

AGENDA RESERVATION REQUEST

CITY OF FRANKLIN COMMON COUNCIL

Please type or print

Date Submitted:	June 9, 2015	Meeting Date:	June 15, 2015
Contact Information:			
Requested by:	Krista Linke		
On Behalf of Organization or Individual:			
		JM Stevens Enterprises	
Telephone:	317-736-3631		
Email address:	klinke@franklin.in.gov		
Mailing Address:	70 E. Monroe St., Franklin, IN 46131		
Describe Request:			
Resolution 2015-16 JM Stevens Enterprises – Waiver of Non-compliance			
List Supporting Documentation Provided:			
Memorandum			
C 2015-16: JM Stevens Enterprises			
Resolution 2015-16			
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 6:00 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

MEMORANDUM

To: City Council

From: Krista Linke, Director

Date: June 9th, 2015

Re: JM Stevens Enterprises – Request for Waiver of Non-Compliance

JM Stevens Enterprises is the owner of 215 Industrial Drive. Their tenant is Sargent Aerospace and Defense. In 2013 JM Stevens Enterprises was granted a seven year tax abatement on a 4,000 square foot addition that cost \$195,000.

The first year for them to file a compliance report was 2015, for their 2014 taxes. They were notified three times that their compliance forms were due, but they were not turned in until after the May 15th deadline.

The Economic Development Commission reviewed their compliance report at their June 9th meeting and found them to be in compliance.

Resolution 2015-16 would grant them a waiver of non-compliance, which will need to be voted on at your June 15th City Council meeting.

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



Memorandum

To: City of Franklin Economic Development Commission
From: Krista Linke, Community Development Director
Date: June 4, 2015
Re: C 2015-16: JM Stevens Enterprises

Summary:

- On February 4th, 2015, the Franklin Common Council passed Resolution No. 2013-03, approving a 7-year tax abatement on real property for JM Stevens Enterprises, located at 215 Industrial Drive.
- Actual and estimated benefits, as projected for 2014:

	Estimated on SB-1	Actual in 2014	Difference
Employees Retained	15	15	0
Salaries	\$935,353	\$935,353	\$0
New Employees	3	3	0
Salaries	\$133,120	\$135,000	\$1,880
Total Employees	18	18	0
Total Salaries	\$1,068,473	\$1,070,353	\$1,880
Average Hourly Salaries	\$28.54	\$28.59	\$0.05
Real Property Improvements	\$200,000	\$195,000	-\$5,000

- The abatement was granted on a 4,000 square foot addition to an existing building. The original building did not receive a tax abatement when it was built.
- The company has met their estimate provided on the SB-1 Form for real property.
- The company has met the total number of employees as well as the average hourly salary for these employees as estimated on their SB-1 Form.
- The real property tax abatement is scheduled to expire in tax year 2020 payable 2021. The final compliance review will take place in 2021.

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__ 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 JM Stevens Enterprises LLC		County Johnson	
Address of taxpayer (number and street, city, state, and ZIP code) 2840 N. Mitthoeffer Place # 100 Indpls. IN 46229		DLGF taxing district number 41-009	
Name of contact person Jonas Stevens		Telephone number (317) 714-4848	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body		Resolution number 2013-03	Estimated start date (month, day, year)
Location of property 215 Industrial Dr.		Actual start date (month, day, year)	
Description of real property improvements		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			x 18
Salaries			x 1,070,353
Number of employees retained		15	
Salaries		935,353	
Number of additional employees		3	
Salaries		133,120	
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project		381,600	
Plus: Values of proposed project		200,000	
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		195,000	
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 		Title OWNER	Date signed (month, day, year) 5-10-15

CITY OF FRANKLIN, INDIANA

RESOLUTION NUMBER 2015-16

**A RESOLUTION WAIVING NON-COMPLIANCE
WITH RESPECT TO JM STEVENS ENTERPRISES LLC
TAX ABATEMENT COMPLIANCE REQUIREMENTS**

Whereas, the Common Council of the City of Franklin, Indiana granted a seven year real property tax abatement to JM Stevens Enterprises LLC through Resolution 2013-03;

Whereas, due to a clerical error, JM Stevens Enterprises LLC, failed to turn in their first yearly compliance report in a timely manner for the tax year 2014 payable 2015.

Whereas, pursuant to Indiana Code Section 6-1.1-12.1-9.5, the Common Council of the City of Franklin, Indiana find that this non-compliance should be waived.

NOW, THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FRANKLIN, INDIANA, THAT:

- 1) **Waiver of Non-Compliance.** JM Stevens Enterprises LLC non-compliance with the filing requirements of its tax abatement, as referenced above, is waived.
- 2) **Effective Date.** This Resolution shall be in full force and effect from and after its passage and as provided by for applicable law.

INTRODUCED & APPROVED by the Common Council of the City of Franklin, Johnson County, Indiana, this 15th day of June, 2015.

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

Stephen D. Hougland

Stephen D. Hougland

Dr. William T. Murphy

Dr. William T. Murphy

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 June, 2015 at 6:00 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 June, 2015 at _____ o'clock a.m./p.m.

Joseph E. McGuinness, Mayor

Attest:

Janet P. Alexander, City Clerk-Treasurer

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