



CITY OF FRANKLIN

Community Development Department

Memorandum

To: City of Franklin Economic Development Commission

From: Rhoni Oliver, Community Development Specialist

Date: April 10, 2018

Re: C 2018-25: JM Stevens Enterprises

Summary:

1. On February 4th, 2015, the Franklin Common Council passed Resolution No. 2013-03, approving a 7-year tax abatement on real property for JM Stevens Enterprises, located at 215 Industrial Drive.
2. Actual and estimated benefits, as projected for 2017:

	Estimated on SB-1	Actual in 2017	Difference
Employees Retained	15	15	0
Salaries	\$935,353	\$935,353	\$0
New Employees	3	16	13
Salaries	\$133,120	\$961,140	\$828,020
Total Employees	18	31	13
Total Salaries	\$1,068,473	\$1,896,493	\$828,020
Average Hourly Salaries	\$28.54	\$29.41	\$0.87
Real Property Improvements	\$200,000	\$205,000	\$5,000

3. The abatement was granted on a 4,000 square foot addition to an existing building. The original building did not receive a tax abatement when it was built. The property is owned by JM Stevens Enterprises, LLC. Sargent Aerospace leases the property and the employment figures are for Sargent Aerospace employees.
4. The company has met their estimate provided on the SB-1 Form for real property.
5. The company reported 18 employees in 2014 with an average hourly salary of \$28.59. The total number of employees has increased in 2015, but the average hourly salary decreased to \$25.47. In 2016 the total number of employees increased to 23, and the average hourly salary increased to \$33.19. In 2017 the total number of employees increased to 31, and the total salaries and total hourly salary exceed the SB-1 estimate.
6. The real property tax abatement is scheduled to expire in tax year 2020 payable 2021. The final compliance review will take place in 2021.

Staff Recommendation: Approval



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 17 PAY 20 18

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	JM STEVENS ENTERPRISES, LLC		County	JOHNSON
Address of taxpayer (number and street, city, state, and ZIP code)	2840 N. MITTBOEFFER PLACE #100 INDRS IN 46219		DLGF taxing district number	41-009
Name of contact person	JONAS M. Stevens		Telephone number	(317) 714-4848

SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	Resolution number	Estimated start date (month, day, year)	
Location of property	215 Industrial Dr FRANKLIN, IN 46131		Actual start date (month, day, year)
Description of real property improvements			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			31
Salaries			1,896,492.87
Number of employees retained		15	
Salaries		935,353	
Number of additional employees		3	
Salaries		133,120	

SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project	381,600		
Plus: Values of proposed project	200,000		
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	205,000		
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	Title	Date signed (month, day, year)	
	MANAGER	11/13/18	