225	150.39	150.39	0.00	0.00	0.00	0.00	0.00	8/18/2020
2018	905	1,494.32	1,494.32	0.00	0.00	0.00	0.00	0.00	8/18/2020
<b>2018 Totals</b>		<b>3,040.48</b>	<b>3,040.48</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2017	026	931.31	931.31	0.00	0.00	0.00	0.00	0.00	8/18/2020
2017	220	282.28	282.28	0.00	0.00	0.00	0.00	0.00	8/18/2020
2017	223	22.44	22.44	0.00	0.00	0.00	0.00	0.00	8/18/2020
2017	224	259.64	259.64	0.00	0.00	0.00	0.00	0.00	8/18/2020
2017	225	162.04	162.04	0.00	0.00	0.00	0.00	0.00	8/18/2020
2017	905	1,564.15	1,564.15	0.00	0.00	0.00	0.00	0.00	8/18/2020
<b>2017 Totals</b>		<b>3,221.86</b>	<b>3,221.86</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Grand Totals</b>		<b>47,001.35</b>	<b>47,001.35</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	



**WENDY BURGESS**  
**TARRANT COUNTY**  
**TAX ASSESSOR-COLLECTOR**

@TarrantCoTax

Facebook.com/TarrantCountyTAC

100 E. Weatherford, Fort Worth, TX 76196  
 (817) 884-1100  
 e-mail: taxoffice@tarrantcounty.com  
 web: www.tarrantcounty.com

DATE: 07/07/2021

**2020 TAX STATEMENT**

**IN GOD WE TRUST**

V1.10

ACCOUNT: 00042549424

LEGAL: CARTER DISTRIBUTION BLOCK A  
 LOT 1

**e-STATEMENT**



Visit our website for online credit card and eCheck payments  
 Pay by phone at 817-884-1110

OWNER: PR CARTER DISTRIBUTION CENTER BUILDING F LP  
 PARCEL ADDRESS: 0001501 JOEL EAST RD  
 EXEMPTIONS:

LAND VALUE 1,383,453	APPRAISED VAL 1,383,453					
TAXING ENTITIES	APPRAISED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	TAXES DUE CURRENTLY
FT WORTH CITY	1,383,453	0	1,383,453	0.747500	10341.31	0.00
TARRANT COUNTY	1,383,453	0	1,383,453	0.234000	3237.28	0.00
REG WATER DIST	1,383,453	0	1,383,453	0.028700	397.05	0.00
T C HOSPITAL	1,383,453	0	1,383,453	0.224429	3104.87	0.00
T C COLLEGE	1,383,453	0	1,383,453	0.130170	1800.84	0.00
FT WORTH ISD	1,383,453	0	1,383,453	1.378400	19069.52	0.00
TOTAL TAXES					37,950.87	0.00

**TOTAL AMOUNT DUE 0.00**  
**INCLUDES PAYMENTS RECEIVED**

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

**\*\*YOUR CHECK WILL BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER\*\***

PR CARTER DISTRIBUTION CENTER BUILDING F LP

**RETURN WITH PAYMENT**

\*00042549424\*  
 \*00042549424\*

**PAY THIS AMOUNT \$0.00**  
 Delinquent after: 1/31/2021

00042549424 2020

\*83672747\*  
 \*83672747\*

IF PAID IN	AMOUNT DUE
AUG	0.00
SEP	0.00

PR CARTER DISTRIBUTION CENTER  
 BUILDING F LP C/O PGIM REAL ESTATE  
 7 GIRALDA FARMS FLOOR  
 MADISON, NJ 07940

Make checks payable to:  
 WENDY BURGESS, TAX-ASSESSOR-COLLECTOR  
 PO BOX 961018  
 FORT WORTH TX 76161-0018

00042549424 0000000000 0000000000 0000000000 0707202100000