



# CITY OF FRANKLIN

Community Development Department

## Memorandum

**To:** City of Franklin Economic Development Commission  
**From:** Rhoni Oliver, Community Development Specialist  
**Date:** May 1, 2018  
**Re:** Case C 2018-17: Faulkenberg Printing

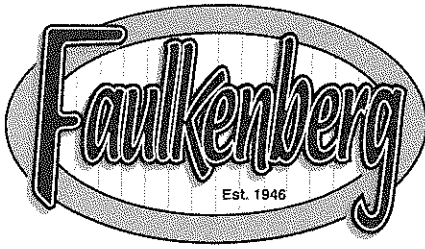
### Summary:

- On October 20<sup>th</sup>, 2014, the Franklin Common Council passed Resolution No. 2014-13, approving a 3-year tax abatement on real property with a 2% economic development fee and a 5-year tax abatement on personal property with a 5% economic development fee for Faulkenberg Printing at 1670 Amy Lane.
- Actual and estimated benefits, as projected for 2017:

	Estimated on SB-1	Actual in 2017	Difference
Employees Retained	10	10	0
Salaries	\$499,200	\$508,682	\$9,482
New Employees	5	4	(1)
Salaries	\$249,600	\$122,245	-\$127,355
Total Employees	15	14	(1)
Total Salaries	\$748,800	\$630,927	-\$117,873
Average Hourly Salaries	\$24.00	\$21.67	-\$2.33
Personal Property Improvements	\$400,000	\$467,000	\$67,000
Real Property Improvements	\$170,000	\$210,000	\$40,000

- The company has met their projected real and personal property investments.
- The number of jobs created is one less than estimated.
- The average hourly salary is \$2.33 per hour lower than estimated on their SB-1 form.
- The real property tax abatement is scheduled to expire in tax year 2017 payable 2018. The personal property tax abatement is scheduled to expire in 2019 pay 2020. The final compliance review will take place in 2020.

**Staff Recommendation:** Approval



**PRINTING COMPANY, INC.**

*Complete Printing & Mailing Services*

1670 Amy Lane • Franklin, Indiana 46131

(317) 638-1359

[www.faulkenberg.net](http://www.faulkenberg.net)

February 20, 2018

City of Franklin  
Attn: Krista Linke  
70 East Monroe Street  
Franklin, IN 46131

Re: 2017 Tax Abatement Compliance Packet for Faulkenberg Printing Co., Inc.

Dear Ms. Linke,

Enclosed please find Forms CF-1/RE and CF-1/PP (Compliance with Statement of Benefits) regarding compliance with the real property and personal property tax abatements which were granted to Faulkenberg Printing Co., Inc. in 2014 under Franklin Common Council Resolution number 05-10.

As can be seen from reviewing the enclosed documents, our company has been successful in

- (a) making all of the capital investment 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 on Nov. 21, 2014.

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 (317) 638-1359.

Sincerely,

James Faulkenberg  
President  
Faulkenberg Printing Co., Inc.



**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 <u>Faulkenberg Printing Co, Inc</u>		County <u>Johnson</u>	
Address of taxpayer (number and street, city, state, and ZIP code) <u>1670 Amy Lane Franklin IN 46131</u>		DLGF taxing district number <u>41018</u>	
Name of contact person <u>James Faulkenberg</u>		Telephone number <u>(317) 638-1359</u>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body <u>City of Franklin Common Council</u>		Resolution number <u>14-12</u>	Estimated start date (month, day, year) <u>11-4-14</u>
Location of property <u>1670 Amy Lane Franklin, IN 46131</u>		Actual start date (month, day, year)	
Description of real property improvements <u>Build out interior, Added Lighting Brought in More Power</u>		Estimated completion date (month, day, year) <u>1-1-15</u>	
		Actual completion date (month, day, year)	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		<u>up to 15</u>	<u>14 11FT-3PT</u>
Salaries		<u>\$500,000</u>	<u>\$630,927</u>
Number of employees retained		<u>10</u>	<u>10 9FT-1PT</u>
Salaries			<u>\$508,182</u>
Number of additional employees		<u>4</u>	<u>4 2FT-2PT</u>
Salaries			<u>\$122,245</u>
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project		<u>\$590,000</u>	<del>590,000</del> <u>590,000</u>
Plus: Values of proposed project		<u>170,000</u>	
Less: Values of any property being replaced			
Net values upon completion of project		<u>760,000</u>	
ACTUAL		COST	ASSESSED VALUE
Values before project		<u>\$590,000</u>	<u>590,000</u>
Plus: Values of proposed project			<u>210,000</u>
Less: Values of any property being replaced			
Net values upon completion of project			<u>\$800,000</u>
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 <u>[Signature]</u>		Title <u>President</u>	Date signed (month, day, year) <u>9-27-18</u>



**COMPLIANCE WITH STATEMENT OF BENEFITS  
PERSONAL PROPERTY**

State Form 51765 (R2 / 5-13)  
Prescribed by the Department of Local Government Finance

**FORM CF-1 / PP**

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
  2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between March 1, and May 15, of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1, and the extended due date of each year.
  3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer <b>Faulkenberg Printing Co, Inc.</b>	
Address of taxpayer (number and street, city, state, and ZIP code) <b>1670 Amy Lane Franklin, IN 46131</b>	
Name of contact person <b>James Faulkenberg</b>	Telephone number <b>(317) 638-1359</b>

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body <b>The City of Franklin Common Council</b>	Resolution number <b>14-13</b>	
Location of property <b>1670 Amy Lane</b>	County <b>Johnson</b>	DLGF taxing district number <b>41018</b>
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.		Estimated starting date (month, day, year)
		Estimated completion date (month, day, year)

SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		<b>up to 15</b>	<b>14</b> <sup>11 FT</sup> <sub>3 PT</sub>
Salaries		<b>\$500,000</b>	<b>\$430,927</b>
Number of employees retained		<b>10</b>	<b>10</b> <sup>7 FT</sup> <sub>3 PT</sub>
Salaries			<b>508,682</b>
Number of additional employees		<b>4</b>	<b>4</b>
Salaries			<b>122,245.9</b> <sup>2 FT</sup> <sub>2 PT</sub>

SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	<b>120,000</b>							
Plus: Values of proposed project	<b>400,000</b>							
Less: Values of any property being replaced								
Net values upon completion of project	<b>520,000</b>							
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	<b>120,000</b>							
Plus: Values of proposed project	<b>467,000</b>							
Less: Values of any property being replaced								
Net values upon completion of project								

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d)

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>James Faulkenberg</i>	Title <b>President</b>	Date signed (month, day, year) <b>7-27-18</b>