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: April 2, 2012

Re: Case C 2012-28: Laugle Properties (Formerly Innovative Casting Technologies)

Summary:

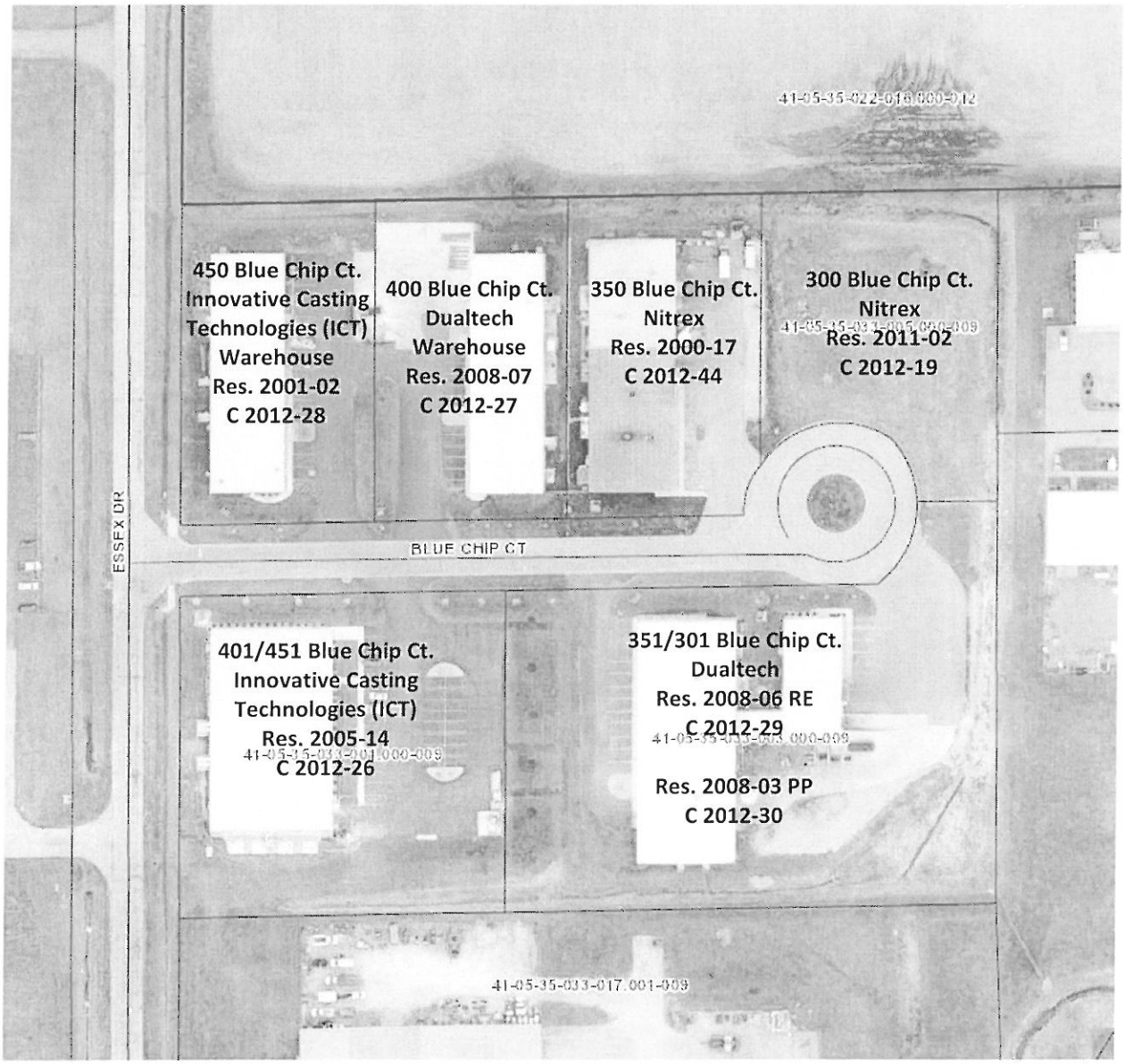
1. On January 22nd, 2001, the Franklin Common Council passed Resolution No. 2001-02, approving a 10-year tax abatement on real property located at 450 Blue Chip Court.
2. Actual and estimated benefits, as projected for 2011:

	Estimated on SB-1	Actual in 2011	Difference
New Employees	9	2	-7
Salaries	$254,560	$70,818	-$183,742
Average Hourly Salaries	$13.60	$17.02	$3.43
Real Property Improvements	$250,000	$306,000	$56,000

3. Innovative Casting Technolgy moved from 3065 N. Morton Street to 450 Blue Chip Court in 2001 and received a 10-year real property tax. They doubled their number of employees to 9. When Greenwood Machine vacated the building across the street, 401/451 Blue Chip Court, they moved there and received an abatement in 2005. They maintain a warehouse at 450 Blue Chip Court and there are two maintenance employees at 450 Blue Chip Court. In 2010 they had one employee at 450 Blue Chip Court with a salary of $57,405. This has increased to 2 employees in 2011 with combined salaries of $70,818.
4. The company has exceeded the estimated real property improvement as stated on their SB-1 form.
5. The real property tax abatement is scheduled to expire in tax year 2011 payable 2012. This is the final compliance review for this tax abatement.

Staff Recommendation:

Approval


41-05-35-022-016.000-012
450 Blue Chip Ct.
Innovative Casting
Technologies (ICT)
Warehouse
Res. 2001-02
C 2012-28
400 Blue Chip Ct.
Dualtech
Warehouse
Res. 2008-07
C 2012-27
350 Blue Chip Ct.
Nitrex
Res. 2000-17
C 2012-44
300 Blue Chip Ct.
Nitrex
Res. 2011-02
C 2012-19
ESSEX DR
BLUE CHIP CT
401/451 Blue Chip Ct.
Innovative Casting
Technologies (ICT)
Res. 2005-14
C 2012-26
351/301 Blue Chip Ct.
Dualtech
Res. 2008-06 RE
C 2012-29
Res. 2008-03 PP
C 2012-30
41-05-35-033-017.001-009

COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

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

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: Laugle Properties, LLC - Jack and Sandy Laugle

Address of taxpayer *(number and street, city, state, and ZIP code)*: 3719 E 700 N Whiteland, IN 46184

Name of contact person: Jack or Sandy Laugle

Telephone number: 738-5966

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: City of Franklin Common Council

Resolution number: 01-02

Location of property: 450 Blue Chip Court, Franklin

County: Johnson

DLGF taxing district number: 031

Description of real property improvements: 7500 sq. ft bldg on 1 acre in Blue Chip Industrial Park

Estimated starting date *(month, day, year)*: 02/01/2001

Estimated completion date *(month, day, year)*: 06/01/2001

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees See Attachment	9	2
Salaries	254,560.00	70,818.00
Number of employees retained		
Salaries		
Number of additional employees		
Salaries		

SECTION 4 — COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	0.00	0.00
Plus: Values of proposed project	250,000.00	83,333.00
Less: Values of any property being replaced	0.00	0.00
Net values upon completion of project	250,000.00	83,333.00
ACTUAL	COST	ASSESSED VALUE
Values before project	0.00	0.00
Plus: Values of proposed project	306,000.00	240,500.00
Less: Values of any property being replaced	0.00	0.00
Net values upon completion of project	306,000.00	354,100.00

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	Date signed *(month, day, year)*
Sandy Laugle	Member	02/17/2012

Laugle Properties, LLC
3719 E 700 N.
Whiteland, IN 46184
738-5966

12-28

RECEIVED
FEB 20 2012
CITY OF FRANKLIN
DEPT. OF PLANNING

February 17, 2012

Krista Linke
Dept. of Planning and Economic Dev.
70 E. Monroe St.
Franklin, IN 46131

RE: Tax Abatement Compliance for Laugle Properties, LLC

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with real property tax abatements; which were granted to Laugle Properties, LLC in 2001 under Franklin Common Council Resolution No. 01-02.

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 initial year, and (b) creating the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved on January 22, 2001.

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

Sincerely,

Sandy Laugle

Sandy Laugle
Laugle Properties, LLC

Enclosures

ATTACHMENT TO FORM CF-1

LAUGLE PROPERTIES LLC

Laugle Properties, LLC, was granted a tax abatement on the improvements constructed on Lot 1 in Blue Chip Industrial Park, commonly known as 450 Blue Chip Court, Franklin, Indiana by the Common Council of the City of Franklin. Resolution No. 01-02 was passed by the Franklin Common Council on the .

After Laugle Properties, LLC , purchased 451 Blue Chip Court on the 18th day of November 2009, all manufacturing operations and the current 23 employees of Innovative Casting Technologies, Inc. were moved from 450 Blue Chip Court to 451 Blue Chip Court. The building at 450 Blue Chip is now used as a warehouse to support the operation at 451 Blue Chip, with employees performing duties at both buildings. In addition, Innovative Casting Technologies, Inc. has added 2 maintenance persons at a salary or $70,818 to maintain both buildings.

Laugle Properties, LLC, requests that the Franklin Common Council find that the property owner has made reasonable effort to substantially comply with the Statement of Benefits as the whole operation employs 27 employees whereas the estimate on the SB-1 was only 9 employees.