

# CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

## Memorandum

**To:** City of Franklin Economic Development Commission  
**From:** Krista Linke, Community Development Director  
**Date:** April 21, 2016  
**Re:** Case C 2016-46: Tippmann Realty Partners (700 Bartram Parkway: **Phases 1-3**)

### Summary:

- On July 26, 2004, the Franklin Common Council passed Resolution No. 2004-06, approving a 10-year real property tax abatement for the construction of a new facility located at 700 Bartram Parkway (Interstate Warehousing Phase 1). On June 2<sup>nd</sup>, 2008, the Franklin Common Council passed Resolution No. 2008-13 to clarify Resolution No. 2004-06, approving a 10-year real property tax abatement for each of three phases of construction. Each of the three phases is a separate 10 year tax abatement. Each construction phase of the facility will entail a minimum building area of 140,000 square feet and will employ a minimum 25 workers. The abatement was approved for 700 Bartram Parkway (Interstate Warehousing).
- Actual and estimated benefits, as projected for 2015:

	Estimated on SB-1	Actual in 2015	Difference
New Employees	100	309	209
Salaries	\$3,500,000	\$12,086,005	\$8,586,005
Average Hourly Salaries	\$16.83	\$18.80	\$1.98
Phase 1: Real Property Improvements	\$10,500,000	\$16,361,586	\$5,861,586
Phase 2: Real Property Improvements	\$10,500,000	\$13,800,355	\$3,300,355
Phase 3: Real Property Improvements	\$10,500,000	\$11,600,453	\$1,100,453

- When the original tax abatement application was made in 2004, three phases were planned. Each phase had 25 jobs with \$875,000 total salaries. Each phase was estimated to cost \$10,500,000 to construct.
- They've also received abatements for phases 4-6. The company did not break out the employment numbers by phase; they gave a total for all four phases that are complete.
- They have exceeded their estimate for the number of employees hired.
- The company has exceeded the average hourly wage indicated on the SB-1 Form.
- The company has exceeded their estimate provided on the SB-1 Form for real property.
- The abatements for Tippmann Realty Partners are scheduled to start expiring in tax year 2015 payable 2016. The final compliance review will take place in 2020.

**Staff Recommendation:** Approval

**Corporate Office**

9009 Coldwater Road  
Fort Wayne, IN 46825  
(260) 490-3000  
FAX: (260) 490-1362

January 19, 2016

Krista Linke, AICP  
City of Franklin  
70 E. Monroe Street  
Franklin, IN 46131

Interstate Warehousing  
Tippmann Properties  
Tippmann Construction

Re: Tax Abatement Compliance for Tippmann Realty Partners Ph 1

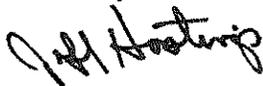
Dear Krista:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with the real and personal property tax abatements which were granted to TRP in 2004 under Franklin Common Council Resolution No. 04-6.

As can be seen from reviewing the enclosed documents, our company has been highly successful in (a) making all of the capital investments which had been projected for the past year, and (b) creating the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved July 2004.

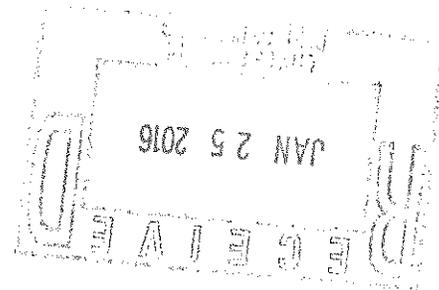
Please review all of the enclosed documents, and if you have any questions or concerns regarding this matter, please feel free to contact me at 260-469-5458.

Sincerely,



Jeff Hastings, CFO  
Tippmann Realty Partners

JH/ads  
Enclosures





**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 <b>Tippmann Realty Partners</b>	County <b>Johnson</b>
Address of taxpayer (number and street, city, state, and ZIP code) <b>9009 Coldwater Road Fort Wayne, IN 46825</b>	DLGF taxing district number <b>50</b>
Name of contact person <b>Jeff Hastings</b>	Telephone number <b>(260) 469-5458</b>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY**

Name of designating body <b>City of Franklin Common Council</b>	Resolution number <b>04-06</b>	Estimated start date (month, day, year)
Location of property <b>900 Bartram Parkway</b>		Actual start date (month, day, year)
Description of real property improvements <b>Phase 1</b>		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		<b>309</b>
Salaries		<b>\$12,086,005</b>
Number of employees retained		
Salaries		
Number of additional employees		
Salaries	<b>\$25</b> <b>\$895,000</b>	

**SECTION 4 COST AND VALUES**

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	<b>\$10,500,000</b>	
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	<b>\$16,361,586</b>	
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 <b>Jeff Hastings</b>	Title <b>CFO</b>	Date signed (month, day, year) <b>1-19-16</b>
--	---------------------	--

**Corporate Office**

9009 Coldwater Road  
Fort Wayne, IN 46825  
(260) 490-3000  
FAX: (260) 490-1362

January 19, 2016

Krista Linke, AICP  
City of Franklin  
44 North Jackson Street  
Franklin, IN 46131

Interstate Warehousing  
Tippmann Properties  
Tippmann Construction

Re: Tax Abatement Compliance for Tippmann Realty Partners Phase 2 - 3

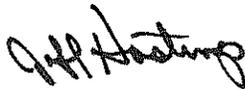
Dear Krista:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with the real and personal property tax abatements which were granted to TRP in 2004 under Franklin Common Council Resolution No. 08-13.

As can be seen from reviewing the enclosed documents, our company has been highly successful in (a) making all of the capital investments which had been projected for the past year, and (b) creating the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved May 2008.

Please review all of the enclosed documents, and if you have any questions or concerns regarding this matter, please feel free to contact me at 260-469-5458.

Sincerely,



Jeff Hastings, CFO  
Tippmann Realty Partners

JH/ads  
Enclosures



**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 <i>Tippmann Realty Partners</i>	County <i>Johnson</i>
Address of taxpayer (number and street, city, state, and ZIP code) <i>9009 Coldwater Road Ft. Wayne, IN 46825</i>	DLGF taxing district number <i>50</i>
Name of contact person <i>Jeff Hastings</i>	Telephone number <i>(260) 469-5458</i>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY**

Name of designating body <i>City of Franklin Common Council</i>	Resolution number <i>04-06 / 08-13</i>	Estimated start date (month, day, year)
Location of property <i>900 Bostrom Parkway</i>		Actual start date (month, day, year)
Description of real property improvements <i>PH 2 + PH 3</i>		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		<i>309</i>
Salaries		<i>\$ 12,086,005</i>
Number of employees retained		
Salaries		
Number of additional employees		
Salaries	<i>\$ 875,000</i>	

**SECTION 4 COST AND VALUES**

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	<i>\$ 10,500,000</i>	
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	<i>\$ 13,800,355</i>	
Less: Values of any property being replaced	<i>11,600,453</i>	
Net values upon completion of project	<i>22,400,808</i>	

**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 <i>Jeff Hastings</i>	Title <i>CFD</i>	Date signed (month, day, year) <i>1-19-16</i>
--	---------------------	--