



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

EDC 2013 01



Tax Abatement Application

Organization/Corporation Requesting Tax Abatement

Organization/Corporation Name: JM Stevens Enterprises, LLC
 Primary Contact Name: Jonas Stevens
 Contact Address: 2840 N. Mitthoeffer Place Suite #100
 City: Indianapolis State: IN Zip: 46229
 Phone Number: (317) 714-4848
 Email: jonas@jmstevensenterprises.com
 Three possible dates before the EDC meeting to conduct a site visit: Dec 7, 14, 21st, 2012
 Name of Owner: Jonas M. Stevens
 Parent Company (If Applicable): _____

Primary Contact for Yearly Compliance Reports

Name: Jonas M. Stevens
 Title: Manager
 Address: 2840 N Mitthoeffer Place Suite #100
 City: Indianapolis State: IN Zip: 46229
 Phone Number: (317) 714-4848
 Email: jonas@jmstevensenterprises.com

Description of Project

Project Location/Address: 215 Industrial Drive Franklin, IN 46131
 Parcel Number: 41-08-03-042-054.001-009
 Brief Description of Project:
4,000 sq ft addition to currant facility to keep currant tenant in building and provide great jobs to the city of Franklin for at least 5 more years.

Current Assessed Value (AV) of the Property:

- | | |
|--------------|---------------------|
| 1. Land | <u>\$60,800.00</u> |
| 2. Building | <u>\$320,800.00</u> |
| 3. Inventory | _____ |
| 4. Equipment | _____ |

Have building permits been applied for (if applicable): Yes No
 Has equipment been installed (if applicable): Yes No

Required Attachments:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Completed SB-1 Form(s) | <input type="checkbox"/> Summary of Benefits (if applicable) |
| <input checked="" type="checkbox"/> Legal Description of the Property | <input type="checkbox"/> Employment Phase-In Schedule |
| <input type="checkbox"/> Company Financial Statement | <input type="checkbox"/> Company Investment Timetable |
| <input type="checkbox"/> Job and Wage Description Information Sheet | <input type="checkbox"/> Compliance Affidavit |

Type of Abatement Requested

Real Property Personal Property

Project Details

Project Size (square feet): 4,000 Size of Site (acres): 1

Type of Building:

Multiple Tenants (leased) Single Tenant (leased) Owner Occupied Corporate Headquarters

Capital Investment

- 1. Real property capital investment only: \$220,000.00
- 2. Personal property capital investment only: _____
- 3. Total capital investment for proposed project: \$220,000.00

Jobs Created and/or Retained

- 1. Estimated number of full time jobs created by the proposed project: 3-5
- 2. Estimated number of full time jobs retained as a direct result of the proposed project: 20
- 3. Total number of full time jobs upon project completion: 25

Wages Created and Retained

- 1. Average hourly wage rate for **new jobs** (w/o benefits) _____
- 2. Average hourly wage rate for **jobs retained** (w/o benefits) _____

***In addition to answering these questions, please fill out the Job and Wage Description for Tax Abatement Application information sheet and submit it with the application as an attachment.

Please explain why the abatement incentive is necessary to the project: _____

This building expansion would allow the current Tenants to expand their business and jobs. This would also provide JM Stevens Enterprises to have a 5 year lease extension on the currant facility.

Company Information

How long has the company been in existence? 8 years

Current address of company headquarters and duration at that address: 2840 N Mitthoeffer Place Suite #100

JM Stevens Enterprises, LLC

Approximate percentage of employees at current location who live in the City of Franklin and/or Johnson County: _____

Have you ever received tax abatement at your current location? Yes No

If yes, when and for what term? _____

What specifically has the company done to give back to the community: _____

While acting as a strong advocate for using economic incentives to help applicants expand and/or locate in the community, the City of Franklin also strives to enrich the quality of life for its citizens. To that end, the City embraces the use of voluntary economic development fees as allowed under Indiana law (IC 6-1.1-12.1-14). These fees, paid by the applicant, are directed by the City to local nonprofit organizations to bolster their economic development efforts. The fee can be applied on both real and personal property abatements. The fee is collected annually by the County Treasurer as a special assessment on the tax bill and is distributed by the City to the designated economic development nonprofit organization. Typically, 2% is charged on Real Property and 5% is charged on Personal Property. More information can be found on the City's website (www.franklin.in.gov) under the Economic Development tab.

Is the company agreeable to the Economic Development Fee? Yes No

If yes, at what percent(s)? _____



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R2 / 1-07)
Prescribed by the Department of Local Government Finance

20 13 PAY 20 14

FORM SB-1 / Real Property

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 statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, **BEFORE** a deduction may be approved.
3. To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, Whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)]
5. The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer JM Stevens Enterprises, LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 2840 N. Mitthoeffer Place #100, Indianapolis, IN 46229		
Name of contact person Jonas Stevens	Telephone number (317) 714-4848	E-mail address jonas@jmstevensenterprise

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Economic Development Commission & Franklin City Council		Resolution number
Location of property 215 Industrial Drive - Franklin, TN 46131	County Johnson	DLGF taxing district number 41-009
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) New Construction Of 4,000 ft sq - Upgrades to entrance		Estimated start date (month, day, year) 02/01/2013
		Estimated completion date (month, day, year) 07/0113

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number 20	Salaries	Number retained 20	Salaries	Number additional 3	Salaries
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SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
	Current values	\$381,600
	Plus estimated values of proposed project	
	Less values of any property being replaced	
Net estimated values upon completion of project		

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
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Other benefits

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title Property Owner	Date signed (month, day, year) 1-7-13
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FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (*see below*). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
 - 1. Redevelopment or rehabilitation of real estate improvements Yes No
 - 2. Residentially distressed areas Yes No
 - 3. Occupancy of a vacant building Yes No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (*specify*) _____
- E. The deduction is allowed for _____ years* (*see below*).

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (<i>signature and title of authorized member of designating body</i>)	Telephone number	Date signed (<i>month, day, year</i>)
Attested by (<i>signature and title of attester</i>)	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
 - 1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
 - 2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed two (2) years.

**ENVIRONMENTAL, LAND USE, AND
PERMITTING COMPLIANCE AFFIDAVIT**

I, Jonas Stevens, (representative) on behalf of JM Stevens Enterprises, LLC (company) represent that, except to the extent that the City of Franklin has been given written notice of any environmental, chemical, or waste hazards or violations prior to the date of this affidavit, the petition and project plan of JM Stevens Enterprises, LLC (company) does not contemplate, contain, nor anticipate:

- (1) any violation(s) of City of Franklin Municipal codes and/or ordinances;
- (2) any violation(s) of applicable zoning ordinances;
- (3) any violation(s) of site plan review and/or building permit requirements;
- (4) any violation(s) of federal or state laws, including but not limited to OSHA and ADA, and all other regulations regarding safety, land use, and access;
- (5) any violation(s) of federal or state laws, including but not limited to the creation, maintenance, utilization, control, handling, existence, and/or disposal of hazardous waste, chemicals, conditions, equipment, materials, entities, or components as defined under federal and/or state law.

Further, JM Stevens Enterprises, LLC (company) states that the construction and operation of the proposed facility will in no way result in any discharges which will result in interruptions, inconsistencies, or failures in the operation of the Franklin Wastewater Treatment facility. The petitioner understands that the violation of any element of this affidavit may result in the revocation of any tax abatements or other economic incentives which may have been granted by the City of Franklin.

Jonas Stevens
Petitioner

12/4/12
Date

STATE OF Indiana

SS:

COUNTY OF Johnson

Subscribed and sworn to before me on this 4th Day of December, 2012.

My Commission Expires: 3-14-15

[Signature]
Notary Public

