



# CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

## Memorandum

**To:** City of Franklin Economic Development Commission  
**From:** Krista Linke, Director of Community Development  
**Date:** April 21, 2015  
**Re:** Case C 2016-02: BCC Products

### Summary:

1. On December 10<sup>th</sup>, 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 2015:

	Estimated on SB-1	Actual in 2015	Difference
Employees Retained	15	13	-2
Salaries	\$532,900	\$851,860	\$318,960
New Employees	3	14	11
Salaries	\$166,400	\$719,998	\$553,598
Total Employees	18	27	9
Total Salaries	\$699,300	\$1,571,858	\$872,558
Average Hourly Salaries	\$18.68	\$27.99	\$9.31
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. There were a total of 26 employees in 2014. 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



**BCC PRODUCTS, INC.**

**BLEHM PLASTICS**

FAST CAST - EPOXIES - ADHESIVES - POLYSULFIDES - URETHANES - POLYESTER PASTES - TOOLING BOARDS - RELEASE AGENTS - SILICONES

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

March 17, 2016

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

**FILED**

MAR 21 2016

*Ronald J. Burton*  
JOHNSON CO. AUDITOR

Re: 2015 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 2015, \$31,308 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 one employee over the year end 2014 staffing levels. By the end of 2015 I added one office employee for a gain of 1 and a total of 27. I am hopeful that an improving economy will allow me to increase my production department in 2016.

As I stated in this letter last year, please note on the Real Property CF-1 that the Section 4 difference of \$822,300 between the beginning \$753,400 and ending \$1,575,700 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 \$656,400. The actual abatement granted is an 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.

2140 Earlywood Drive, P.O. Box 327, Franklin, IN 46131

Ph (317) 736-4090 Fax (317) 736-4872

Web: [www.bccproducts.com](http://www.bccproducts.com) & [www.blehmplastics.com](http://www.blehmplastics.com)



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

State Form 51766 (7/3 / 2-15)  
Prescribed by the Department of Local Government Finance

20 15 PAY 20 16  
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 8-1.1-12.1-5.1(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 <b>BCC Products, INC // RDB Holdings LLC</b>	County <b>Johnson</b>
Address of taxpayer (number and street, city, state, and ZIP code) <b>Post Office Box 327, Franklin, IN 46131</b>	DLGf taxing district number
Name of contact person <b>Roger Brunette, Jr</b>	Telephone number <b>( 317 ) 736-4090</b>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY**

Name of designating body <b>Common Council of the City of Franklin</b>	Resolution number <b>07-15</b>	Estimated start date (month, day, year) <b>12/01/2007</b>
Location of property <b>2140 Earlywood Drive, Franklin, IN 46131</b>		Actual start date (month, day, year) <b>12/01/2007</b>
Description of real property improvements <b>19, 200 Sq Feet Added to Warehouse and Manufacturing Area Using Steel and Masonry Block Exterior</b>		Estimated completion date (month, day, year) <b>06/31/2008</b>
		Actual completion date (month, day, year) <b>09/01/2008</b>

**SECTION 3 EMPLOYEES AND SALARIES**

	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	15	27
Salaries	532,900	1,571,858
Number of employees retained	15	13
Salaries	532,900	851,860
Number of additional employees	3	14
Salaries	166,400	719,998

**SECTION 4 COST AND VALUES**

AS ESTIMATED ON SB-1	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Values before project	1,316,828	753,400
Plus: Values of proposed project	800,000	
Less: Values of any property being replaced		
Net values upon completion of project	2,116,828	753,400
<b>ACTUAL</b>	<b>COST</b>	<b>ASSESSED VALUE</b>
Values before project	1,316,828	753,400
Plus: Values of proposed project	877,737	
Less: Values of any property being replaced		
Net values upon completion of project	2,194,565	1,575,700

**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 D Brunette</i>	Title	Date signed (month, day, year)
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