



**CITY OF FRANKLIN**  
COMMUNITY DEVELOPMENT DEPARTMENT

**Memorandum**

**To:** City of Franklin Economic Development Commission  
**From:** Krista Linke, Community Development Director  
**Date:** March 7, 2014  
**Re:** Case C 2014-05: Trussway, Ltd.

**Summary:**

1. On May 23<sup>rd</sup>, 2005, the Franklin Common Council passed Resolution No. 2005-13, approving a 10-year tax abatement on real property for Trussway, Ltd. located at 1850 N. Graham Road.
2. Actual and estimated benefits, as projected for 2013:

	Estimated on SB-1	Actual in 2013	Difference
New Employees	0	0	0
Salaries	\$0	\$0	\$0
Average Hourly Salaries	\$0.00	\$0.00	\$0.00
Real Property Improvements	\$2,800,000	\$2,706,300	-\$93,700

3. The tax abatement granted to Trussway in 2005 was not tied to the creation of job or salaries. It was only tied to the real property investment of \$2,800,000. As shown in the table above, Trussway made an investment of \$2,706,300. They closed the Franklin plant in July of 2009. Please see the attached letter dated February 13, 2013 from Kendall Hoyd, Chief Financial Officer for Trussway.
4. The real property tax abatement for Trussway is scheduled to expire in tax year 2015 payable 2016. The final compliance review will take place in 2016.

**Staff Recommendation**

Approval

Patrick A. Sherman, CPA  
Martin J. Armbruster, CPA/PFS, CFP®  
John D. Grant, CPA  
Angela L. Coy, CPA

Accountable Direction

SHERMAN  
ARMBRUSTER

LLP Certified Public Accountants

Sally Ensey Anderson, CPA

February 21, 2014

Mrs. Krista Linke, Director  
Department of Planning & Economic Development  
70 E. Monroe Street  
Franklin, IN 46131

Re: Tax Abatement Compliance for Trussway, Ltd.

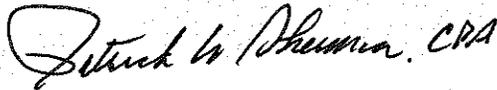
Dear Mrs. Linke:

On behalf of and at the request of Trussway, Ltd., I am filing the enclosed Form CF-1 (Compliance with Statement of Benefits), for 2013 pay 2014, regarding compliance with the real property tax abatement, which was granted to Trussway in 2005 under Franklin Common Council Resolution No. 05-13.

Kendall Hoyd, Chief Financial Officer for Trussway, has informed me that their Board of Directors has authorized them to market the facility more aggressively this year as they are serious about selling it as soon as possible. A large building materials distributor has recently expressed interest in the facility.

If you have any questions or concerns regarding this matter, please feel free to contact me.

Sincerely,



Patrick A. Sherman, CPA  
Sherman & Armbruster, LLP

Enclosures

cc: Kendall Hoyd



**COMPLIANCE WITH STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 13 PAY 20 14

FORM CF-1 / Real Property

**PRIVACY NOTICE**

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

**INSTRUCTIONS:**

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer Trussway, Ltd.	County Johnson
Address of taxpayer (number and street, city, state, and ZIP code) 9411 Alcorn St., Houston, TX 77093	DLGF taxing district number 31
Name of contact person Kendall Hoyd	Telephone number ( 713 ) 590-8828

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body City of Franklin Economic Development Commission	Resolution number 05-13	Estimated start date (month, day, year) April 30, 2005
Location of property 1850 N. Graham Rd., Franklin, IN 46131	Actual start date (month, day, year)	
Description of real property improvements A speculative 80,500 sq. ft. facility including 4,500 sq. ft. of office space and possible railroad spur at additional cost.	Estimated completion date (month, day, year) December 31, 2006	
	Actual completion date (month, day, year)	

SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	-0-	N/A
Salaries	N/A	N/A
Number of employees retained	N/A	N/A
Salaries	N/A	N/A
Number of additional employees	N/A	-0-
Salaries	N/A	-0-

SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
	AS ESTIMATED ON SB-1	ASSESSED VALUE
Values before project	-0-	-0-
Plus: Values of proposed project	2,800,000	3,100,000
Less: Values of any property being replaced	-0-	-0-
Net values upon completion of project	2,800,000	3,100,000
<b>ACTUAL</b>	<b>COST</b>	<b>ASSESSED VALUE</b>
Values before project	N/A	-0-
Plus: Values of proposed project	2,706,300	2,701,300
Less: Values of any property being replaced	N/A	-0-
Net values upon completion of project	2,706,300	2,701,300

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted	N/A	N/A
Amount of hazardous waste converted	N/A	N/A
Other benefits:	N/A	N/A

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative <i>Kendall R. Hoyd CPA</i>	Title For Kendall R. Hoyd Chief Financial Officer	Date signed (month, day, year) February 21, 2014