



# CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

## Memorandum

**To:** City of Franklin Economic Development Commission  
**From:** Krista Linke, Director of Planning & Economic Development  
**Date:** March 30, 2012  
**Re:** Case C 2012-24: CLF Cooper Franklin

### Summary:

1. On July 21<sup>st</sup>, 2008, the Franklin Common Council passed Resolution No. 2008-17, approving a 10-year tax abatement on personal and real property for CCD I-65 LLC (Cooper Tire) located at 500 Bartram Parkway.
2. Actual and estimated benefits, as projected for 2011:

	Estimated on SB-1	Actual in 2011	Difference
New Employees	60	39	-21
Salaries	\$2,311,920	\$1,083,068	-\$1,228,852
Average Hourly Salaries	\$18.53	\$13.35	-\$5.17
Real Property Improvements	\$24,000,000	\$23,343,049	-\$656,951

3. CLF Cooper Franklin is the owner of the property and building in which Cooper Tires is located. They closely met their estimate for real property improvements.
4. Cooper Tires explains in a letter dated February 14, 2012 which is attached to Case C 2012-37 why they have not, and do not plan to employ 60 people. This issue was addressed in person with them last year through the Economic Development Commission and City Council. However, Plant Manager Kevin Pharr confirmed that they do employ an additional 87 temporary employees, for a total of 126 full time employees at this facility. These temporary employees work 40 hours per week and make \$12 per hour. This creates an additional \$2,171,520 in salaries for a total of \$3,254,588 in salaries at this facility per year.
5. The tax abatement is scheduled to expire in tax year 2018 payable 2019. The final compliance review will take place in 2019.

### Staff Recommendation:

Approval



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

State Form 51766 (R2 / 1-07)  
Prescribed by the Department of Local Government Finance

12-24

20 11 PAY 20 12

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).

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Eligible vacant building (IC 6-1.1-12.1-4.8)

**INSTRUCTIONS:**

1. This form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))
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 (SB-1 / Real Property).
3. This form must accompany the initial deduction application that is filed with the County Auditor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must file an updated form with the County Auditor and the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1)
5. The updated form must be filed annually by May 15, or by the due date for the real property owner's personal property return that is filed in the township where the project is located, whichever is later. (IC 6-1.1-12.1-5.1 (b))
6. With the approval of the Designating Body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1 / Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer <b>CLF COOPER FRANKLIN LLC</b>			
Address of taxpayer (number and street, city, state, and ZIP code) <b>C/O CAPLEASE, INC. 1065 AVENUE OF THE AMERICAS, NEW YORK, NY 10018</b>			
Name of contact person <b>ROBERT A. BIANCHETTI</b>			Telephone number <b>603-464-4945</b>
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body <b>FRANKLIN COMMON COUNCIL</b>			Resolution number <b>08-17</b>
Location of property <b>500 BARTON PARKWAY FRANKLIN, IN 46131</b>		County <b>JOHNSON</b>	DLGF taxing district number <b>41018</b>
Description of real property improvements: <b>APPROX. 800,000 SF WAREHOUSE AND DISTRIBUTION BUILDING TILTUP CONCRETE WALL CONSTRUCTION</b>			Estimated starting date (month, day, year) <b>8/1/08</b>
			Estimated completion date (month, day, year) <b>5/31/09</b>
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees			
Salaries			
Number of employees retained			
Salaries			
Number of additional employees		<b>60</b>	<b>39</b>
Salaries		<b>2,311,920.00</b>	<b>1,083,068.00</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>23,343,049.64</b>		
Less: Values of any property being replaced			
Net values upon completion of project	<b>23,343,049.64</b>		
ACTUAL	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project	<b>23,343,049.64</b>		
Less: Values of any property being replaced			
Net values upon completion of project	<b>23,343,049.64</b>	<b>21,234,400.00</b>	
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>Robert A. Bianchetti</b>		Title <b>DIRECTOR OF PROPERTY MGMT</b>	Date signed (month, day, year) <b>2/15/12</b>

