

## AGENDA RESERVATION REQUEST

### CITY OF FRANKLIN COMMON COUNCIL

Please type or print

<b>Date Submitted:</b>	October 29, 2014	<b>Meeting Date:</b>	November 3, 2014
<b>Contact Information:</b>			
<b>Requested by:</b>	Krista Linke		
<b>On Behalf of Organization or Individual:</b>			
		Economic Development Commission	
<b>Telephone:</b>	317-736-3631		
<b>Email address:</b>	<a href="mailto:klinke@franklin.in.gov">klinke@franklin.in.gov</a>		
<b>Mailing Address:</b>	70 E. Monroe St., Franklin, IN 46131		
<b>Describe Request:</b>			
Resolution 2014-15: A RESOLUTION ESTABLISHING AN ECONOMIC REVITALIZATION AREA AND DESIGNATING A TAX ABATEMENT FOR COUNTERTOP CONNECTIONS (EDC 2014-06)			
Resolution 2014-16: RESOLUTION SETTING FORTH FINAL ACTION IN DETERMINING AN ECONOMIC REVITALIZATION AREA AND CONFIRMING RESOLUTION 2014-15			
<b>List Supporting Documentation Provided:</b>			
Memorandum to the City Council			
Staff Report & Attachments			
Resolution 2014-15 & Exhibits			
Resolution 2014-16 (for consideration at the November 17 <sup>th</sup> meeting)			
<b>Who will present the request?</b>			
<b>Name:</b>	Krista Linke	<b>Telephone:</b>	317-736-3631
	Rocky and/or Sherry Caudill, Countertop Connections		

*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

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## Memorandum

**To:** City Council

**From:** Krista Linke, Director

**Date:** October 15, 2014

**Re:** Real Property Tax Abatement Request – Countertop Connections

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The City of Franklin Economic Development Commission (EDC) reviewed and acted on a real property tax abatement request from Countertop Connections, at a meeting held on October 14<sup>th</sup>, 2014. The board voted unanimously to forward a favorable recommendation to the City Council for a five year tax abatement on real property with a 2% Economic Development Fee.

The property has not been designated an Economic Revitalization Area. Therefore, two resolutions and two meetings are needed.

Attached to this memo are:

1. Case EDC 2014-06 Staff Report
2. Application and requested forms
3. Sample Tax Phase-In Savings Schedules
4. Resolution 2014-15
5. Exhibit "A" – Legal Description
6. Exhibit "B" - Forms SB-1 Real Property

If you have any questions regarding this request please contact me directly at 346-1250.



# CITY OF FRANKLIN

DEPARTMENT OF COMMUNITY DEVELOPMENT

## Staff Report

**To:** Economic Development Commission Members  
**From:** Krista Linke, Director  
**Date:** October 10, 2014  
**Re:** Case EDC 2014-06 – Countertop Connections Inc.

**Case EDC 2014-06 – Countertop Connections, Inc.:** A request for a 10-year tax abatement on \$400,000 in real property for the new construction of a 9,600 square foot pole barn manufacturing facility.

**Location:** 3042 Hudson Street



## Summary:

### 1. Characteristics of this location:

The application is for Hudson Commercial Park Replat Lot 5. This is a vacant lot in the Hudson Industrial Park. The company bought property at 3042 Hudson Drive, east of Graham Road and south of Earlywood Drive, about seven years ago. But officials put off construction due to the sluggish economy.

### 2. Characteristics of this petitioner:

Countertop Connections makes custom countertops and cabinets for businesses and homes in central Indiana. They need more room to grow than what is available in their current facility on the southeast side of Indianapolis.

### 3. Characteristics of this project:

The new 9,600 square foot facility will include offices and a shop for cutting countertop and cabinets and will have a small showroom.

### 4. Economic Revitalization Area (ERA):

This property has not been designated an ERA area.

### 5. ERA & Tax Abatements Findings (Real Property):

Indiana Code Section 6-1.1-12.1-3 states that the following findings must be made when considering an ERA designation and the granting of a tax abatement for real property:

- a. Whether the estimate of the value of the development or rehabilitation is reasonable for projects of that nature;
- b. Whether the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;
- c. Whether the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;
- d. Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation; and
- e. Whether the totality of the benefits is sufficient to justify the tax abatement.

### 6. City of Franklin "Tax Abatement Policy" criteria:

The "Tax Abatement Policy" section of the *City of Franklin Community Investment Incentives Summary* states that the Economic Development Commission shall use certain criteria when considering a request for tax abatement. A comparison of those criteria and this request follows:

- a. *Diversification of Local Occupations:* There are 10 full time jobs that will be retained as a direct result of the proposed project. Two new jobs will be created within the first two years of occupying the building. The average hourly salary for the 10 jobs being retained is \$12.10/hour. The average hourly salary for the two new jobs is \$14.00/hour.
- b. *Diversification of Local Manufacturing Employment:* Due to the low number of “wood kitchen cabinet and countertop manufacturing” establishments in Johnson County, the U.S. Census Bureau does not have data on this particular employment sector for Johnson County. There were 226 “wood kitchen cabinet and countertop manufacturing” establishments in the state of Indiana in 2007.
- c. *Increase in Local Salaries:* The average wage for all industries in Johnson County for the first quarter of 2011 was \$14.98. The average hourly wage in Johnson County for manufacturing in the first quarter of 2011 was \$24.00 per hour. The average hourly wage (without benefits) for the 2 new jobs is \$14.00. The average hourly wage for the 10 jobs being retained is \$12.10.
- d. *Sustainable Land Use:* The petitioner proposes to make this investment in an area developed for this purpose and with similar adjoining land uses.
- e. *Future Community Investment:* The petitioner has voluntarily agreed to the 2% economic development fee if approved.
- f. *Conformance with the Comprehensive Plan:* The Comprehensive Plan - Land Use Map identifies this property as a Business Development Area. Business development areas are intended to serve as both the permanent home of small scale businesses and incubators for new local companies. Land uses in business development areas include manufacturing, light industrial operations, contractors’ offices, and product suppliers. In many instances the types of businesses in these areas are those that have both commercial and industrial qualities. The business development areas provide these uses the ability to serve customers in a setting that allows outdoor storage and the operation of heavy equipment and machinery that often are involved.

The property is zoned IBD, Industrial: Business Development. The “IBD,” Industrial: Business Development zoning district is intended to provide locations for small scale manufacturing, construction, production, and assembly uses, as well as other light industrial uses. This district is specifically intended to provide appropriate setbacks and standards for small-scale businesses, entrepreneurial operations, start-up businesses, and similar operations.

7. Tax Abatement Duration:

The *City of Franklin Community Investment Incentives Summary* provides that longer periods of abatement on real and personal property may be considered for requests of an exceptional nature. The Summary states that development examples of an exceptional nature include projects which:

- a. Create a new plant or product line for an existing manufacturer;
- b. Creates substantial employment opportunities with higher than average wages;
- c. Increase substantially property values and the city tax base with minimal impact to city services (police & fire protection, schools, utilities, infrastructure, etc.); and

d. Utilize existing public infrastructure (sanitary & storm sewer, roads & streets, drainage facilities, and other utilities).

8. Requested Effective Year:

The petitioner has requested that, if approved, the tax abatement be effective for the first year taxes are due on this investment (2015 payable 2016).

**Staff Comments:**

The amount of investment and number of new jobs should be considered when deciding the length of the abatement. To my knowledge, the type of business does not currently exist in the City of Franklin.



# CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

## Tax Abatement Application

### Organization/Corporation Requesting Tax Abatement

Organization/Corporation Name: Countertop Connections Inc  
Primary Contact Name: Rocky or Sherry Caudill  
Contact Address: 1527 S. East St  
City: Indianapolis State: In Zip: 46225  
Phone Number: 317-822-9858 or 317-714-0522  
Email: ctcinc1990@sbccglobal.net  
Three possible dates before the EDC meeting to conduct a site visit: \_\_\_\_\_  
Name of Owner: \_\_\_\_\_  
Parent Company (If Applicable): \_\_\_\_\_

### Primary Contact for Yearly Compliance Reports

Name: Sherry Caudill  
Title: Sec-Treas.  
Address: 3042 Hudson St  
City: Franklin State: In Zip: 46131  
Phone Number: 317-822-9858  
Email: ctcinc1990@sbccglobal.net

### Description of Project New Construction of Building

Project Location/Address: 3042 Hudson St, Franklin In 46131  
Parcel Number: \_\_\_\_\_  
Brief Description of Project: New construction of 9600 sf. pole barn. To be used as a manufacturing facility.

### Current Assessed Value (AV) of the Property:

- 1. Land 80,000.00
- 2. Building Ø
- 3. Inventory \_\_\_\_\_
- 4. Equipment \_\_\_\_\_

Have building permits been applied for (if applicable): Yes  No   
Has equipment been installed (if applicable): Yes  No

### Required Attachments:

- |   |  |
|---|--|
| <input type="checkbox"/> Completed SB-1 Form(s)                     | <input type="checkbox"/> Summary of Benefits (if applicable) |
| <input type="checkbox"/> Legal Description of the Property          | <input type="checkbox"/> Employment Phase-In Schedule        |
| <input type="checkbox"/> Company Financial Statement                | <input type="checkbox"/> Company Investment Timetable        |
| <input type="checkbox"/> Job and Wage Description Information Sheet | <input type="checkbox"/> Compliance Affidavit                |

**Type of Abatement Requested**

Real Property  Number of Years Requested 10 Personal Property  Number of Years Requested \_\_\_\_\_

*Project Details*

Project Size (square feet): 9600 Size of Site (acres): 2

Type of Building:

Multiple Tenants (leased)  Single Tenant (leased)  Owner Occupied  Corporate Headquarters

*Capital Investment*

- 1. Real property capital investment only: 400,000.00
- 2. Personal property capital investment only: \_\_\_\_\_
- 3. Total capital investment for proposed project: \_\_\_\_\_

*Jobs Created and/or Retained*

- 1. Estimated number of full time jobs created by the proposed project: 2
- 2. Estimated number of full time jobs retained as a direct result of the proposed project: 10
- 3. Total number of full time jobs upon project completion: 10

*Wages Created and Retained*

- 1. Average hourly wage rate for new jobs (w/o benefits) \$14.85 hr.
- 2. Average hourly wage rate for jobs retained (w/o benefits) \$22.85 hr.

\*\*\*In addition to answering these questions, please fill out the Job and Wage Description for Tax Abatement Application information sheet and submit it with the application as an attachment.

Please explain why the abatement incentive is necessary to the project:

**Company Information**

How long has the company been in existence? 20

Current address of company headquarters and duration at that address: 1527 S. East St.

Indpls., In 46225 - all 20 yrs.

Approximate percentage of employees at current location who live in the City of Franklin and/or Johnson County: 0% 40%

Have you ever received tax abatement at your current location? Yes  No

If yes, when and for what term?

What specifically has the company done to give back to the community: We support various non-profit organizations in the Bates-Handricks Neighborhood.

While acting as a strong advocate for using economic incentives to help applicants expand and/or locate in the community, the City of Franklin also strives to enrich the quality of life for its citizens. To that end, the City embraces the use of voluntary economic development fees as allowed under Indiana law (IC 6-1.1-12.1-14).

These fees, paid by the applicant, are directed by the City to local nonprofit organizations to bolster their economic development efforts. The fee can be applied on both real and personal property abatements. The fee is collected annually by the County Treasurer as a special assessment on the tax bill and is distributed by the City to the designated economic development nonprofit organization. Typically, 2% is charged on Real Property and 5% is charged on Personal Property. More information can be found on the City's website ([www.franklin.in.gov](http://www.franklin.in.gov)) under the Economic Development tab.

Is the company agreeable to the Economic Development Fee? Yes  No

If yes, at what percent(s)? 2%

**JOB AND WAGE DESCRIPTION  
FOR TAX ABATEMENT APPLICATION**

Please provide the following job and wage earning information that is associated with this Tax Abatement Petition (*Please specify all wages in an hourly format without benefits*):

- (1) Company NAICS code: \_\_\_\_\_.
- (2) The total number of jobs current at the site: 10, the number of those jobs that will be retained as a direct result of the proposed investment 10, and the number of new jobs which will be created as a direct result of the proposed investment 2.
- (3) The total number of full-time employees at the site: 10.
- (4) The total number of temporary and/or contract employees currently at the site: 0.
- (5) The average hourly wages for the new jobs: 14.85.
- (6) Will the new jobs being created begin as temporary and/or contract employees? No  
If yes, please provide an explanation of the typical transition process to full time:

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(7) Number of new and/or retained jobs in:

- (a) Managerial/Professional Specialty Occ.: 3 Average Hourly Wage: 15.00
- (b) Technical/Sales/Admin. Support Occ.: \_\_\_ Average Hourly Wage: \_\_\_\_\_
- (c) Service Occ.: \_\_\_ Average Hourly Wage: \_\_\_\_\_
- (d) Precision Production/Craft/Repair Occ.: \_\_\_ Average Hourly Wage: \_\_\_\_\_
- (e) Operators/Fabricators/Laborers: \_\_\_ Average Hourly Wage: 13.50

Note: The total number of jobs specified above should correspond with the Statement of Benefits Form SB-1.

**(8) Attach detailed information on the types of benefits offered for new employees. A description of all possible bonuses and incentives should also be given if provided.**

**EMPLOYMENT PHASE-IN SCHEDULE  
SAMPLE JOB CREATION/RETENTION TIMETABLE**

	Job Type 1	Job Type 2	Job Type 3	Job Type 4	Total
Year of Abatement	2015				
1st Quarter	Fabrication				
2nd Quarter					
3rd Quarter					
4th Quarter					
Year of Abatement	2016				
1st Quarter	Fabrication				
2nd Quarter					
3rd Quarter					
4th Quarter					
Year of Abatement					
1st Quarter					
2nd Quarter					
3rd Quarter					
4th Quarter					
<b>TOTAL</b>					

**3 YEAR**

**Countertop Connections, Inc.**

Sample Property Tax on Real Property (3 Year) with 2% Economic Development Fee

Real Property Tax Investment: \$400,000

Tax Rate: 3.0%

	<b>2015 Payable 2016</b>	<b>2016 Payable 2017</b>	<b>2017 Payable 2018</b>	
<b>True Cash Value</b>	\$400,000	\$400,000	\$400,000	
<b>Assessed Value</b>	\$400,000	\$400,000	\$400,000	
<b>Net Tax Rate</b>	3.0%	3.0%	3.0%	<b>Total</b>
<b>Tax w/o Abatement</b>	\$12,000	\$12,000	\$12,000	<b>\$36,000</b>
<b>Abatement Rate</b>	100%	66%	33%	
<b>Amount Abated</b>	\$12,000	\$7,920	\$3,960	<b>Total</b>
<b>Taxes Paid w/Abatement</b>	\$0	\$4,080	\$8,040	<b>\$12,120</b>

**Total Fees Paid**

<b>2% Fee</b>	\$240	\$158	\$79	<b>\$478</b>
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**Total Tax Saving without Economic Development Fee**

**\$23,880**

**Total Tax Savings with 2% Economic Development Fee**

**\$23,402**

**5 YEAR**

**Countertop Connections, Inc.**

**Sample Property Tax on Real Property (5 Year Period) with 2% Economic Development Fee**

Real Property Tax Investment: \$400,000

Tax Rate: 3.0%

	<b>2015 Payable 2016</b>	<b>2015 Payable 2016</b>	<b>2016 Payable 2017</b>	<b>2017 Payable 2018</b>	<b>2018 Payable 2019</b>	
<b>True Cash Value</b>	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	
<b>Assessed Value</b>	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	
<b>Net Tax Rate</b>	3.0%	3.0%	3.0%	3.0%	3.0%	<b>Total</b>
<b>Tax w/o Abatement</b>	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	<b>\$60,000</b>
<b>Abatement Rate</b>	100%	80%	60%	40%	20%	
<b>Amount Abated</b>	\$12,000	\$9,600	\$7,200	\$4,800	\$2,400	<b>Total</b>
<b>Taxes Paid w/Abatement</b>	\$0	\$2,400	\$4,800	\$7,200	\$9,600	<b>\$24,000</b>

						<b>Total Fees Paid</b>
<b>2% Fee</b>	\$240	\$192	\$144	\$96	\$48	<b>\$720</b>

**Total Tax Saving without Economic Development Fee  
\$36,000**

**Total Tax Savings with 2% Economic Development Fee  
\$35,280**

**7 YEAR**

**Countertop Connections, Inc.**

**Sample Property Tax on Real Property (7 Year) with 2% Economic Development Fee**

Real Property Tax Investment: \$400,000

Tax Rate: 3.0%

	<b>2015 Payable 2016</b>	<b>2016 Payable 2017</b>	<b>2017 Payable 2018</b>	<b>2018 Payable 2019</b>	<b>2019 Payable 2020</b>	<b>2020 Payable 2021</b>	<b>2021 Payable 2022</b>	
<b>True Cash Value</b>	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	
<b>Assessed Value</b>	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	
<b>Net Tax Rate</b>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	<b>Total</b>
<b>Tax w/o Abatement</b>	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	<b>\$84,000</b>
<b>Abatement Rate</b>	100%	85%	71%	57%	43%	29%	14%	
<b>Amount Abated</b>	\$12,000	\$10,200	\$8,520	\$6,840	\$5,160	\$3,480	\$1,680	<b>Total</b>
<b>Taxes Paid w/Abatement</b>	\$0	\$1,800	\$3,480	\$5,160	\$6,840	\$8,520	\$10,320	<b>\$36,120</b>
								<b>Total Fees Paid</b>
<b>2% Fee</b>	\$240	\$204	\$170	\$137	\$103	\$70	\$34	<b>\$958</b>

**Total Tax Saving without Economic Development Fee  
\$47,880**

**Total Tax Savings with 2% Economic Development Fee  
\$46,922**

**10 YEAR**

**Countertop Connections, Inc.**

**Sample Property Tax on Real Property (10 Year Period) Schedule with 2% Fee**

Real Property Tax Investment: \$400,000

Tax Rate: 3.0%

	<b>2015 Payable 2016</b>	<b>2016 Payable 2017</b>	<b>2017 Payable 2018</b>	<b>2018 Payable 2019</b>	<b>2019 Payable 2020</b>	<b>2020 Payable 2021</b>	<b>2021 Payable 2022</b>	<b>2022 Payable 2023</b>	<b>2023 Payable 2024</b>	<b>2024 Payable 2025</b>	
<b>True Cash Value</b>	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	
<b>Assessed Value</b>	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	
<b>Net Tax Rate</b>	3.6195%	3.6195%	3.6195%	3.6195%	3.6195%	3.6195%	3.6195%	3.6195%	3.6195%	3.6195%	<b>Total</b>
<b>Tax w/o Abatement</b>	\$14,478	\$14,478	\$14,478	\$14,478	\$14,478	\$14,478	\$14,478	\$14,478	\$14,478	\$14,478	<b>\$144,780</b>
<b>Abatement Rate</b>	100%	95%	80%	65%	50%	40%	30%	20%	10%	5%	
<b>Amount Abated</b>	\$14,478	\$13,754	\$11,582	\$9,411	\$7,239	\$5,791	\$4,343	\$2,896	\$1,448	\$724	<b>Total</b>
<b>Taxes Paid w/Abatement</b>	\$0	\$724	\$2,896	\$5,067	\$7,239	\$8,687	\$10,135	\$11,582	\$13,030	\$13,754	<b>\$73,114</b>

											<b>Total Fees Paid</b>
<b>2% Fee</b>	\$290	\$275	\$232	\$188	\$145	\$116	\$87	\$58	\$29	\$14	<b>\$1,433</b>

**Total Tax Saving without Economic Development Fee**

**\$71,666**

**Total Tax Savings with 2% Economic Development Fee**

**\$70,233**

**CITY OF FRANKLIN, INDIANA**

**RESOLUTION NUMBER 2014-15**

**A RESOLUTION ESTABLISHING AN ECONOMIC REVITALIZATION AREA AND DESIGNATING A TAX ABATEMENT FOR COUNTERTOP CONNECTIONS  
(EDC 2014-06)**

**WHEREAS**, the economic growth and development of the City of Franklin, Johnson County, Indiana is the primary goal of the community;

**WHEREAS**, the Franklin Economic Development Commission has on October 14<sup>th</sup>, 2014 held a public meeting and considered the economic revitalization area and the tax abatement request of Countertop Connections (3042 Hudson Street) in a manner consistent with the *City of Franklin Community Investment Incentives Summary* and the applicable sections of the Indiana Code.

**WHEREAS**, the Franklin Economic Development Commission has made the findings required by IC 6-1.1-12.1-3 and recommended that the property described as Exhibit "A" be designated as an economic revitalization area;

**WHEREAS**, again making the findings required by IC 6-1.1-12.1-3 and recommends that Countertop Connections receive a five (5) year tax abatement on real property, with a 2% Economic Development Fee, for the real estate described as Exhibit "A" and described in the tax abatement request.

**WHEREAS**, a copy of the Statement of Benefits recommended for approval by the Franklin Economic Development Commission is attached hereto as Exhibit "B";

**WHEREAS**, it appears that said real estate as described as Exhibit "A" is an area where the site is undesirable for or impossible of normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, sub-standard buildings and other factors which have impaired values or prevented normal development of or use of the property;

**WHEREAS**, the Common Council has given careful consideration to the materials submitted and affirms the findings of the Franklin Economic Development Commission relative to the requirements of IC 6-1.1-12.1-3, and specifically including the following findings:

As to **real property** the following findings are made:

- 1) Whether the estimate of the value of the development or rehabilitation is reasonable for projects of that nature;
- 2) Whether the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;
- 3) Whether the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;
- 4) Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation; and
- 5) Whether the totality of the benefits is sufficient to justify the tax abatement.

**NOW THEREFORE BE IT RESOLVED THAT:**

- (1) The real estate described as Exhibit "A" is designated an economic revitalization area, as the term is defined under the provisions of IC 6-1.1-12.1.
- (2) The abatement of real property tax for the property described as Exhibit "A" shall extend for a period of \_\_\_\_ years with a 2% Economic Development Fee, pursuant to the deduction schedule set forth in IC 6-1.1-12.1-3 and IC 6-1.1-12.1-14.
- (3) A public hearing shall be held on the 17<sup>th</sup> day of November, 2014 at 6:30 p.m. in the City Council Chambers, Franklin, Indiana, at which hearing the Common Council shall hear all remonstrance and objections from interested persons and consider whether to confirm, modify, or rescind this resolution under the provisions of IC 6-1.1-12.1-2.5(c).
- (4) The company shall be required to provide the City of Franklin with information showing the extent to which there has been compliance with the statement of benefits submitted in their request for tax abatement within sixty (60) days after the end of each year in which the deduction is applicable, all as required by IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.6.
- (5) A copy of this resolution and a description of the affected area will be available and can be inspected in the office of the Johnson County Assessor and the City Clerk/Treasurer.

Introduced and Filed on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

DULY PASSED on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by the Common Council of the City of Franklin, Johnson County, Indiana, having been passed by a vote of \_\_\_\_\_ in Favor and \_\_\_\_\_ Opposed.

City of Franklin, Indiana, By its Common Council:

**Voting Affirmative:**

**Voting Opposed:**

\_\_\_\_\_  
Stephen Barnett, Council President

\_\_\_\_\_  
Stephen Barnett, Council President

\_\_\_\_\_  
Kenneth W. Austin, Vice President

\_\_\_\_\_  
Kenneth W. Austin, Vice President

\_\_\_\_\_  
Joseph P. Abban

\_\_\_\_\_  
Joseph P. Abban

\_\_\_\_\_  
Joseph R. Ault

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Joseph R. Ault

\_\_\_\_\_  
Robert D. Henderson

\_\_\_\_\_  
Robert D. Henderson

\_\_\_\_\_  
Stephen D. Hougland

\_\_\_\_\_  
Stephen D. Hougland

\_\_\_\_\_  
Richard L. Wertz

\_\_\_\_\_  
Richard L. Wertz

**Attest:**

\_\_\_\_\_  
Janet P. Alexander  
City Clerk-Treasurer

Presented by me to the Mayor of the City of Franklin for his approval or veto pursuant to Indiana Code § 36-4-6-15, 16, this \_\_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock a.m./p.m.

\_\_\_\_\_  
Janet P. Alexander,  
City Clerk-Treasurer

This ordinance having been passed by the legislative body and presented to me [Approved by me and duly adopted, pursuant to Indiana Code § 36-4-6-16(a)(1)] [Vetoed, pursuant to Indiana Code § 36-4-6-16(a)(2)], this \_\_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock a.m./p.m.

\_\_\_\_\_  
Joseph E. McGuinness  
Mayor

**Attest:**

\_\_\_\_\_  
Janet P. Alexander,

City Clerk-Treasurer

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."

Name:

\_\_\_\_\_  
Krista M. Linke, Director of Community Development

Prepared by:

\_\_\_\_\_  
Krista M. Linke, Director of Community Development

## EXHIBIT A

**Property Address:** 3042 Hudson St  
Franklin, IN 46131

**Legal Description:** HUDSON COMMERCIAL PARK REPLAT LOT 5



EXHIBIT B

STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS

State Form 51767 (R2 / 1-07)  
Prescribed by the Department of Local Government Finance

20 \_\_\_\_ PAY 20 \_\_\_\_  
FORM SB-1 / Real Property

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 statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, **BEFORE** a deduction may be approved.
3. To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, Whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)]
5. The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer: **Countertop Connections Inc**

Address of taxpayer (number and street, city, state, and ZIP code): **Hudson St 1527 S. East St. Indpls. In 46225**

Name of contact person: **Sharry Caudill** Telephone number: **317-822-9858** E-mail address: **Ctcinc1990esbs@global.net**

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: \_\_\_\_\_ Resolution number: \_\_\_\_\_

Location of property: **3042 Hudson St Franklin In** County: **Johnson** DLGF taxing district number: \_\_\_\_\_

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary): **New construction of 9600 sf building.** Estimated start date (month, day, year): **12-1-14** Estimated completion date (month, day, year): **2-1-15**

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<b>10</b>	<b>251,576.22</b>	<b>10</b>	<b>251,576.22</b>	<b>2</b>	<b>58,240.00</b>

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	<b>400,000.00</b>	
Less values of any property being replaced		
Net estimated values upon completion of project	<b>600,000.00</b>	

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) \_\_\_\_\_ Estimated hazardous waste converted (pounds) \_\_\_\_\_

Other benefits \_\_\_\_\_

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of authorized representative: **Sharry Caudill** Title: **Sec/ Treas.** Date signed (month, day, year): **9-30-14**

**CITY OF FRANKLIN, INDIANA**

**RESOLUTION NUMBER 2014-16**

**RESOLUTION SETTING FORTH FINAL ACTION IN DETERMINING AN ECONOMIC REVITALIZATION AREA  
AND CONFIRMING RESOLUTION 2014-15 OF NOVEMBER 3<sup>rd</sup>, 2014  
(EDC 2014-06: COUNTERTOP CONNECTIONS)**

**WHEREAS**, the Common Council of the City of Franklin, Indiana has adopted a *Community Investment Incentives Summary and Application Procedure* on March 27<sup>th</sup>, 2000; and

**WHEREAS**, pursuant to said *Community Investment Incentives Summary and Application Procedure*, Countertop Connections has filed a "Tax Abatement Request," pursuant to IC 6-1.1-2.1-1 et seq.; and

**WHEREAS**, at a regular meeting of the Common Council of the City of Franklin, Indiana held on November 3<sup>rd</sup>, 2014, said Common Council reviewed and approved said request and declared certain real estate within the City of Franklin, Indiana to be an "Economic Revitalization Area" pursuant to the specification of Resolution No. 2014-15, adopted and approved that date; and

**WHEREAS**, pursuant to IC 6-1.1-12.1-1 et seq. the Common Council of the City of Franklin, Indiana has properly published "Notice of Public Hearing by the Common Council of the City of Franklin, Indiana regarding the designation of the area as an Economic Revitalization Area;" and

**WHEREAS**, no remonstrance, written or oral, have been filed with regard to Resolution No. 2014-15 stating opposition of any type or character, to said Resolution, or the designation of the real estate described therein as an "Economic Revitalization Area;" and

**Now, therefore be it resolved by the Common Council of the City of Franklin, Indiana as follows:**

1. Final Action: After legally required public notice, and after a public hearing pursuant to such notice, the Common Council of the City of Franklin, Indiana hereby takes "final action," as that phrase is defined in IC 6-1.1-12.1-1 et seq. With regard to the tax abatement request by *Countertop Connections* and the adoption of Resolution No. 2014-15 of November 3<sup>rd</sup>, 2014.
2. Confirmation of Resolution No. 2014-15: It is hereby declared by the Common Council of the City of Franklin, Indiana that Resolution No. 2014-15, adopted on November 3<sup>rd</sup>, 2014 is in all respects hereby affirmed, and it is hereby stated that the Economic Development Commission's determination that the real estate controlled by Countertop Connections, as described in Resolution No. 2014-15 is designated as an Economic Revitalization Area.
3. Effective Date: This Resolution shall be effective immediately upon its passage subject to any right of appeal as provided by State Law.
4. Filing with Johnson County Authorities: Upon adoption of the Resolution, the Clerk-Treasurer of the City of Franklin, Indiana shall cause a certified copy of this Resolution to be filed with the Johnson County Assessor and/or such other Johnson County government officials as shall be necessary to make Countertop Connections eligible to file for real estate tax abatement as to

the real property improvements contemplated by the tax abatement request reviewed and approved by Resolution No. 2014-15 and ratified and affirmed by this Resolution.

**DULY PASSED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by the Common Council of the City of Franklin, Johnson County, Indiana, having been passed by a vote of \_\_\_\_\_ in Favor and \_\_\_\_\_ Opposed.

City of Franklin, Indiana, By its Common Council:

**Voting Affirmative:**

**Voting Opposed:**

\_\_\_\_\_  
Stephen Barnett, Council President

\_\_\_\_\_  
Stephen Barnett, Council President

\_\_\_\_\_  
Kenneth W. Austin, Vice President

\_\_\_\_\_  
Kenneth W. Austin, Vice President

\_\_\_\_\_  
Joseph P. Abban

\_\_\_\_\_  
Joseph P. Abban

\_\_\_\_\_  
Joseph R. Ault

\_\_\_\_\_  
Joseph R. Ault

\_\_\_\_\_  
Robert D. Henderson

\_\_\_\_\_  
Robert D. Henderson

\_\_\_\_\_  
Stephen D. Hougland

\_\_\_\_\_  
Stephen D. Hougland

\_\_\_\_\_  
Richard L. Wertz

\_\_\_\_\_  
Richard L. Wertz

**Attest:**

\_\_\_\_\_  
Janet P. Alexander  
City Clerk-Treasurer

Presented by me to the Mayor of the City of Franklin for his approval or veto pursuant to Indiana Code § 36-4-6-15, 16, this \_\_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock a.m./p.m.

\_\_\_\_\_  
Janet P. Alexander,  
City Clerk-Treasurer

This ordinance having been passed by the legislative body and presented to me [Approved by me and duly adopted, pursuant to Indiana Code § 36-4-6-16(a)(1)] [Vetoed, pursuant to Indiana Code § 36-4-6-16(a)(2)], this \_\_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock a.m./p.m.

\_\_\_\_\_  
Joseph E. McGuinness  
Mayor

**Attest:**

\_\_\_\_\_  
Janet P. Alexander,  
City Clerk-Treasurer

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."

Name: \_\_\_\_\_  
Krista M. Linke, Director of Community Development

Prepared by: \_\_\_\_\_  
Krista M. Linke, Director of Community Development