



Memorandum

To: City of Franklin Economic Development Commission
From: Krista Linke, Community Development Director
Date: March 27, 2016
Re: C 2016-19: JM Stevens Enterprises

Summary:

1. 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.
2. Actual and estimated benefits, as projected for 2015:

	Estimated on SB-1	Actual in 2015	Difference
Employees Retained	15	21	6
Salaries	\$935,353	\$1,112,492	\$177,139
New Employees	3	0	-3
Salaries	\$133,120	\$0	-\$133,120
Total Employees	18	21	3
Total Salaries	\$1,068,473	\$1,112,492	\$44,019
Average Hourly Salaries	\$28.54	\$25.47	-\$3.07
Real Property Improvements	\$200,000	\$205,000	\$5,000

3. 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 property is owned by JM Stevens Enterprises, LLC. Sargent Aerospace leases the property and the employment figures are for Sargent Aerospace employees.
4. The company has met their estimate provided on the SB-1 Form for real property.
5. The company reported 18 employees in 2014 with an average hourly salary of \$28.59. The total number of employees has increased in 2015, but the average hourly salary decreased to \$25.47.
6. 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

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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 Suite #100 Indianapolis, 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 Drive		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		21
Salaries		1,112,492
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	
	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1		
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		
Values before project		
Plus: Values of proposed project	205000	
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 MANAGER	Date signed (month, day, year) 01/20/2016