Staff Report

To: Economic Development Commission Members

From: Krista Linke, Director

Date: September 6, 2018

Re: Case EDC 2018-04 – Sargent Aerospace and Defense LLC

Case EDC 2018-04 – Sargent Aerospace and Defense LLC: A request for a 10-year tax abatement on \$2,900,000 in real property and a 10-year abatement on \$600,000 in personal property capital investment.

Location: 75 Linville Way – Linville Business Park Lot 2



Summary:

1. Characteristics of this location:

This lot has been made available through a partnership between the City of Franklin Redevelopment Commission and Linville Farms. The Redevelopment Commission paid for the construction of Linville Way, which now provides access to this lot.

2. Characteristics of this petitioner:

Sargent Aerospace and Defense is currently located at 215 Industrial Drive in Franklin. "Sargent Aerospace & Defense meets the complex, high-performance requirements of our customers by working within well-defined OEM and after-market specialty areas that directly contribute to the safe operation of countless commercial and military aircraft and rotor-craft, submarines, and land-based vehicles." Founded in 1920, Sargent Aerospace & Defense is a premier global supplier of precision-engineered customized components as well as flight-critical aftermarket aviation services. Leveraging 90 years of expertise, Sargent directly contributes to the safe operation of countless commercial and military aircraft and rotorcraft, submarines and land-based vehicles. Sargent's continuing investment in people, assets, technology and process quality ensures excellence and is integral to the company's commitment to customers and their end-users.

Today, Sargent performs critical functions on a variety of commercial and military aircraft, submarines and land-based vehicles in operation worldwide, and our customer base includes some of the best-known names in aerospace and defense for both the OEM and MRO marketplaces.

With five facilities located throughout North America, including a manufacturing facility in Mexico and a customer service office in Singapore, Sargent Aerospace & Defense operates on a truly global scale.

3. Characteristics of this project:

Sargent Aerospace & Defense are planning to design and build a new manufacturing facility for "Airtomic" that will consist of a 30,000 square foot facility to support the expansion of the business currently housed in 14,000 square feet at their current location. This site also allows for a 20,000 square foot addition for future growth.

4. Economic Revitalization Area (ERA):

This property has been previously designated an ERA through City Council Resolutions 2012-04 and 2012-05.

5. ERA & Tax Abatements Findings (Real Property):

Indiana Code Section 6-1.1-12.1-3 states that the following findings must be made when considering an ERA designation and the granting of a tax abatement for real property:

- a. Whether the estimate of the value of the development or rehabilitation is reasonable for projects of that nature;
- Whether the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;

- c. Whether the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;
- d. Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation; and
- e. Whether the totality of the benefits is sufficient to justify the tax abatement.

6. ERA & Tax Abatements Findings (Personal Property):

Indiana Code Section 6-1.1-12.1-4.5 states that the following findings must be made when considering an ERA designation and the granting of tax abatement for personal property:

- a. Whether the estimate of the cost of new manufacturing equipment is reasonable for equipment of that type;
- Whether the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the instillation of new manufacturing equipment;
- Whether the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the new manufacturing equipment;
- d. Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the installation of the new manufacturing equipment; and
- e. Whether the totality of the benefits is sufficient to justify the tax abatement.

7. City of Franklin "Tax Abatement Policy" criteria:

The "Tax Abatement Policy" section of the *City of Franklin Community Investment Incentives*Summary states that the Economic Development Commission shall use certain criteria when considering a request for tax abatement. A comparison of those criteria and this request follows:

- a. Diversification of Local Occupations: According to the Employment Phase-In Schedule submitted, there will be 24 jobs retained and an additional 13 jobs created by this project. They anticipate adding 6 in the first year and an additional 7 in the second year. The average hourly salary for these 37 employees is \$25.38. Wage figures do not include benefits. Benefit information was provided. Employees who work at least 30 hours per week are eligible for benefits. Medical, dental, vision, life and disability are all provided.
- b. *Diversification of Local Employment*: According to the 2016 U.S. Census Bureau County Business Patterns, there were 6 computer and electronic product manufacturing establishments in Johnson County. There were 318 paid employees at those 6 establishments.
- c. Increase in Local Salaries: The average wage for all industries in Johnson County in 2016 was \$17.35. The average hourly wage in Johnson County for the computer and electronic product manufacturing sector is \$25.03 per hour. The average hourly wage (without benefits) for the 13 jobs being created is \$24.00 per hour.

- d. Sustainable Land Use: The petitioner proposes to make this investment at a lot created with the assistance of the Franklin Redevelopment Commission in the Franklin Business Park along the newly constructed Linville Way.
- e. Future Community Investment: The applicant should share with the EDC their plans for future community investment. The company has indicated on their application that they are not agreeable to the economic development fee. Abatements granted at the 10-year length are traditionally reserved for companies that are agreeable to the economic development fee. This should be discussed further with the Economic Development Commission members. They do indicate on their application that they are proud of their support of local veteran organizations.
- f. Conformance with the Comprehensive Plan: The Comprehensive Plan Land Use Map identifies this property as a Light Industrial Area. Light industrial areas include a variety of employment and production facilities. Uses in this area may include warehouses, distribution centers, assembly facilities, technology centers, research and manufacturing facilities, professional offices. Light industrial areas are distinguished from manufacturing areas in that manufacturing areas focus on the manipulation of unfinished products and raw materials. Light Industrial facilities generally do not produce emissions of light, heat, sound, vibration, or odor and are completely contained within buildings. Some limited outdoor storage of finished products may occur. Light Industrial areas may also include facilities which are complimentary to their role as employment centers.

The property is zoned IL, Industrial: Light. The "IL," Industrial: Light zoning district is intended to provide locations for light production, assembly, warehousing, research and development facilities, and similar land uses. This district is intended to accommodate only industrial uses that are completely contained within structures and do not involve the outdoor storage of materials or the release of potential environmental pollutants. This district should be used to support the industrial retention and expansion in Franklin.

8. Tax Abatement Duration:

The City of Franklin Community Investment Incentives Summary provides that longer periods of abatement on real and personal property may be considered for requests of an exceptional nature. The Summary states that development examples of an exceptional nature include projects which:

- a. Create a new plant or product line for an existing manufacturer;
- b. Creates substantial employment opportunities with higher than average wages;
- c. Increase substantially property values and the city tax base with minimal impact to city services (police & fire protection, schools, utilities, infrastructure, etc.); and
- d. Utilize existing public infrastructure (sanitary & storm sewer, roads & streets, drainage facilities, and other utilities).

9. Requested Effective Year:

The petitioner has requested that, if approved, the tax abatement be effective for the first year of the full increased assessed value.

Staff Comments:

This project is the third of three that are tied to the new construction of Linville Way in the Franklin Business Park. The City of Franklin Redevelopment Commission is highly supportive of this project, as can been shown through their willingness to pay for the construction of Linville Way. The Mayor's Office has recommended a 10-year real property abatement and a 10-year personal property abatement for this project in order to support a strong existing company in Franklin and this project will result in additional substantial investment in the community and create additional high paying jobs. Staff supports the recommendation of the Mayor's Office for a 10-year real and personal property abatements with consideration given to the economic development fee.



CITY OF FRANKLIN

Job and Wage Description Information Sheet

www.rbcbearings.com or under the ticker symbol ROLL

Note: Airtomic's financial statements are consolidated into RBC Bearings financial statements found at

COMMUNITY DEVELOPMENT DEPARTMENT

Tax Abatement Application

Organization/Corporation Requesting Tax Abatement			
Organization/Corporation Name: Sargent Aerospace and	Defense LLC		
Primary Contact Name: Michael J. Mislan, General Manag	er		
Contact Address: 215 Franklin Drive			
City: Franklin	State: Indiana	Zip:	46131
Phone Number: 317-738-0148, extension 7221		- '	
Email: mmislan@sargentaerospace.com			
Three possible dates before the EDC	A110		
meeting to conduct a site visit:			
Name of Owner: Roller Bearing Company of America, Inc.			
Parent Company (If Applicable): RBC Bearings Incorpora	ted, Oxford, CT		
Primary Contact for Yearly Compliance Reports			
Name: Michael J. Mislan			
Title: General Manager			
Address: 215 Franklin Drive (Current address)			
City: Franklin	State: Indiana	Zip:	46131
Phone Number: 317-738-0148, extension 7221			
Email: mmislan@sargentaerospace.com			
Description of Project			
Project Location/Address: Linville Way (Lot 2 - Linville Busi	ness Park)		
Parcel Number: 41-08-02-043-005.000-009			
Brief Description of Project:			
Design and build a new manufacturing facility for "Airtomic" support the expansion of the business currently housed in also include space for a 20,000 square foot addition for future.	14,000 square feet at the current a	e foot fac ddress.	cility to This site will
Current Assessed Value (AV) of the Property:			
1. Land			
2. Building			
3. Inventory			
4. Equipment			
Have building permits been applied for (if applicable): Ye	es No 🗸		
Has equipment been installed (if applicable): Ye			
Required Attachments:			
■ Completed SB-1 Form(s)	Summary of Benefits (if applic	able)	
Legal Description of the Property	■ Employment Phase-In Schedu	le	
 Company Financial Statement (see note) 	■ Company Investment Timetab		

■ Compliance Affidavit

Type of Abatement Requested	
Real Property 🗸	Personal Property 🗸
Length of Abatement Requested: Ten (10) Years	▼
Project Size (square feet): 30,000	Size of Site (acres): 5 acres
Type of Building:	
Multiple Tenants (leased) Single Tenant (leased)	Owner Occupied Corporate Headquarters
Capital Investment	
 Real property capital investment only: 	\$2,900,000
2. Personal property capital investment only:	\$600,000
3. Total capital investment for proposed project:	\$3,500,000
Jobs Created and/or Retained	
1. Estimated number of full time jobs created by th	ne proposed project: 13
2. Estimated number of full time jobs retained as a	
3. Total number of full time jobs upon project com	
Wages Created and Retained	
1. Average hourly wage rate for new jobs (w/o ben	efits) \$24.00
2. Average hourly wage rate for jobs retained (w/o	· · · · · · · · · · · · · · · · · · ·
***In addition to answering these questions, please fill of	
Application information sheet and submit it with the app	
Please explain why the abatement incentive is necessary	to the project: Attach additional sheets as necessary.
Without the tax abatements offered by the City of Franklin, the	
all, would likely have resulted in a lease rather long term comr	nitment and resulted in the business moving out of Franklin.
Company Information	
How long has the company been in existence? The Airtom	ic business was founded in 2004 and has been the current facility since 2006.
Current address of company headquarters and duration a	
20 10 00	
Approximate percentage of employees at current locatio	n who live in the
City of Franklin and/or Johnson County:	65%
Have you ever received tax abatement at your current loo	cation? (Yes) No
If yes, when and for what term? Indirectly as least	seholder of current location. \$35,000 for five years
What specifically has the company done	
to give back to the community: Airtomic has been abl	e to engage other Franklin businesses as subcontractors such as Hobson Machine
who added 9 employe	es as result. Airtomic is also proud to support local veteran organizations.
While acting as a strong advocate for using economic incent	ives to help applicants expand and/or locate in the
community, the City of Franklin also strives to enrich the qua	ality of life for its citizens. To that end, the City embraces
the use of voluntary economic development fees as allowed	
directed by the City to local nonprofit organizations to bolste	
applied on both real and personal property abatements. The	
special assessment on the tax bill and is distributed by the Ci organization. Typically, 2% is charged on Real Property and 5	
percentage of the abatement received. For example, instead	of receiving 100% abatement in the first year, the
company receives a 95% abatement, with the 5% difference	going to support local economic development. More
nformation can be found on the City's website (<u>www.frankli</u>	n.in.gov) under the Economic Development tab.
s the company agreeable to the Economic Development I	
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	PAY 20	
FORM SI	3-1 / Real Property	

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)

 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.
- 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.
- 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)]
- 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	oved on or after July 1, 2000.						
Name of taxpayer			INFORMATION		STATE OF THE PARTY.		
	Sargent Aerospace and 1	Defense LLC (Airton	nic)				
	(number and street, city, state. and Z 215 Industrial Drive, Fran		18				
Name of contact pers	on Mike Mislan, GM		Telephone number		E-mail addres		
	viike iviisiali, Givi		(317-)738-0148 ex	t 7221	mmislan@s	sargentaerospace.com	
SECTION 2		OCATION AND DESCRIP	TION OF PROPOSED PRO	JECT			
	space and Defense LLC (Airtomic)	-		Resolution nu	mber	
	Lot 2 - Linville Business l		County Johnson		DLGF taxing of	district number	
Construction	operty improvements, redevelopments of a new 30,000 square for			pace for an	Estimated star 9/20/201	t date (month, day, year) 8	
additional 20	,000 square feet				Estimated com 5/1/2019	pletion date (month, day, year	
SECTION 3	ESTIMATE OF	EMPLOYEES AND SALA	RIES AS RESULT OF PRO	POSED PRO	JECT		
Current number 24	Salaries \$26.75/hour	Number retained 24	Salaries \$26.75	Number ad	ditional 13	Salaries \$24.00/hour	
SECTION 4	ESTIN	ATED TOTAL COST AND	VALUE OF PROPOSED P	ROJECT			
	to IC 6-1.1-12.1-5.1 (d) (2) the	COST of the property	RE	AL ESTATE	IMPROVEME	NTS	
is confidential.			COST			SESSED VALUE	
Current values	-lu of Cor	etruction	\$2,872,900		\$0.00		
	alues of proposed project Con ny property being replaced	Struction	94,074,700)%			
	lues upon completion of project		\$2,872,900	Wh S			
SECTION 5			ROMISED BY THE TAXPAY	'ER			
	0.00						
Estimated solid v	vaste converted (pounds) 0.00)	Estimated hazardous w	vaste converte	ed (pounds) <u>C</u>	0.00	
Other benefits							
SECTION 6	. A. (A)		ERTIFICATION				
	that the representations in the	nis statement are true.					
Signature of authorized	depresentative		Title Director, Risk Ma	nagement	Date signed (m 8/28/2	onth, day, year) 018	
1		D	1 - 1 0		0/20/2	0.10	

FORM SB-1/PP



State Form 51764 (R / 1-06)
Prescribed by the Department of Local Government Finance

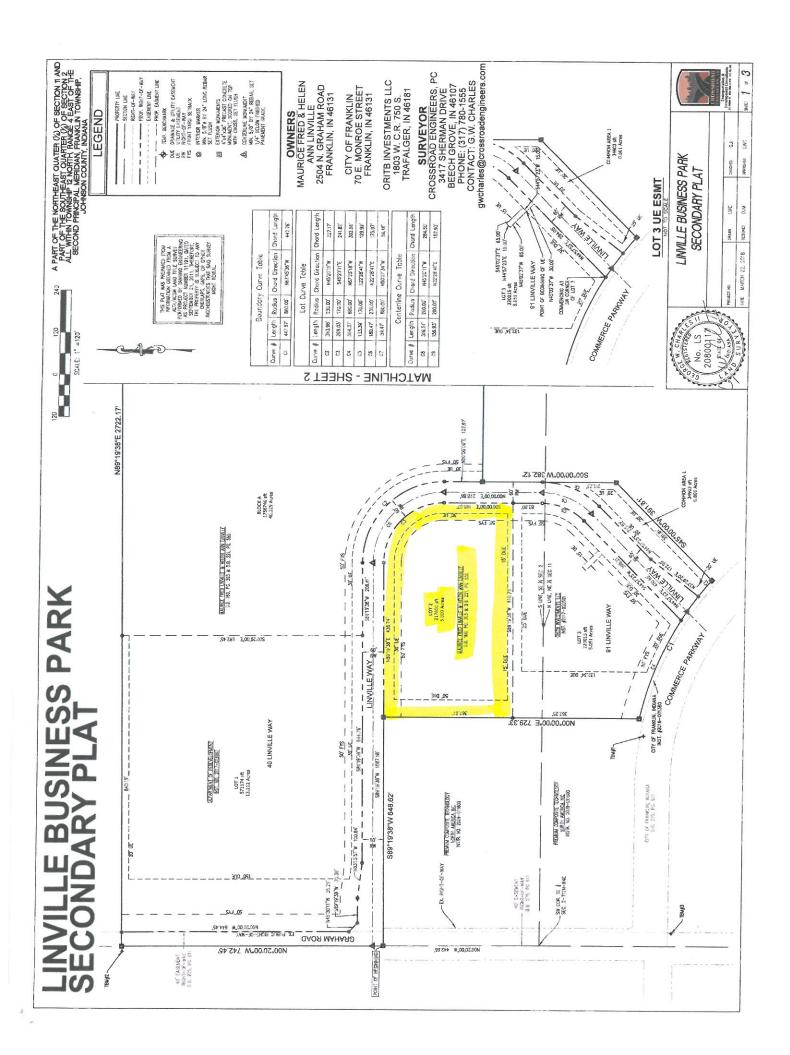
PRIVACY NOTICE

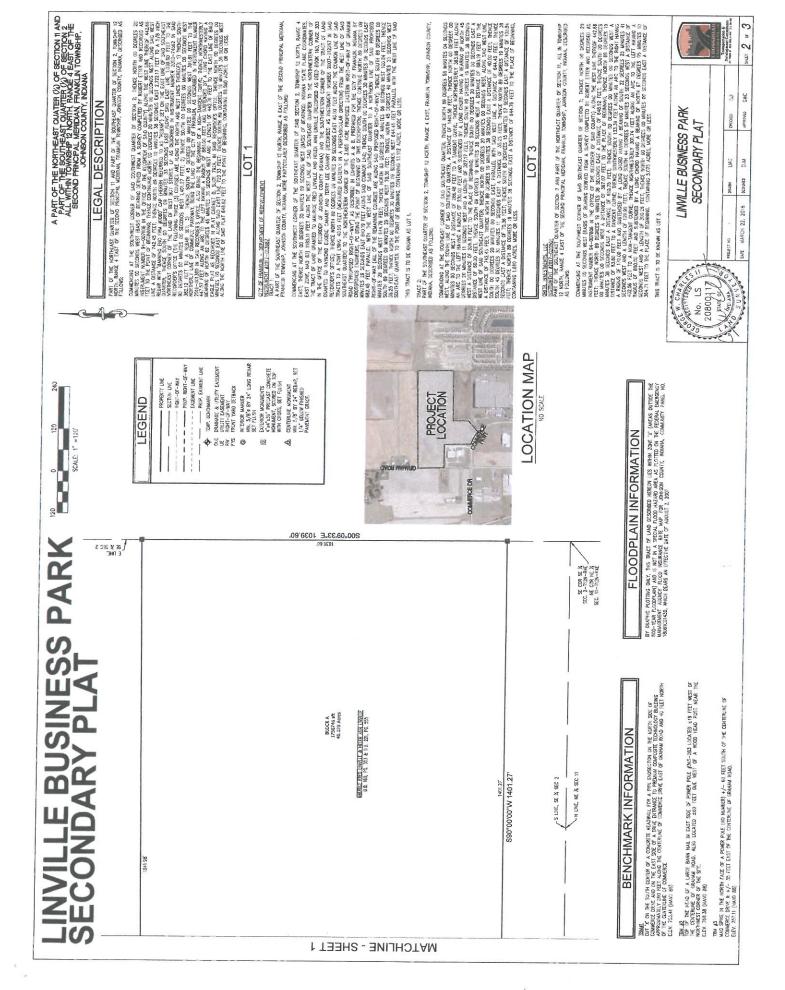
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

- 1. This 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** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment 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 installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, **BEFORE** a deduction may be approved
- 3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- 5. The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001. For equipment installed prior to March 2, 2001, the schedules and statutes in effect at the time shall continue to apply. (IC 6-1.1-12.1-4.5(f) and (g))

SECTION 1			TAXPAYE	RINFORMAT	ION	1977		S-170	4500	
Name of taxpayer	e and Defense LLC	C (Airtomi	The second secon	CINI ORMAI	1014		**************************************			
Address of taxpayer (number 215 Industrial Dr	and street, city, state, and rive, Franklin, India	ZIP code) ina 46131	, , , , , , , , , , , , , , , , , , , 				317- 738	-0148	ext 7	221
Name of contact person Mike Mislan, GN	1			- Constitution			Telephone nu	mber		SWEET STATES
SECTION 2		OCATION A	ND DESCRIP	TION OF PRO	POSED PRO	JECT	STATE OF THE PARTY	70000	0.00	
Name of designating body Sargent Aerospac	e and Defense LLC	C (Airtomi	ic)				Resolution nu	mber (s)		8
	2 - Linville Busines				nn s on		DLGF taxing (district nu	ımber	
Description of manufactur and/or logistical distribution	ing equipment and/or re	search and d	levelopment e	quipment				ESTIM	ATED	
(use additional sheets if n		imation tech	nology equipm	ient.			START DA	ATE	COMF	PLETION DATE
					Manufacturir	ng Equipment				
					R & D Equip	ment				
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SECTION 3	ESTIMATE OF	EMPLOYEE	S AND SALA	RIES AS RES	ULT OF PRO	POSED PRO	JECT		100	A STATE OF THE PARTY OF THE PAR
Current number 24	Salaries	Number	retained	Salaries		Number ac	lditional	Salar		0./1
	\$26.75/hour		24		.75/hour	7			\$24.0	0/ hour
SECTION 4	ESTI	_	The state of the s	VALUE OF	PROPOSED P					
NOTE: Pursuant to IC 6-1	NATIONAL SERVICE CONTRACTOR AND SERVICE MANAGEMENT AND SERVICE OF THE SERVICE AND SERVICE		ACTURING PMENT	R & D EC	UIPMENT	LOGIS EQUIP		IT EQUIPMEN		PMENT
COST of the property is co	onfidential.	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	co	ST	ASSESSED VALUE
Current values										
Plus estimated values of p	proposed project	\$350,000	\$283,050	\$75,000	0		11.7 (10.00)	\$100,000)	0
Less values of any propert	, , , , , , , , , , , , , , , , , , , ,									
Net estimated values upor										
SECTION 5	WASTE CO	NVERTED A	ND OTHER B	ENEFITS PR	OMISED BY T	HE TAXPAYE	R			
Estimated solid waste con	verted (pounds)			Estimated h	azardous wast	te converted (pounds)			
Other benefits:										
SECTION 6	2 0 0			ERTIFICATI					15. (1)	
	I hereby	certify that th	ne representat	ons in this sta	atement are tru	ie.				
Signature of authorized represe	htdtive \			Title Dire	ctor, Risk Man		Date signed <i>(m</i> 8/28/20	26 30	y, year)	





LINVILLE BUSINESS PARK SECONDARY PLAT

DEDICATION CERTIFICATE

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THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LINNLE BUSINESS PARK, AN ADDITION TO THE CITY OF FRANKLIN. ALL STREETS AND ALLEYS SHOWN AND NOT HERETIPE ONE DEDICATED, AND HEREBY DEDICATED TO THE PUBLIC.

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INVALDATION OF ANY OF THE FORECOMG CONEINANTS AND RESTRICTIONS BY JUDGLEYL OR DOLLAY ORDER SHALL M NO WAY AFFECT REMAINING PORTIONS NOT SO MFFECTED.

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COUNTY OF JOHNSON STATE OF INDIANA

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COUNTY OF JOHNSON

STATE OF INDIANA

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DAY OF APRIL 2018 WINESS OUR HANDS AND SEALS THIS 19 0

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CITY OF FRANKLIN PLAN COMMISSION BY:

COUNTY OF JOHNSON) STATE OF INDIANA

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RESIDENT OF JOHNSON COUNTY, INDIANA MY COMMISSION EXPIRES 9-24-23 WINCES OUR HANDS, AND SEALS THE BOLK BAY OF ADI.: 1 NOTARY PUBLIC TANDIN TO STA SEAL A COLARY

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WINESS OUR HANDS AND SEALS THIS 4TH DAY OF 2720Y BARNETT MAYOR Every! STEVE BA

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Curve # Length Redius Chord Direction Chord Length Boundary Curve Table

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SEAL

RESIDENT OF JENNESON COUNTY, HOLANA

MY COMMISSION EXPIRES 9-26-23

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SURVEYOR'S CERTIFICATE

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CERTIFICATE OF APPROVAL



COMMON AREA LEGAL DESCRIPTION

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About MERS, STHOR PLANER J

THIS PLAT IS HEREBY RECOMMENDED FOR ACCPTANCE BY THE CITY OF PRANKLIN BY:

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COMMISSION OF EQUIPMENT COME OF GROVE, "THINKE SOUTH OR DEDNESS ON AWAITES OF SCHOOL WAS USED FOR THE DIST FORTH OF PERSONS THE THE SCHOOL WAS USED FOR THE THINK THE

2018

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NO 2018-00951912

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STEVE BARNETT, MAYOR

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2018

JILL DACKSON DOMNSON COUNTY RECORDER REC FEE; 25.00 PROES; 1

RECORDED ON 05/09/2018 12:56:44 PM

COPY RECEIVED BY COURTY ASSESSOR

LL JACKSON, COUNTY RECORDER

Mad Quander MARK ALEXANDER, COUNTY ASSESSOR OVERALL CALLS

LINVILLE BUSINESS PARK SECONDARY PLAT No. LS 20

3	CAECHED G.E. Services and services are services and servi	APPROVED GWC SHEET
	DNC	MTG.
	MANN	DESERVED
	PROJECT NO.	DATE MARCH 22, 2018

JOB AND WAGE DESCRIPTION FOR TAX ABATEMENT APPLICATION

Please provide the following job and wage earning information that is associated with this Tax Abatement Petition (*Please specify all wages in an hourly format without benefits*):

(1)	Company NAICS code:
(2)	The total number of jobs current at the site: 24 , the number of those jobs that will be retained as a direct result of the proposed investment 24 , and the number of new jobs which will be created as a direct result of the proposed investment 13 .
(3)	The total number of full-time employees at the site:37
(4)	The total number of temporary and/or contract employees currently at the site:0
(5)	The average hourly wages for the new jobs:\$24.00
(6)	Will the new jobs being created begin as temporary and/or contract employees?NO If yes, please provide an explanation of the typical transition process to full time:
(7)	Number of new and/or retained jobs in:
	(a) Managerial/Professional Specialty Occ.:2_ Average Hourly Wage:\$28.85
	(b) Technical/Sales/Admin. Support Occ.:5Average Hourly Wage:\$31.25
	(c) Service Occ.:Average Hourly Wage:
	(d) Precision Production/Craft/Repair Occ.:1_ Average Hourly Wage:\$25.10
	(e) Operators/Fabricators/Laborers:5Average Hourly Wage: _\$26.00
	Note: The total number of jobs specified above should correspond with the Statement of Benefits Form SB-1.
(8)	Attach detailed information on the types of benefits offered for new employees. A description of all possible bonuses and incentives should also be given if provided.

City of Franklin...Community Investments Incentives Summary

2018 EMPLOYEE BENEFITS GUIDE ATTACHED

AIRTOMIC SUPPORTING SCHEDULES 08/28/2018

AIRTOMIC EMPLOYMENT PHASING

New Postions	Management/ Professional	Technical/ Sales	Service	Precision Production	Operators	TOTAL/Q
2018 Year of Abatement						
3rd quarter		2			2	4
4th quarter		1			1	2
2019 Year of Abatement						
1st quarter	1			1	2	4
2nd quarter		2				2
3rd quarter	1					1
4th quarter						
TOTAL BY TYPE	2	5	0	1	5	13

AIRTOMIC INVESTMENT TIMETABLE

INVESTMENT TYPE	Ви	uilding & Site	Internal Utilities	7	Technology	(Service equipment	Furniture	TOTAL/Q
2018 Year of Abatement 3rd quarter 4th quarter	\$	200,000							\$ 200,000
2019 Year of Abatement 1st quarter 2nd quarter 3rd quarter	\$	2,700,000	\$ 100,000	\$	100,000	\$	150,000	\$ 75,000	\$ 100,000 3,125,000
4th quarter TOTAL BY TYPE	\$	2,900,000	\$ 200,000	\$	100,000	\$	75,000 225,000	\$ 75,000	\$ 75,000 3,500,000

ENVIRONMENTAL, LAND USE, AND PERMITTING COMPLIANCE AFFIDAVIT

I, <u>Rober</u>	<u>t W.Crawford</u> , (representative) on behalf of <u>Sargent Aerospace</u> and Defense LLC							
(compar	ny) represent that, except to the extent that the City of Franklin has been given written notice of							
any envi	ronmental, chemical, or waste hazards or violations prior to the date of this affidavit, the							
petition	petition and project plan of Lot 2 Linville Way (company) does not contemplate,							
	nor anticipate:							
	The different control of the control							
(1)	any violation(a) of City of Franklin Marrishad and a selection (
5	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, s	Sargent Aerospace and Defense LLC (company) states that the construction and operation of the							
nronoseo	I facility will in no way result in any discharges which will result in interruptions, inconsistencies,							
or failure	s in the operation of the Examplia Westernston Treatment for the Theory							
that the	s in the operation of the Franklin Wastewater Treatment facility. The petitioner understands							
that the v	violation of any element of this affidavit may result in the revocation of any tax abatements or							
otner eco	onomic incentives which may have been granted by the City of Franklin.							
	alanda and							
	8/28/2018							
	Petitioner							
STATE OF	Connecticut							
	SS:							
COLINITY	Convectoret SS:							
COUNTI	1000 1100 010							
C 1	noth of							
Sub	scribed and sworn to before me on this 28° Day of 4° , 20 18.							
	STARLA TODD							
My Comm								
	MY COMMISSION EXPIRES SEPT. 30, 2021							
	Dran Todal							
	Notary Public							
	Notary Public							

- Johnson County, Franklin City-Franklin Twp
- Tax Rate (2018): 3.2495
- Project Name: Sargent Aerospace and Defense LLC

Real Property: \$2,900,000.00

		V	/ith Abateme	nt	Wit	Estimated		
	Abatement Percentage	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Tax Abatement Savings
Year 1	100%	\$ 0.00	\$0.00	\$0.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$87,000.00
Year 2	66%	\$ 32,040.00	\$0.00	\$32,040.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$54,960.00
Year 3	33%	\$ 63,138.00	\$0.00	\$63,138.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$23,862.00
Year 4	0%	\$ 94,236.00	(\$7,236.00)	\$87,000.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$0.00
Year 5	0%	\$ 94,236.00	(\$7,236.00)	\$87,000.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$0.00
Year 6	0%	\$ 94,236.00	(\$7,236.00)	\$87,000.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$0.00
Year 7	0%	\$ 94,236.00	(\$7,236.00)	\$87,000.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$0.00
Year 8	0%	\$ 94,236.00	(\$7,236.00)	\$87,000.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$0.00
Year 9	0%	\$ 94,236.00	(\$7,236.00)	\$87,000.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$0.00
Year 10	0%	\$ 94,236.00	(\$7,236.00)	\$87,000.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$0.00
Totals		\$754,830.00	(\$50,652.00)	\$704,178.00	\$942,360.00	(\$72,360.00)	\$870,000.00	\$165,822.00

		With Abatement			Wi	Estimated		
	Abatement Percentage	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Tax Abatement Savings
Year 1	100%	\$0.00	\$0.00	\$0.00	\$7,799.00	(\$599.00)	\$7,200.00	\$7,200.00
Year 2	66%	\$3,712.00	\$0.00	\$3,712.00	\$10,918.00	(\$838.00)	\$10,080.00	\$6,368.00
Year 3	33%	\$5,486.00	\$0.00	\$5,486.00	\$8,189.00	(\$629.00)	\$7,560.00	\$2,074.00
Year 4	0%	\$6,239.00	(\$479.00)	\$5,760.00	\$6,239.00	(\$479.00)	\$5,760.00	\$0.00
Year 5	0%	\$5,849.00	(\$449.00)	\$5,400.00	\$5,849.00	(\$449.00)	\$5,400.00	\$0.00
Year 6	0%	\$5,849.00	(\$449.00)	\$5,400.00	\$5,849.00	(\$449.00)	\$5,400.00	\$0.00
Year 7	0%	\$5,849.00	(\$449.00)	\$5,400.00	\$5,849.00	(\$449.00)	\$5,400.00	\$0.00
Year 8	0%	\$5,849.00	(\$449.00)	\$5,400.00	\$5,849.00	(\$449.00)	\$5,400.00	\$0.00
Year 9	0%	\$5,849.00	(\$449.00)	\$5,400.00	\$5,849.00	(\$449.00)	\$5,400.00	\$0.00
Year 10	0%	\$5,849.00	(\$449.00)	\$5,400.00	\$5,849.00	(\$449.00)	\$5,400.00	\$0.00
Totals		\$50,531.00	(\$3,173.00)	\$47,358.00	\$68,239.00	(\$5,239.00)	\$63,000.00	\$15,642.00

- Johnson County, Franklin City-Franklin Twp
- Tax Rate (2018): 3.2495
- Project Name: Sargent Aerospace and Defense LLC

Real Property: \$2,900,000.00

		With Abatement			Wit	Estimated		
	Abatement Percentage	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Tax Abatement Savings
Year 1	100%	\$ 0.00	\$0.00	\$0.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$87,000.00
Year 2	66%	\$ 32,040.00	\$0.00	\$32,040.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$54,960.00
Year 3	33%	\$ 63,138.00	\$0.00	\$63,138.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$23,862.00
Year 4	0%	\$ 94,236.00	(\$7,236.00)	\$87,000.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$0.00
Year 5	0%	\$ 94,236.00	(\$7,236.00)	\$87,000.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$0.00
Year 6	0%	\$ 94,236.00	(\$7,236.00)	\$87,000.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$0.00
Year 7	0%	\$ 94,236.00	(\$7,236.00)	\$87,000.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$0.00
Totals		\$472,122.00	(\$28,944.00)	\$443,178.00	\$659,652.00	(\$50,652.00)	\$609,000.00	\$165,822.00

		With Abatement			Wi	Estimated		
	Abatement Percentage	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Tax Abatement Savings
Year 1	100%	\$0.00	\$0.00	\$0.00	\$7,799.00	(\$599.00)	\$7,200.00	\$7,200.00
Year 2	66%	\$3,712.00	\$0.00	\$3,712.00	\$10,918.00	(\$838.00)	\$10,080.00	\$6,368.00
Year 3	33%	\$5,486.00	\$0.00	\$5,486.00	\$8,189.00	(\$629.00)	\$7,560.00	\$2,074.00
Year 4	0%	\$6,239.00	(\$479.00)	\$5,760.00	\$6,239.00	(\$479.00)	\$5,760.00	\$0.00
Year 5	0%	\$5,849.00	(\$449.00)	\$5,400.00	\$5,849.00	(\$449.00)	\$5,400.00	\$0.00
Year 6	0%	\$5,849.00	(\$449.00)	\$5,400.00	\$5,849.00	(\$449.00)	\$5,400.00	\$0.00
Year 7	0%	\$5,849.00	(\$449.00)	\$5,400.00	\$5,849.00	(\$449.00)	\$5,400.00	\$0.00
Totals		\$32,984.00	(\$1,826.00)	\$31,158.00	\$50,692.00	(\$3,892.00)	\$46,800.00	\$15,642.00

- Johnson County, Franklin City-Franklin Twp
- Tax Rate (2018): 3.2495
- Project Name: Sargent Aerospace and Defense LLC

Real Property: \$2,900,000.00

		V	Vith Abateme	nt	Wit	Estimated		
	Abatement Percentage	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Tax Abatement Savings
Year 1	100%	\$ 0.00	\$0.00	\$0.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$87,000.00
Year 2	66%	\$ 32,040.00	\$0.00	\$32,040.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$54,960.00
Year 3	33%	\$ 63,138.00	\$0.00	\$63,138.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$23,862.00
Year 4	0%	\$ 94,236.00	(\$7,236.00)	\$87,000.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$0.00
Year 5	0%	\$ 94,236.00	(\$7,236.00)	\$87,000.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$0.00
Totals		\$283,650.00	(\$14,472.00)	\$269,178.00	\$471,180.00	(\$36,180.00)	\$435,000.00	\$165,822.00

		,	With Abateme	nt	Wi	Estimated		
	Abatement Percentage	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Tax Abatement Savings
Year 1	100%	\$0.00	\$0.00	\$0.00	\$7,799.00	(\$599.00)	\$7,200.00	\$7,200.00
Year 2	66%	\$3,712.00	\$0.00	\$3,712.00	\$10,918.00	(\$838.00)	\$10,080.00	\$6,368.00
Year 3	33%	\$5,486.00	\$0.00	\$5,486.00	\$8,189.00	(\$629.00)	\$7,560.00	\$2,074.00
Year 4	0%	\$6,239.00	(\$479.00)	\$5,760.00	\$6,239.00	(\$479.00)	\$5,760.00	\$0.00
Year 5	0%	\$5,849.00	(\$449.00)	\$5,400.00	\$5,849.00	(\$449.00)	\$5,400.00	\$0.00
Totals		\$21,286.00	(\$928.00)	\$20,358.00	\$38,994.00	(\$2,994.00)	\$36,000.00	\$15,642.00

- Johnson County, Franklin City-Franklin Twp
- Tax Rate (2018): 3.2495
- Project Name: Sargent Aerospace and Defense LLC

Real Property: \$2,900,000.00

	Abatement Percentage	With Abatement			Wit	Estimated		
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Tax Abatement Savings
Year 1	100%	\$ 0.00	\$0.00	\$0.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$87,000.00
Year 2	66%	\$ 32,040.00	\$0.00	\$32,040.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$54,960.00
Year 3	33%	\$ 63,138.00	\$0.00	\$63,138.00	\$94,236.00	(\$7,236.00)	\$87,000.00	\$23,862.00
Totals		\$95,178.00	\$0.00	\$95,178.00	\$282,708.00	(\$21,708.00)	\$261,000.00	\$165,822.00

		With Abatement			Wi	Estimated		
	Abatement Percentage	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Tax Abatement Savings
Year 1	100%	\$0.00	\$0.00	\$0.00	\$7,799.00	(\$599.00)	\$7,200.00	\$7,200.00
Year 2	66%	\$3,712.00	\$0.00	\$3,712.00	\$10,918.00	(\$838.00)	\$10,080.00	\$6,368.00
Year 3	33%	\$5,486.00	\$0.00	\$5,486.00	\$8,189.00	(\$629.00)	\$7,560.00	\$2,074.00
Totals		\$9,198.00	\$0.00	\$9,198.00	\$26,906.00	(\$2,066.00)	\$24,840.00	\$15,642.00