

# AGREEMENT FOR PROPERTY TAX ABATEMENT

## HYUNDAI TRANSLEAD, INC.

THIS AGREEMENT FOR PROPERTY TAX ABATEMENT (the "Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between HYUNDAI Translead, Inc. (hereinafter referred to as "Hyundai Translead"), and the CITY OF JOLIET, an Illinois Municipal Corporation (hereinafter referred to as "JOLIET").

### RECITALS

**WHEREAS**, HYUNDAI Translead, Inc. is a wholly owned subsidiary of Hyundai Motor Company, and has a headquarters in San Diego, California; and

**WHEREAS**, HYUNDAI Translead, Inc. is a transportation and logistics equipment manufacturer planning to establish a new manufacturing plant in the United States; and

**WHEREAS**, HYUNDAI Translead, Inc. intends to lease property located at 3835 Youngs Road, Joliet, IL 60436 (PINs 04-10-03-401-0014-0000 and 04-10-02-301-001-0000), a 905,517 square foot building (hereinafter referred to as "PROPERTY"); and

**WHEREAS**, HYUNDAI Translead, Inc. expects to make an additional investment of approximately \$148,000,000 in new building improvements, machinery, equipment, other capital and property improvements; and

**WHEREAS**, HYUNDAI Translead, Inc. has represented to the City of Joliet and Will County in an application for a property tax abatement that intends to develop a manufacturing facility at the Property that will employ 113 employees in Year One, 1,001 employees in Year Two, and 177 employees in Year Three, and a total of 1,291 employees at full capacity; and

**WHEREAS**, HYUNDAI TRANSLEAD has requested that JOLIET abate fifty percent of the property for five years; and

**WHEREAS**, JOLIET desires to promote and encourage businesses to locate in Will County, Illinois and upon unique circumstances will agree to abate some tax revenues upon certain conditions, and specifically acknowledge that a project such as the expansion by HYUNDAI TRANSLEAD will help create jobs; and

**WHEREAS**, HYUNDAI TRANSLEAD will make commercially reasonable efforts to employ, directly or indirectly, at all times during construction of the improvements at the PROPERTY, a minimum of seventy-five percent (75%) local (Will County) labor at the prevailing wage from Will County, Illinois, for construction, from the beginning to the earliest of the completion of said construction covered by the abatement described herein

as determined from time to time under the Illinois Prevailing Wage Act (820 ILCS 130 et seq.); and

**WHEREAS**, the Mayor and City Council of JOLIET find that:

1. the building has remained vacant;
2. the proposed development will enhance business development in JOLIET;
3. the proposed development will create additional job opportunities in JOLIET;
4. without this Agreement it would not be economically feasible for HYUNDAI TRANSLEAD to enter into the lease for the Property and develop the manufacturing facility on the Property; and
5. a tax abatement is part of the incentive package that allowed HYUNDAI TRANSLEAD to take its final decision to locate within Joliet, Will County, Illinois, and to commit to creating as many as 1,291 jobs; and

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements set forth herein and for other good and valuable considerations, the parties hereby agree as follows:

#### **AGREEMENT**

1. The recitals set forth immediately above are incorporated herein by this reference as fully and with the same force and effect as if each and every term, provision, and condition thereof were specifically recited herein at length.
2. The Mayor and City Council hereby authorize that HYUNDAI TRANSLEAD receive five (5) continuous years of tax abatement of fifty percent (50%) of the City of Joliet general levy extended on the portion of the Property attributable to the equalized assessed valuation of the buildings and improvements situated thereon, as an incentive to locate within Joliet, Illinois.
3. Abatement of the taxes levied on the Property shall commence with the first (1st) year after manufacturing operations begin, meaning the Property is fully assessed as improved property by the Assessor as indicated by the records of the Assessor.
4. Will County Treasurer and Will County Clerk are hereby authorized and directed to take such action as may be necessary and proper to implement the abatement authorized herein. The City Manager is also authorized to provide such information and take such action as may be necessary to implement the abatement authorized herein.
5. The abatement authorized herein does not apply to an extended levy upon the equalized assessed valuation on land.
6. The abatement authorized herein shall be made only if:
  - a. The Improvements are substantially completed and occupied by HYUNDAI TRANSLEAD;

- b. The real estate taxes billed against the Property are timely paid, and in the event that such taxes are not paid in full, HYUNDAI TRANSLEAD shall have the opportunity to cure such failure for a period of 30 days after written notice of such failure;
- c. HYUNDAI TRANSLEAD does not file a tax rate objection or any other challenge to the tax rate levied by and extended by the County on behalf of JOLIET for the Property or any portion thereof during the time period HYUNDAI TRANSLEAD is receiving the aforementioned abatement;
- d. HYUNDAI TRANSLEAD meets the capital investment requirement of \$148,000,000 by the end of the project;
- e. HYUNDAI TRANSLEAD meets the employee requirements by the end of each respective year of business as follows:
  - i. First (1st) full calendar year after commencing operation: 113 new full-time employees;
  - ii. Second (2nd) full calendar year after commencing operation: 1,001 new full-time employees;
  - iii. Third (3rd) full calendar year after commencing operation: 177 new full-time employees;
  - iv. Fourth (4th) full calendar year after commencing operation: a total of 1,291 employees hired over the previous three (3) years.

Commencing operation shall be defined as the production of dry and refrigerated van trailers, flatbeds, chassis, and dollies. In the event HYUNDAI TRANSLEAD fails to meet the aforementioned employee requirements, then the abatement amount shall be prorated for the given year based on the percent shortfall of employees employed. JOLIET shall have the right to request proof of the number of employees employed by HYUNDAI TRANSLEAD at any time; and HYUNDAI TRANSLEAD shall comply with said request. In the event HYUNDAI TRANSLEAD fails to comply with JOLIET'S request within thirty (30) days after written notice, HYUNDAI TRANSLEAD shall forfeit the abatement for that calendar year; and

- f. The Property continues to be operated as a vehicle manufacturing facility.
7. All notices required or permitted by this Agreement shall be in writing and shall be deemed to be effective as of the date of actual delivery if delivered personally or on receipt sent by certified mail, return receipt requested, delivery restricted to addressee, postage fully prepaid and addressed as follows:

If to HYUNDAI TRANSLEAD: HYUNDAI TRANSLEAD, INC.

Address:

HYUNDAI Translead, Inc.  
C/O Timothy Park, Sr. Director  
8880 Rio San Diego Dr., Ste. 600  
San Diego, CA 92108

If to JOLIET:

City of Joliet  
150 West Jefferson Street Joliet, IL 60432  
Attn: Joliet City Manager

City of Joliet  
150 West Jefferson Street Joliet, IL 60432  
Attn: Joliet Corporation Counsel

City of Joliet  
150 West Jefferson Street Joliet, IL 60432  
Attn: Joliet Economic Development Director

CITY OF JOLIET  
an Illinois Municipal Corporation.

HYUNDAI TRANSLEAD, INC.

By: \_\_\_\_\_  
Its: Mayor

By: \_\_\_\_\_  
Its: President/CEO