

REPORT OF THE FRANKLIN REDEVELOPMENT COMMISSION
(PURSUANT TO I.C. 36-7-14-13(e))

TO: COMMON COUNCIL of the City of Franklin, Indiana

CC: Mayor of the City of Franklin, Indiana
Clerk-Treasurer of the City of Franklin, Indiana

FROM: The REDEVELOPMENT COMMISSION of the City of Franklin, Indiana (“RDC”)

EFFECTIVE DATE: July 31, 2015

Pursuant to Indiana Code 36-7-14-13(e), the RDC provides to the Common Council the following information **for the year 2014** with respect to each of the RDC-created tax increment financing (“TIF”) districts, as shown below, including the following individual property owner(s) and parcel(s) within each district:

1) Casting Technology TIF District

41-08-11-043-001.000-009	CANAM PO LP
41-99-31-021-013.000-009	CTC CASTING TECHNOLOGIES INC

2) Franklin Eastside Business Park TIF District

41-07-17-032-002.000-018	MANN MICHAEL H SOUTH CENTRAL REALTY EST LLC
41-07-17-032-003.000-018	MANN MICHAEL H SOUTH CENTRAL REALTY EST LLC
41-07-17-032-004.000-018	MANN MICHAEL H
41-07-17-032-005.000-018	MANN MICHAEL H
41-07-17-032-005.001-018	STATE OF INDIANA
41-07-17-033-001.000-018	FRANKLIN TECH PARK ASSOCIATES
41-07-17-033-002.000-018	FRANKLIN TECH PARK ASSOCIATES
41-07-17-033-003.000-018	FRANKLIN TECH PARK ASSOCIATES LLC
41-07-17-033-003.001-018	STATE OF INDIANA
41-07-18-011-001.000-018	HOOSIER ENERGY REC INC
41-07-18-011-002.000-018	FRANKLIN PARK CORPORATION
41-07-18-011-003.000-018	FRANKLIN PARK CORPORATION
41-07-18-011-004.000-018	FRANKLIN PARK CORPORATION
41-07-18-012-017.000-018	MITSUBISHI HEAVY INDUSTRIES CLIMATE CONTROL INC
41-07-18-013-002.003-018	MY THREE SONS PARTNERSHIP
41-07-18-013-002.004-018	MY THREE SONS PARTNERSHIP
41-07-18-014-001.000-018	FRANKLIN PARK CORPORATION
41-07-18-014-001.006-018	COLUMBUS AUTOMOTIVE INC.
41-07-18-014-004.000-018	THE TRUSTEES OF IVY TECH COMMUNITY COLLEGE OF IN.

41-07-18-041-002.000-018	MARLORES LLC
41-07-18-042-013.000-018	MARLORES LLC
41-07-18-044-015.001-018	FRANKLIN TECH PARK ASSOCIATES LLC
41-07-18-044-015.002-018	STATE OF INDIANA
41-07-19-011-001.003-018	FRANKLIN TECH PARK ASSOCIATES
41-07-19-011-002.000-018	CLF COOPER FRANKLIN LLC
41-07-20-022-001.000-018	FRANKLIN COLLEGE
41-07-20-023-001.000-018	TIPPMANN REALTY PARTNERS LLC
41-07-20-032-006.005-018	TIPPMANN REALTY PARTNERS LLP
41-99-51-004-024.000-018	MITSUBISHI HEAVY INDUSTRIES CLIMATE CONTROL

3) Franklin Park Amended TIF District

41-08-02-043-022.000-009	LINVILLE MAURICE FRED & HELEN ANN
41-08-02-043-023.000-009	PREMIUM COMPOSITE TECHNOLOGY NORTH AMERICA INC
41-08-11-013-001.000-009	REXAM HEALTHCARE PACKAGING INC
41-08-11-013-002.000-009	REXAM HEALTHCARE PACKAGING INC
41-08-11-013-003.000-009	ESSROC CEMENT CORPORATION
41-08-11-013-004.000-009	INDIANA HYDRAULIC EQUIPMENT CORP
41-08-11-014-001.000-009	LINVILLE MAURICE FRED & HELEN ANN
41-08-11-041-001.000-009	LINVILLE MAURICE FRED & HELEN ANN
41-08-11-042-001.000-009	TEAM SIX PROPERTIES LLC
41-08-11-042-002.000-009	RUNNEBOHM CONSTRUCTION COMPANY, INC.
41-08-11-042-002.001-009	CITY OF FRANKLIN
41-08-11-044-001.000-009	LINVILLE MAURICE FRED & HELEN ANN
41-08-11-044-002.000-009	CTCO4 LLC
41-99-09-009-100.100-009	REXAM CONSUMER PLASTICS INC. Personal Property Assessment

4) Franklin Power Products TIF District

41-08-03-014-004.000-009	RAPPAPORT JEROME L JR & ASERKOFF JANET F TRUSTEES
41-99-07-000-325.000-009	CATERPILLAR REMAN POWERTRAIN INDIANA LLC
41-99-31-052-047.000-009	EPLUS GROUP INC.

5) Musicland TIF District

41-08-11-011-001.000-009	STAG FRANKLIN LLC
41-99-13-009-157.000-009	ANDERSON MERCHANDISERS LP

6) Metro Fibernet, LLC – Personal Property TIF District

41-99-13-700-003.000-009	METRO FIBERNET LLC
a) Metro Fibernet, LLC – TIF Revenue Bond, current assessment is \$2,911,920.00 – all TIF revenues captured for bond repayment	

TIF DISTRICT: CASTING TECHNOLOGY

A. Revenues Received during 2014:	\$245,593.49
a. June 19, 2014	\$121,994.29
b. Dec. 26, 2014	\$121,994.29
c. Interest	\$1,604.91
(pro rata interest: 6.36% of \$25,254.12)	
B. Expenses Paid During 2014	\$252,263.60
(pro rata: 6.36% of \$3,969,506.54):	
C. Fund Balance as of December 31, 2014	\$371,858.65
(pro rata: 6.36% of \$5,851,400.59):	

D. Information Concerning Outstanding Obligations Payable from this Tax Increment Financing District – None

E. Information Concerning Parcels included in this Tax Increment Financing District during 2014, including Parcel Number, Base Assessed Value as of March 1, 2014, and Incremental Assessed Value as of March 1, 2014, for taxes payable in 2015: See attached Exhibit “H” – TIF Valuation Worksheet for Real Property

TIF DISTRICT: FRANKLIN BUSINESS PARK AMENDED

A. Revenues Received during 2014:	\$801,571.30
a. June 19, 2014	\$461,448.03
b. Dec. 26, 2014	\$334,885.15
c. Interest	\$5,238.12
(pro rata interest: 20.74% of \$25,254.12)	
B. Expenses Paid During 2014	\$823,341.29
(pro rata: 20.74% of \$3,969,506.54)	
C. Fund Balance as of December 31, 2014	\$1,213,677.22
(pro rata: 20.74% of \$5,851,400.59):	
D. Information Concerning Outstanding Obligations Payable from this Tax Increment Financing District – None	
E. Information Concerning Parcels included in this Tax Increment Financing District during 2014, including Parcel Number, Base Assessed Value as of March 1, 2014, and Incremental Assessed Value as of March 1, 2014, for taxes payable in 2015: See attached Exhibit “ H ” – TIF Valuation Worksheet for Real Property	

TIF DISTRICT: FRANKLIN EASTSIDE BUSINESS PARK

A. Revenues Received during 2014:	\$1,716,284.59
a. June 19, 2014	\$907,910.99
b. Dec. 26, 2014	\$797,157.99
c. Interest	\$11,215.61
(pro rata interest: 44.41% of \$25,254.12)	
B. Expenses Paid During 2014	\$1,762,897.39
(pro rata: 44.41% of \$3,969,506.54):	
C. Fund Balance as of December 31, 2014	\$2,598,665.28
(pro rata: 44.41% of \$5,851,400.59):	
D. Information Concerning Outstanding Obligations Payable from this Tax Increment Financing District – None	
E. Information Concerning Parcels included in this Tax Increment Financing District during 2014, including Parcel Number, Base Assessed Value as of March 1, 2014, and Incremental Assessed Value as of March 1, 2014, for taxes payable in 2015: See attached Exhibit “ H ” – TIF Valuation Worksheet for Real Property	

TIF DISTRICT: FRANKLIN POWER PRODUCTS

A. Revenues Received during 2014:	\$175,375.85
a. June 19, 2014	\$120,253.81
b. Dec. 26, 2014	\$53,975.99
c. Interest	\$1,146.05
(pro rata interest: 4.54% of \$25,254.12)	
B. Expenses Paid During 2014	\$180,138.91
(pro rata: 4.54% of \$3,969,506.54)	
C. Fund Balance as of December 31, 2014	\$265,540.54
(pro rata: 4.54% of \$5,851,400.59):	
D. Information Concerning Outstanding Obligations Payable from this Tax Increment Financing District – None	
E. Information Concerning Parcels included in this Tax Increment Financing District during 2014, including Parcel Number, Base Assessed Value as of March 1, 2014, and Incremental Assessed Value as of March 1, 2014, for taxes payable in 2015: See attached Exhibit “H ” – TIF Valuation Worksheet for Real Property	

TIF DISTRICT: METRO FIBERNET, LLC

A. Revenues Received during 2014:	\$16,671.00
a. June 19, 2014	\$8,335.50
b. Dec. 26, 2014	\$8,335.50
c. Interest	0
B. Expenses Paid During 2014	\$16,671
C. Fund Balance as of December 31, 2014	\$0

D. Information Concerning Outstanding Obligations Payable from this Tax Increment Financing District: TIF revenues are generated solely from Metro Fibernet, LLC on personal property assessments to repay a June 1, 2012 Economic Development Revenue Bond in the principal amount of Two Million Seven Hundred Fifty Thousand Dollars (\$2,750,000).

E. Information Concerning Parcels included in this Tax Increment Financing District during 2014, including Parcel Number, Base Assessed Value as of March 1, 2014, and Incremental Assessed Value as of March 1, 2014, for taxes payable in 2015: Only personal property taxes from Metro Fibernet, LLC are captured in this TIF district – there are no parcels of real property included therein. See Exhibit “ G ” – TIF Valuation Worksheet for Personal Property 2014 pay 2015

TIF DISTRICT: MUSICLAND

A. Revenues Received during 2014:	\$925,723.51
a. June 19, 2014	\$593,165.03
b. Dec. 26, 2014	\$326,509.05
c. Interest	\$6,049.43
(pro rata interest: 23.95% of \$25,254.12)	
B. Expenses Paid During 2014	\$950,865.36
(pro rata: 23.95% of \$3,969,506.54)	
C. Fund Balance as of December 31, 2014	\$1,401,658.89
(pro rata: 23.95% of \$5,851,400.59)	

D. Information Concerning Outstanding Obligations Payable from this Tax Increment Financing District – None

E. Information Concerning Parcels included in this Tax Increment Financing District during 2014, including Parcel Number, Base Assessed Value as of March 1, 2014, and Incremental Assessed Value as of March 1, 2014, for taxes payable in 2015: See attached Exhibit "H" – TIF Valuation Worksheet for Real Property

Supporting documentation attached:

- Exhibit "A" – March 3, 2015 Report to DLGF via Gateway 2014 Reporting (I.C.36-7-14-13)
- Exhibit "B" – RDC History by Appropriation 2014
- Exhibit "C" – Revenue Detail History
- Exhibit "D" – Fund Report – Year End 2014
- Exhibit "E" –County Auditor's Certificate of Tax Distribution June 2014
- Exhibit "F" – County Auditor's Certificate of Tax Distribution December 2014
- Exhibit "G" – TIF Valuation Worksheet for Personal Property 2014 pay 2015
- Exhibit "H" – TIF Valuation Worksheet for Real Property 2014 pay 2015