

AGENDA RESERVATION REQUEST

CITY OF FRANKLIN COMMON COUNCIL

Please type or print

Date Submitted:	3-12-14	Meeting Date:	3-17-14
Contact Information:			
Requested by:	Krista Linke		
On Behalf of Organization or Individual: Economic Development Commission			
Telephone:	317-736-3631		
Email address:	klinke@franklin.in.gov		
Mailing Address:	70 E. Monroe St., Franklin, IN 46131		
Describe Request:			
Tax Abatement Compliance Reports			
List Supporting Documentation Provided:			
Memo			
C 2014-01: Midstate Manufacturing Corp.			
C 2014-03: Tippmann Realty Partners, LLP			
C 2014-30: Tippmann Realty Partners, LLP			
C 2014-04: Premium Composite Technology North America			
C 2014-05: Trussway, Ltd.			
C 2014-07: KYB Manufacturing North America			
C 2014-08: KYB Manufacturing North America			
C 2014-11: BCC Products, Inc.			
C 2014-12: BCC Products, Inc.			
Who will present the request?			
Name:	Krista Linke	Telephone:	317-736-3631

The Franklin City Council meets on the 1st and 3rd Monday of each month at 6:30 p.m. in the Council Chambers of City Hall located at 70 E. Monroe Street. In order for an individual and/or agency to be considered for new business on the agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 12:00 p.m. on the Wednesday before the meeting.



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

Memo

To: City Council Members
CC: Mayor, Clerk-Treasurer, City Attorney
From: Krista Linke, Community Development Director
Date: March 12, 2014
Subject: EDC – Tax Abatement Compliance

The Economic Development Commission found the following tax abatement compliance reports to be in substantial compliance and forwarded them to the City Council with favorable recommendations at their March 11th meeting:

- C 2014-01 Midstate Manufacturing Corp. (Resolution 2008-22)
- C 2014-03 Tippmann Realty Partners, LLP (Resolution 2004-06)
- C 2014-30 Tippmann Realty Partners, LLP (Resolution 2008-13)
- C 2014-04 Premium Composite Technology NA (Resolution 2009-02)
- C 2014-05 Trussway, Ltd. (Resolution 2005-13)
- C 2014-07 KYB Manufacturing North America (Resolution 2006-09)
- C 2014-08 KYB Manufacturing North America (Resolution 2006-03)
- C 2014-11 BCC Products, Inc. (Resolution 2007-07)
- C 2014-12 BCC Products, Inc. (Resolution 2007-15)

Case C2014-09: Caterpillar Reman Powertrain was also reviewed by the EDC, but the case was tabled pending additional information.

Compliance documentation is attached for each case. Please contact me directly at 346-1250 if you have any questions regarding any of this information.



CITY OF FRANKLIN
COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City of Franklin Economic Development Commission
From: Krista Linke, Director of Community Development
Date: March 6, 2014
Re: Case C 2014-01: Midstate Manufacturing Corporation

Summary:

1. On January 12th, 2008, the Franklin Common Council passed Resolution Number 2008-22, confirming Resolution Number 2008-21, approving a 5-year tax abatement on personal property for Midstate Manufacturing Corporation located at 3250 N. Graham Road.
2. Actual and estimated benefits, as projected for 2013:

	Estimated on SB-1	Actual in 2013	Difference
Employees Retained	11	11	0
Salaries	\$388,960	\$388,960	\$0
New Employees	3	11	8
Salaries	\$106,080	\$467,092	\$361,012
Total Employees	14	22	8
Total Salaries	\$495,040	\$856,052	\$361,012
Average Hourly Salaries	\$17.00	\$18.71	\$1.71
Personal Property Improvements	\$430,000	\$330,000	-\$100,000

3. The company has met their number of employees retained and exceeded the number of new employees estimated on their SB-1 Form. The average hourly salary for all 22 employees is higher than estimated on the SB-1 Form.
4. The personal property improvements were \$100,000 less than estimated on the SB-1 Form.
5. The tax abatement is scheduled to expire in tax year 2013 payable 2014. The final compliance review will take place in 2014.

Staff Recommendation:

Approval

Midstate Manufacturing Corporation

3250 N Graham Road

Franklin, IN 46131

317-738-0094

January 31, 2014

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

RE: Tax Abatement Compliance for Midstate Manufacturing Corporation

Dear Mrs. Linke:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits)

Regarding compliance with the Real and Personal Tax Abatements which were granted to Midstate Manufacturing Corporation in 2009 under Franklin Common Council Resolution No. ~~00-05~~ 08-21 + 22

As can be seen from reviewing the enclosed documents, our company has been highly successful in (1) making all of the capital investments which had been projected for the past year, and (2) creating the full complement of jobs which had been proposed in the statement of benefits (Form SB-1) which was approved on March 15, 2000. The Equipment opened up a full time job for 2 employees.

Please review all of the enclosed documents, and if you have any questions or concerns regarding this matter Please feel free to contact me.

Sincerely,



Paul Ambrose, President
Midstate Manufacturing Corporations

ENCLOSURES



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R2 / 5-13)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between March 1, and May 15, of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1, and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer
Paul Ambrose-Midstate Manufacturing Corp

Address of taxpayer (number and street, city, state, and ZIP code)
25 Carolwood Meadows Franklin IN 46131

Name of contact person
Paul Ambrose

Telephone number
(317) 738-0094

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body
City of Franklin Common Council

Resolution number
08-21
~~05-10~~ **08-22**

Location of property
3550 N Graham Rd Franklin IN

County
Johnson

DLGF taxing district number

Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.

Estimated starting date (month, day, year)

Estimated completion date (month, day, year)

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	11	20 22
Salaries	388,960	836,052
Number of employees retained	11	11
Salaries		388,960
Number of additional employees	3	11
Salaries	106,080	467,092

SECTION 4 COST AND VALUES

AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project	430,000							
Less: Values of any property being replaced								
Net values upon completion of project								
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project	330,000							
Less: Values of any property being replaced								
Net values upon completion of project								

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d).

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		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative
Paul Ambrose

Title
President

Date signed (month, day, year)
11/31/14



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 2014-03: Tippmann Realty Partners (700 Bartram Parkway: **Phases 1-3**)

Summary:

1. On July 26, 2004, the Franklin Common Council passed Resolution No. 2004-06, approving a 10-year real property tax abatement for the construction of a new facility located at 700 Bartram Parkway (Interstate Warehousing Phase 1). On June 2nd, 2008, the Franklin Common Council passed Resolution No. 2008-13 to clarify Resolution No. 2004-06, approving a 10-year real property tax abatement for each of three phases of construction. Each of the three phases is a separate 10 year tax abatement. Each construction phase of the facility will entail a minimum building area of 140,000 square feet and will employ a minimum 25 workers. The abatement was approved for 700 Bartram Parkway (Interstate Warehousing).
2. Actual and estimated benefits, as projected for 2013:

	Estimated on SB-1	Actual in 2013	Difference
New Employees	100	219	119
Salaries	\$3,500,000	\$8,564,815	\$5,064,815
Average Hourly Salaries	\$16.83	\$18.80	\$1.98
Phase 1: Real Property Improvements	\$10,500,000	\$11,600,453	\$1,100,453
Phase 2: Real Property Improvements	\$10,500,000	\$13,800,355	\$3,300,355
Phase 3: Real Property Improvements	\$10,500,000	\$11,600,453	\$1,100,453

3. When the original tax abatement application was made in 2004, three phases were planned. Each phase had 25 jobs with \$875,000 total salaries. Each phase was estimated to cost \$10,500,000 to construct.
4. They've also received abatements for phases 4-6. The company did not break out the employment numbers by phase; they gave a total for all four phases that are complete.
5. They have exceeded their estimate for the number of employees hired.
6. The company has exceeded the average hourly wage indicated on the SB-1 Form.
7. The company has exceeded their estimate provided on the SB-1 Form for real property.
8. The abatements for Tippmann Realty Partners are scheduled to start expiring in tax year 2015 payable 2016. The final compliance review will take place in 2020.

Staff Recommendation: Approval

Corporate Office

9009 Coldwater Road
Fort Wayne, IN 46825
(260) 490-3000
FAX: (260) 490-1362

February 9, 2014

Interstate Warehousing
Tippmann Properties
Tippmann Construction

Krista Linke, AICP
City of Franklin
70 E. Monroe Street
Franklin, IN 46131

Re: Tax Abatement Compliance for Tippmann Realty Partners Ph 1

Dear Krista:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with the real and personal property tax abatements which were granted to TRP in 2004 under Franklin Common Council Resolution No. 04-6.

As can be seen from reviewing the enclosed documents, our company has been highly successful in (a) making all of the capital investments which had been projected for the past year, and (b) creating the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved July 2004.

Please review all of the enclosed documents, and if you have any questions or concerns regarding this matter, please feel free to contact me at 260-469-5458.

Sincerely,



Jeff Hastings, CFO
Tippmann Realty Partners

JH/ads
Enclosures



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

State Form 51766 (R3 / 2-13)
Prescribed by the Department of Local Government Finance

20__ PAY 20__
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 Tippmann Realty Partners	County Johnson
Address of taxpayer (number and street, city, state, and ZIP code) 9009 Coldwater Road Fort Wayne, IN 46825	DLGF taxing district number 50
Name of contact person Jess Hastings	Telephone number (260) 469-5458

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body City of Franklin Common Council	Resolution number 2004-06/2008-13	Estimated start date (month, day, year)
Location of property 900 Bartram Parkway	Actual start date (month, day, year)	
Description of real property improvements Phase 2	Estimated completion date (month, day, year)	
	Actual completion date (month, day, year)	

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		219
Salaries		\$8,564,815
Number of employees retained		
Salaries		
Number of additional employees	25	
Salaries	\$875,000	

SECTION 4 COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	\$10,500,000	
Less: Values of any property being replaced		
Net values upon completion of project		
ACTUAL	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	\$16,361,586	
Less: Values of any property being replaced		
Net values upon completion of project		

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		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative Jess Hastings	Title CFO	Date signed (month, day, year) 2-11-14
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**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R3 / 2-13)
Prescribed by the Department of Local Government Finance

20__ PAY 20__
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 Tippmann Realty Partners	County Johnson
Address of taxpayer (number and street, city, state, and ZIP code) 9009 Coldwater Road Fort Wayne, IN 46825	DLGF taxing district number 50
Name of contact person Jess Hastings	Telephone number (260) 469-5458

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body City of Franklin Common Council	Resolution number 2004-06/2008-13	Estimated start date (month, day, year)
Location of property 900 Bartram Parkway		Actual start date (month, day, year)
Description of real property improvements Phase 2		Estimated completion date (month, day, year)
		Actual completion date (month, day, year)

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		219
Salaries		\$8,564,815
Number of employees retained		
Salaries		
Number of additional employees	25	
Salaries	\$875,000	

SECTION 4 COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	\$10,500,000	
Less: Values of any property being replaced		
Net values upon completion of project		
ACTUAL	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	\$13,800,356	
Less: Values of any property being replaced		
Net values upon completion of project		

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		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative Jess Hastings	Title CFO	Date signed (month, day, year) 2-11-14
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**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20__ PAY 20__
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 Tippmann Realty Partners	County Johnson
Address of taxpayer (number and street, city, state, and ZIP code) 9009 Coldwater Road Fort Wayne, IN 46825	DLGF taxing district number 50
Name of contact person Jess Hastings	Telephone number (260) 469-5458

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body City of Franklin Common Council	Resolution number 2004-06/2008-13	Estimated start date (month, day, year)
Location of property 900 Bartram Parkway		Actual start date (month, day, year)
Description of real property improvements Phase III		Estimated completion date (month, day, year)
		Actual completion date (month, day, year)

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees			219
Salaries			\$8,564,815
Number of employees retained			
Salaries			
Number of additional employees		25	
Salaries		\$875,000	

SECTION 4 COST AND VALUES

COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project	410,500,000		
Less: Values of any property being replaced			
Net values upon completion of project			
ACTUAL		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project	411,600,453		
Less: Values of any property being replaced			
Net values upon completion of project			

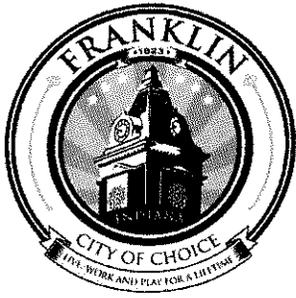
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative Jess Hastings	Title CFO	Date signed (month, day, year) 2-11-14
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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 2014-30: Tippmann Realty Partners (700 Bartram Parkway-Phases 4-6)

Summary:

1. On November 21st, 2011, the Franklin Common Council passed Resolution No. 2011-08, approving a 10-year real property tax abatement and a 7-year personal property tax abatement for each of three phases, Phases 4-6. Each of the three phases is a separate 10 year real property tax abatement and 7 year personal property tax abatement. Each construction phase of the facility will entail a minimum building area of 140,000 square feet and will employ a minimum 25 workers. The abatement was approved for 700 Bartram Parkway (Interstate Warehousing).
2. Actual and estimated benefits, as projected for 2013:

	Estimated on SB-1	Actual in 2013	Difference
New Employees	100	219	119
Salaries	\$3,500,000	\$8,654,815	\$5,154,815
Average Hourly Salaries	\$16.83	\$19.00	\$2.17
Phase 4: Personal Property Improvements	\$1,000,000	\$1,801,973	\$801,973
Phase 4: Real Property Improvements	\$12,000,000	\$15,118,865	\$3,118,865

1. The company did not break out the employment numbers by phase; they gave a total for all four phases that are complete.
2. The company has exceeded their estimate for the number of employees hired.
3. The company has exceeded the average hourly wage indicated on the SB-1 Form.
4. The company has exceeded their estimate provided on the SB-1 for personal property.
5. The company has exceeded their estimate provided on the SB-1 Form for real property.
6. The abatement for Tippmann Realty Partners is scheduled to expire in tax year 2019 payable 2020. The final compliance review will take place in 2020.

Staff Recommendation: Approval

Corporate Office

9009 Coldwater Road
Fort Wayne, IN 46825
(260) 490-3000
FAX: (260) 490-1362

February 9, 2014

Interstate Warehousing
Tippmann Properties
Tippmann Construction

Krista Linke, AICP
City of Franklin
44 North Jackson Street
Franklin, IN 46131

Re: Tax Abatement Compliance for Tippmann Realty Partners Phase 4

Dear Krista:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with the real and personal property tax abatements which were granted to TRP in 2004 under Franklin Common Council Resolution No. 08-13.

As can be seen from reviewing the enclosed documents, our company has been highly successful in (a) making all of the capital investments which had been projected for the past year, and (b) creating the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved May 2012.

Please review all of the enclosed documents, and if you have any questions or concerns regarding this matter, please feel free to contact me at 260-469-5458.

Sincerely,



Jeff Hastings, CFO
Tippmann Realty Partners

JH/ads
Enclosures



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R2 / 5-13)
Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between March 1, and May 15, of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1, and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer Tippmann Realty Partners		Address of taxpayer (number and street, city, state, and ZIP code) 9009 Coldwater Road Fort Wayne, IN 46825						
Name of contact person Jess Hastings	Telephone number (260) 469-5458	Name of designating body City of Franklin Common Council						
Resolution number 2011-08		Location of property 700 Bartram Parkway	County Johnson					
DLGF taxing district number 50		Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. Phase 4						
Estimated starting date (month, day, year)		Estimated completion date (month, day, year)						
SECTION 3		EMPLOYEES AND SALARIES						
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL					
Current number of employees								
Salaries								
Number of employees retained								
Salaries								
Number of additional employees		25	219					
Salaries		895,000	865,915					
SECTION 4		COST AND VALUES						
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project								
Less: Values of any property being replaced								
Net values upon completion of project								
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	0				1,204,304		597,669	
Plus: Values of proposed project	156,458				550,093		145,833	
Less: Values of any property being replaced								
Net values upon completion of project								
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d).								
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								
Amount of hazardous waste converted								
Other benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative Jess Hastings		Title CFO	Date signed (month, day, year) 2-11-14					



**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 Tippmann Realty Partners	County Johnson
Address of taxpayer (number and street, city, state, and ZIP code) 9009 Coldwater Road Fort Wayne IN 46825	DLGF taxing district number 50
Name of contact person Jack Hastings	Telephone number (260) 469-5458

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body City of Franklin Common Council	Resolution number 2011-08	Estimated start date (month, day, year)
Location of property 900 Bartram Parkway		Actual start date (month, day, year)
Description of real property improvements Phase 4		Estimated completion date (month, day, year)
		Actual completion date (month, day, year)

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		219
Salaries		\$8,654,815
Number of employees retained		
Salaries		
Number of additional employees	25	
Salaries	\$975,000	

SECTION 4 COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	\$10,500,000	
Less: Values of any property being replaced		
Net values upon completion of project		
ACTUAL	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	\$15,118,865	
Less: Values of any property being replaced		
Net values upon completion of project		

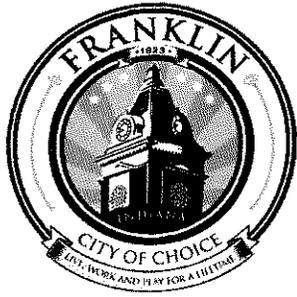
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative Jack Hastings	Title CFO	Date signed (month, day, year) 2-11-14
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CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City of Franklin Economic Development Commission
From: Krista Linke, Director of Community Development
Date: March 6th, 2014
Re: Case C 2014-04: Premium Composite Technology North America (PCTNA)

Summary:

1. On April 20th, 2009, the Franklin Common Council passed Resolution No. 2009-02, approving a 10-year tax abatement on real property with a 2% Economic Development Fee and a 10-year tax abatement on personal property with a 5% Economic Development Fee at 2101 Commerce Parkway (formerly Musicland Drive).
2. Actual and estimated benefits, as projected for 2013:

	Estimated on SB-1	Actual in 2013	Difference
New Employees	37	45	8
Salaries	\$2,100,000	\$1,807,711	-\$292,289
Average Hourly Salaries	\$27.29	\$19.31	-\$7.97
Real Property Improvements	\$5,350,000	\$6,880,885	\$1,530,885
Personal Property Improvements	\$8,630,000	\$10,784,232	\$2,154,232

3. The company indicated they would hire all 37 new employees by the end of 2010. There were 10 employees at the end of 2010, 21 employees by the end of 2011, and 23 employees at the end of 2012. At the end of 2013 they greatly exceeded the total number of employees. The average hourly salary is lower than originally indicated. There is an explanation in their cover letter that explains that 18 of the 45 employees are temp to hire in various stages of the hiring process. In addition to the jobs mentioned above, their parent company has located 5 staff at their location.
4. The company has exceeded their estimate provided on their SB-1 Form for real property.
5. The company was behind schedule on their personal property investment and requested an extended completion date. In 2013 they managed to exceed their estimate.
6. The tax abatements for PCTNA are scheduled to expire in tax year 2023 payable 2024. The final compliance review will take place in 2024.

Staff Recommendation: Approval



Premium Composite Technology

Premium Composite Technology North America, Inc.

22 February 2014

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

Dear Mrs. Linke:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with the real and personal property tax abatements granted to Premium Composite Technology, North America, Inc. in 2009 under Franklin Common Council resolution 2009-02

Premium Composite Technology NA is continuing to move forward and has achieved our goals set in our original proposal. Our employees have increased from the 23 at the end of September 2012 to 45 at the end of December 2013. 18 of these new employees are temp to hire employees in various stages of the hiring process; In addition to the employees hired by PCTNA, our Parent company has located 5 staff to our office. The Tax Abatement provided by Franklin, has resulted in more job creation overall.

We have also increased our production from 24 hours per day, 5 days per week to 24 hours per day, 6 days per week. We plan to increase our production to 7 days per week during this calendar year.

We continue to work hard to exceed the goals set forth in our Tax Abatement application and request that the City of Franklin lo favorably upon our activities and grant us an extension of time to be in full compliance with our tax abatement commitments.

Respectfully

Steven E. Tames, Vice President



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R / 1-06)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between March 1, and May 15, of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1, and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer Premium Composite Technology	
Address of taxpayer (number and street, city, state, and ZIP code) 2101 Commerce Parkway Franklin, Indiana 46131	
Name of contact person Hitoshi Fukushima	Telephone number (317) 346-0011

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body Franklin Common Council		Resolution number 2009-02
Location of property 2101 Commerce Parkway Franklin, Indiana 46131	County Johnson	DLGF taxing district number 41009
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. Plastic Compounding Equipment		Estimated starting date (month, day, year) 06/01/2009 Estimated completion date (month, day, year) 06/30/2010

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	0.00	45
Salaries	0.00	1,807,711.06
Number of employees retained	37.00	23
Salaries	2,100,000.00	1,087,479.82
Number of additional employees	37.00	22
Salaries	2,100,000.00	720,231.24

SECTION 4 COST AND VALUES

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1								
Values before project	0.00							
Plus: Values of proposed project	8,630,000.00							
Less: Values of any property being replaced	0.00							
Net values upon completion of project	8,630,000.00							
ACTUAL								
Values before project	0.00							
Plus: Values of proposed project	10,784,232.70							
Less: Values of any property being replaced	0.00							
Net values upon completion of project	10,784,232.70							

NOTE: The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d).

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		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative 	Title VICE PRESIDENT	Date signed (month, day, year) 28 FEB 14
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**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 Premium Composite Technology North America, Inc	County Johnson
Address of taxpayer (number and street, city, state, and ZIP code) 2101 Commerce Parkway, Franklin, Indiana 46131	DLGF taxing district number 41009
Name of contact person Hitoshi Fukushima	Telephone number (317) 346-0011

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body Franklin Common Council	Resolution number 2009-02	Estimated start date (month, day, year) 06/01/2009
Location of property 2101 Commerce Parkway, Franklin, Indiana 46131	Actual start date (month, day, year)	
Description of real property improvements	Estimated completion date (month, day, year) 06/30/2010	
	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	45
Salaries	0	1,807,711.06
Number of employees retained	37	23
Salaries	2,100,000	1,087,479.82
Number of additional employees	37	22
Salaries	2,100,000	720,231.24

SECTION 4 COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1		
Values before project	0	0
Plus: Values of proposed project	5,350,000.00	5,350,000.00
Less: Values of any property being replaced	0	0
Net values upon completion of project	5,350,000.00	5,350,000.00
ACTUAL		
Values before project	0	0
Plus: Values of proposed project	6,880,885.00	2,039,800.00
Less: Values of any property being replaced	0	0
Net values upon completion of project	6,880,885.00	2,039,800.00

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		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative 	Title VICE PRESIDENT	Date signed (month, day, year) 28 FEB 14
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Attachment to Form CF-1 (Compliance with Statement of Benefits)
 Expansion Investment Schedule by Quarter
 Calendar Year January 1, 2013 thru December 31, 2013

Actual Amount of Investment	Actual Amount of Investment				Total Amount of Investment at 12/31/2013	Total Amount of Investment Year 2013	Proposed Amount of Total Investment	Difference Between Proposal and Actual
	Added during Year 2013 by Quarter							
as of 12-31-2012	1st Quarter 3/31/2013	2nd Quarter 6/30/2013	3rd Quarter 9/30/2013	4th Quarter 12/31/2013	Investment 2013	by 6/30/2010	at 12/31/2013	
Real Property \$ 6,880,885.13					\$ -	\$ 6,880,885.13	\$ 5,350,000.00	\$ 1,530,885.13
Personal Property \$ 8,011,458.20	2,772,774.50				\$ 2,772,774.50	\$ 10,784,232.70	\$ 8,630,000.00	\$ 2,154,232.70
Totals \$ 14,892,343.33						\$ 17,665,117.63	\$ 13,980,000.00	\$ 3,685,117.63

Attachment to Form CF-1 (Compliance with Statement of Benefits)
 Job Creation Schedule by Quarter
 Calendar Year January 1, 2013 thru December 31, 2013

		Actual Number of Employees Added During Year					Actual total Number of Employees as of 12-31-2013	Difference Between Actual and Proposed Number of Employees
Actual Number of Employees as of 12-31-2013 (From SB-1)	Proposed Total Number of Employees by 12-31-2013 (From SB-1)	3/31/2013	6/30/2013	9/30/2013	12/31/2013			
23	37	1	0	-1	4	27	10	



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 23rd, 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.

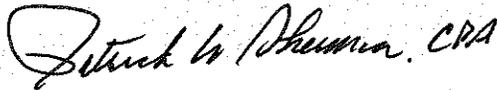
Dear Mrs. Linke:

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
ACTUAL	COST	ASSESSED VALUE
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



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 2014-07: KYB Manufacturing North America

Summary:

1. On October 23rd, 2006, the Franklin Common Council passed Resolution No. 2006-09, approving a 10-year tax abatement on real property and a 10-year tax abatement on personal property for KYB Manufacturing located at 2625 N. Morton Street.
2. Actual and estimated benefits, as projected for 2013:

	Estimated on SB-1	Actual in 2013	Difference
Employees Retained	660	660	0
Salaries	\$21,794,240	\$21,794,240	\$0
New Employees	51	58	7
Salaries	\$1,500,000	\$6,008,343	\$4,508,343
Total Employees	711	718	7
Total Salaries	\$23,294,240	\$27,802,583	\$4,508,343
Average Hourly Salaries	\$15.75	\$18.62	\$2.87
Personal Property Improvements	\$8,000,000	\$8,207,371	\$207,371
Real Property Improvements	\$16,000,000	\$17,000,000	\$1,000,000

3. The company has exceeded their estimate provided on their SB-1 Form for personal property investment.
4. The company has exceeded their estimate provided on their SB-1 Form for real property.
5. This is the first year that the company has met their estimate for the total number of employees. The average hourly wage continues to exceed what was estimated on their SB-1 Form.
6. The tax abatements are scheduled to expire in tax year 2017 payable 2018. The final compliance review will take place in 2018.

Staff Recommendation: Approval

February 28, 2014

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

RE: Tax Abatement Compliance for KYB Americas Corporation
(f/k/a KYB Manufacturing North America)

Dear Mrs. Linke:

Enclosed please find Form CF-1 (Compliance with State of Benefits) regarding compliance with the real and personal property tax abatements that were granted KYB Americas Corporation in 2005 and 2006 under Franklin Common Council Resolution Nos. 06-09 and 06-03.

As evidenced from reviewing the enclosed documents, our company has been highly successful in (1) making all of the capital investments that had been projected for the past year, and (2) creating the full complement of jobs that had been proposed in the Statement of Benefits (Form SB-1) that was approved on February 13, 2006.

Please review all of the enclosed documents. If you have any questions or concerns regarding this matter, please contact me at (317) 736-7774.

Sincerely,



James E. Hamilton, Controller
KAC Americas Corporation
2625 North Morton Street
Franklin, Indiana 46131



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

State Form 51766 (R2 / 1-07)
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).

This statement is being completed for real property that qualifies under the following Indiana Code (*check one box*):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Eligible vacant building (IC 6-1.1-12.1-4.8)

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))
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 (SB-1 / Real Property).
3. This form must accompany the initial deduction application that is filed with the County Auditor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must file an updated form with the County Auditor and the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1)
5. The updated form must be filed annually by May 15, or by the due date for the real property owner's personal property return that is filed in the township where the project is located, whichever is later. (IC 6-1.1-12.1-5.1 (b))
6. With the approval of the Designating Body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1 / Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer KYB Amercas Corporation (f/k/a KYB Manufacturing North America, Inc.)			
Address of taxpayer (number and street, city, state, and ZIP code) 2625 N. Morton Street Franklin, IN 46131			
Name of contact person James E. Hamilton		Telephone number (317) 736-7774	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body City of Franklin Common Council		Resolution number R06-09	
Location of property 2625 N. Morton Street Franklin, IN 46131	County Johnson	DLGF taxing district number 009	
Description of real property improvements: See attached.		Estimated starting date (month, day, year) 10/24/2006	
		Estimated completion date (month, day, year) 03/01/2009	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		660	<u>718</u>
Salaries		21,794,240.00	27,802,583.00
Number of employees retained		660	<u>660</u>
Salaries		21,794,240.00	<u>21,794,240</u>
Number of additional employees		51	58
Salaries		1,500,000.00	6,008,343.00
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project		11,405,428.00	7,983,000.00
Plus: Values of proposed project		16,000,000.00	10,880,000.00
Less: Values of any property being replaced			
Net values upon completion of project		27,405,428.00	18,863,000.00
ACTUAL		COST	ASSESSED VALUE
Values before project		11,405,428.00	7,983,800.00
Plus: Values of proposed project		17,000,000.00	10,880,000.00
Less: Values of any property being replaced			
Net values upon completion of project		28,405,428.00	18,863,000.00
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			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative <i>James E. Hamilton</i>		Title Controller	Date signed (month, day, year) 2/28/2014



**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51765 (R / 1-06)
Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between March 1, and May 15, of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1, and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer KYB Americas Corporation (f/k/a KYB Manufacturing North America, Inc.)	
Address of taxpayer (number and street, city, state, and ZIP code) 2625 N. Morton Street Franklin, IN 46131	
Name of contact person James E. Hamilton	Telephone number (317) 736-7774

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body City of Franklin Common Council		Resolution number R 06-09
Location of property 2625 N. Morton Street Franklin, IN 46131	County Johnson	DLGF taxing district number 009
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. See attached.		Estimated starting date (month, day, year) 10/24/2006
		Estimated completion date (month, day, year) 03/01/2009

SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	660.00	718
Salaries	21,794,240.00	27,802,583.00
Number of employees retained	615.00	660
Salaries	21,794,240.00	21,794,240
Number of additional employees	51.00	104
Salaries	1,500,000.00	6,008,343.00

SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	39,214,863.00	14,920,519.00						
Plus: Values of proposed project	8,000,000.00	3,200,000.00						
Less: Values of any property being replaced								
Net values upon completion of project	47,214,863.00	18,120,519.00						
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	39,214,863.00	14,174,970.00						
Plus: Values of proposed project	8,207,371.00	2,904,305.00						
Less: Values of any property being replaced								
Net values upon completion of project	47,422,234.00	17,079,275.00						

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d).

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		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative <i>James E. Hamilton</i>	Title Controller	Date signed (month, day, year) 2/25/2014

Expansion Investment Schedule

Resolution 2006-09

KYB Manufacturing
 2625 N. Morton Street
 PO Box 490
 Franklin, IN 46131-0490

*Attachment to Form CF-1 (Compliance with Statement of Benefits):
 Expansion Investment Schedule by Quarter*

	Actual Amount of Investment as of 12/31/06 (From SB-1)	Proposed Amount of Total Investment by 12/31/07 (From SB-1)	2006	Actual Amount of Investment For the Year 2006, 2007 (by Quarter)	6/30/07	12/31/07	6/30/08	9/30/08	12/31/08	Actual Total Amount of Investment as of 12/31/2009
Buildings & Improvements	11,405,428	16,000,000		17,000,000						17,000,000
Machinery & Equipment	39,214,863	8,000,000	1,661,225	755,274	1,789,229	2,346,733	564,008	1,250,466	8,366,935	
Totals	50,620,291	24,000,000	1,661,225	755,274	18,789,229	2,346,733	564,008	1,250,466	25,366,935	



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 2014-08: KYB Manufacturing North America

Summary:

1. On February 13th, 2007, the Franklin Common Council passed Resolution No. 2006-02, establishing an economic revitalization area and approving a 7-year tax abatement on personal property for KYB Manufacturing located at 2625 N. Morton Street. Resolution 2006-02 was confirmed by Resolution 2006-03 on February 27th, 2007.
2. Actual and estimated benefits, as projected for 2013:

	Estimated on SB-1	Actual in 2013	Difference
Employees Retained	615	719	104
Salaries	\$26,300,000	\$27,802,583	\$1,502,583
Average Hourly Salaries	\$20.56	\$18.59	-\$1.97
Personal Property Improvements	\$17,000,000	\$21,274,139	\$4,274,139

3. Last year the company did not meet their number of employees retained or salaries. They had 563 employee and \$23,852,178 in salaries (average hourly rate \$20.37).
4. This is the first year that the company meets their estimate for the total number of employees. The average hourly wage is less than indicated, and lower than reported last year.
5. The company has greatly exceeded their estimate provided on their SB-1 Form for personal property investment.
6. The tax abatement is scheduled to expire in tax year 2013 payable 2014. The final compliance review will take place in 2014.

Staff Recommendation:

Approval



**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51765 (R / 1-06)
Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between March 1, and May 15, of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1, and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer KYB Americas Corporation (f/k/a KYB Manufacturing North America, Inc.)	
Address of taxpayer (number and street, city, state, and ZIP code) 2625 N. Morton Street Franklin, IN 46131	
Name of contact person James E. Hamilton	Telephone number (317) 736-7774

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body City of Franklin Common Council		Resolution number R 06-03
Location of property 2625 N. Morton Street Franklin, IN 46131	County Johnson	DLGF taxing district number 009
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. See attached.		Estimated starting date (month, day, year) 02/01/2005
		Estimated completion date (month, day, year) 03/31/2006

SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		615.00	719
Salaries		26,300,000.00	27,802,583.00
Number of employees retained		615.00	719
Salaries		26,300,000.00	27,802,583.00
Number of additional employees			104
Salaries			1,502,583.00

SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	25,783,570.00	11,059,005.00						
Plus: Values of proposed project	17,000,000.00	6,800,000.00						
Less: Values of any property being replaced								
Net values upon completion of project	42,783,570.00	17,859,005.00						
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	39,214,863.00	14,174,970.00						
Plus: Values of proposed project	21,274,139.00	6,141,090.00						
Less: Values of any property being replaced								
Net values upon completion of project	60,489,002.00	20,316,060.00						

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d).

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		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative <i>James E. Hamilton</i>	Title Controller	Date signed (month, day, year) 2/28/2014



CITY OF FRANKLIN
COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City of Franklin Economic Development Commission
From: Krista Linke, Director of Community Development
Date: March 7, 2014
Re: Case C 2014-11: BCC Products, Inc.

Summary:

1. On July 17th, 2007, the Franklin Common Council passed Resolution No. 2007-07, approving a 7-year tax abatement on personal property for BCC Products, located at 2140 Earlywood Drive.
2. Actual and estimated benefits, as projected for 2013:

	Estimated on SB-1	Actual in 2013	Difference
Employees Retained	7	7	0
Salaries	\$345,700	\$380,796	\$35,096
New Employees	8	16	8
Salaries	\$187,200	\$835,482	\$648,282
Total Employees	15	23	8
Total Salaries	\$532,900	\$1,216,278	\$683,378
Average Hourly Salaries	\$17.08	\$25.42	\$8.34
Personal Property Improvements	\$485,454	\$568,213	\$82,759

3. The company has exceeded their estimate provided on the SB-1 Form for Personal Property.
4. The company has exceeded the total number of jobs indicated on their SB-1 form. The average hourly wage is higher than estimated.
5. This personal property tax abatement is scheduled to expire in tax year 2014 payable 2015. The final compliance review will take place in 2015.

Staff Recommendation:

Approval

BCC Products, Inc.
Post Office Box 327
Franklin, IN 46131

February 12, 2014

City of Franklin
Attn: Krista Linke, AICP
70 East Monroe Street
Franklin, IN 46131

Re: 2013 Tax Abatement Compliance Reporting

Dear Ms. Linke,

Enclosed please find Form CF-1/RE and CF-1/PP (Compliance with Statement of Benefits) regarding compliance with the personal property and real property tax abatements which were granted to BCC Products, Inc. under Franklin Common Council Resolution 07-07 and 07-15, respectively.

As of December 31, 2009 the expansion was complete with the building expansion and equipment purchases (in excess of the amounts stated on the SB-1) in place and in use. During 2013, \$69,547 was invested in new production equipment. This equipment, though not related to the abatement, reflects a more positive business environment.

In the employee area, I was able to add three employees over the year end 2012 staffing levels. At the end of 2013 I added one salesman and two production employees for a gain of 3 and a total of 23. I am hopeful that an improving economy will allow me to again increase my production department in 2014.

As I stated in this letter last year, please note on the Real Property CF-1 that the Section 4 difference of \$851,000 between the beginning \$753,400 and ending \$1,604,400 assessed value is made up of three values. The first is an increase of \$159,900 in the land value. The second is an increase of \$6,000 in the value of improvements prior to the expansion. The third, reflecting the revised 2009 assessment on the existing building and expansion in the amount of \$685,100. The actual abatement granted is on assessed valuation of \$700,000.

I would be happy to answer any questions you might have regarding the enclosed facts and figures. Please contact me at 317-736-4090 at your convenience.

Sincerely,



Roger Brunette, Jr., President
BCC Products, Inc

**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

FORM CF-1 / PP

State Form 51765 (R2 / 5-13)

Prescribed by the Department of Local Government Finance

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between March 1, and May 15, of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1, and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer BCC Products, Inc.	
Address of taxpayer (number and street, city, state, and ZIP code) Post Office Box 327, Franklin, IN 46131	
Name of contact person Roger Brunette, Jr	Telephone number (317) 736-4090
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body Common Council of the City of Franklin	Resolution number 07-07
Location of property 2140 Earlywood Drive, Franklin, IN 46131	County Johnson
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. Chemical Manufacturing Equipment	Estimated starting date (month, day, year) 06/05/2007 Estimated completion date (month, day, year) 07/01/2007

SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL	
Current number of employees	7	7	23
Salaries	345,700.00	1,216,278.00	
Number of employees retained	7	7	
Salaries	345,700.00	380,796.00	
Number of additional employees	8	16	
Salaries	187,500.00	835,482.00	

SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1								
Values before project	202,574.00	37,490.00					11,233.00	6,290.00
Plus: Values of proposed project	485,454.00		16,935.00					
Less: Values of any property being replaced								
Net values upon completion of project	688,028.00	37,490.00	16,935.00				11,233.00	6,290.00
ACTUAL								
Values before project	202,574.00	37,490.00					11,233.00	6,290.00
Plus: Values of proposed project	568,213.00							
Less: Values of any property being replaced								
Net values upon completion of project	770,787.00	37,490.00					11,233.00	6,290.00

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d).

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		
Amount of hazardous waste converted			
Other benefits:			

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative <i>Roger W Brunette</i>	Title President	Date signed (month, day, year) 2/26/14

BCC Products, Inc.
 2140 Earlywood Drive
 Franklin, IN 46131

Attachment to Form CF-1/PP (Compliance with Statement of Benefits) Section 3
 Job Creation Schedule by Quarter

Actual Number of Employees as of 12/31/06 (From SB-1)	Proposed Total Employees by 12/31/07 (From SB-1)	Actual Number of Employees Added During Year (by Quarter) 3/31/2007	Actual Number of Employees Added During Year (by Quarter) 6/30/2007	Actual Number of Employees Added During Year (by Quarter) 9/30/2007	Actual Total Number of Employees as of 12/31/07	Difference Between Actual and Proposed Number of Employees
7	15	n/a	n/a	4	11	(4)
Actual Number of Employees as of 12/31/2007	Proposed Total Employees by 12/31/07 (From SB-1)	3/31/2008	6/30/2008	9/30/2008	Actual Total Current Number of Employees	Difference Between Actual and Proposed Number of Employees
11	15	6	0	0	17	Plus 2
Actual Number of Employees as of 12/31/2008	Proposed Total Employees by 12/31/07 (From SB-1)	3/31/2009	6/30/2009	9/30/2009	Actual Total Current Number of Employees	Difference Between Actual and Proposed Number of Employees
17	15	0	1	0	18	Plus 3
Actual Number of Employees as of 12/31/2009	Proposed Total Employees by 12/31/07 (From SB-1)	3/31/2010	6/30/2010	9/30/2010	Actual Total Current Number of Employees	Difference Between Actual and Proposed Number of Employees
18	15	0	(2)	(1)	15	Even
Actual Number of Employees as of 12/31/2010	Proposed Total Employees by 12/31/07 (From SB-1)	3/31/2011	6/30/2011	9/30/2011	Actual Total Current Number of Employees	Difference Between Actual and Proposed Number of Employees
15	15	0	1	0	15	Even
Actual Number of Employees as of 12/31/2011	Proposed Total Employees by 12/31/07 (From SB-1)	3/31/2012	6/30/2012	9/30/2012	Actual Total Current Number of Employees	Difference Between Actual and Proposed Number of Employees
15	15	2	1	3	20	Plus 5
Actual Number of Employees as of 12/31/2012	Proposed Total Employees by 12/31/07 (From SB-1)	3/31/2013	6/30/2013	9/30/2013	Actual Total Current Number of Employees	Difference Between Actual and Proposed Number of Employees
20	15	0	2	-1	23	Plus 8



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City of Franklin Economic Development Commission
From: Krista Linke, Director of Community Development
Date: March 7, 2014
Re: Case C 2014-12: BCC Products

Summary:

1. On December 10th, 2007, the Franklin Common Council passed Resolution No. 2007-15, approving a 10-year tax abatement on real property for BCC Products, located at 2140 Earlywood Drive.
2. Actual and estimated benefits, as projected for 2013:

	Estimated on SB-1	Actual in 2013	Difference
Employees Retained	15	14	-1
Salaries	\$532,900	\$637,244	\$104,344
New Employees	3	9	6
Salaries	\$166,400	\$579,034	\$412,634
Total Salaries	\$699,300	\$1,216,278	\$516,978
Average Hourly Salaries	\$18.68	\$25.42	\$6.75
Real Property Improvements	\$800,000	\$877,737	\$77,737

3. The company has exceeded their estimate provided on the SB-1 Form for Real Property.
4. The company met their estimate for the number of employees retained in 2011, but not in 2012 or 2013. However, they added more new employees than estimated. At the end of 2011 they had a total of 16 employees and at the end of 2012 they had 20 total employees. At the end of 2013 they had 23 total employees. Average hourly salaries have again exceeded their estimate this year.
5. The real property tax abatement is scheduled to expire in tax year 2017 payable 2018. The final compliance review will take place in 2018.

Staff Recommendation:

Approval

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

State Form 51766 (R3 / 2-13)
Prescribed by the Department of Local Government Finance

20 <u>13</u> PAY 20 <u>14</u>
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 BCC Products, INC // RDB Holdings, LLC		County Johnson	
Address of taxpayer (number and street, city, state, and ZIP code) Post Office Box 327, Franklin, IN 46131		DLGF taxing district number	
Name of contact person Roger Brunette, Jr		Telephone number 317-736-4090	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Common Council of the City of Franklin		Resolution number 07-15	Estimated start date (month, day, year) 12/01/2007
Location of property 2140 Earlywood Drive, Franklin, IN 46131		Actual start date (month, day, year) 12/01/2007	
Description of real property improvements: 19,200 Sq Feet Added to Warehouse and Manufacturing Area Using Steel and Masonry Block Exterior		Estimated completion date (month, day, year) 05/31/2008	Actual completion date (month, day, year) 09/01/2008
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		15	23
Salaries		532,900.00	1,216,278.00
Number of employees retained		15	14
Salaries		532,900.00	637,244.00
Number of additional employees		3	9
Salaries		166,400.00	579,034.00
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project		1,316,828.00	753,400.00
Plus: Values of proposed project		800,000.00	
Less: Values of any property being replaced			
Net values upon completion of project		2,116,828.00	753,400.00
ACTUAL		COST	ASSESSED VALUE
Values before project		1,316,828.00	753,400.00
Plus: Values of proposed project		877,737.00	
Less: Values of any property being replaced			
Net values upon completion of project		2,194,565.00	1,604,400.00
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	
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative <i>Roger Brunette, Jr</i>		Title <i>President</i>	Date signed (month, day, year) <i>2/26/14</i>