

CITY OF FRANKLIN

Community Development Department

Memorandum

City of Franklin Economic Development Commission

From: Rhoni Oliver, Community Development Specialist

Date: April 5, 2019

Re: Case C 2019-30: Mitsubishi Turbocharger & Engine America – MTEA (formerly Mitsubishi Engine

North America-MENA)

Summary:

1. On March 4th, 2013, the Franklin Common Council passed Resolution No. 2013-06, approving a 10-year tax abatement with a 5% economic development fee for personal property for Mitsubishi, located at 1200 N. Mitsubishi Parkway. On December 16th, 2013, the Franklin Common Council amended this resolution due to a project delay. Resolution 2013-32 amended Resolution 2013-07 and extended the completion date from December 31st, 2014 to October 1st, 2015.

2. Actual and estimated benefits, as projected for 2018:

	Estimated on SB-1	Actual in 2018	Difference
New Employees	73	103	30
Salaries	\$3,114,238	\$5,048,887	\$1,934,649
Average Hourly Wage	\$20.51	\$23.57	\$3.06
Personal Property Improvements	\$7,274,375	\$7,321,240	\$46,865

- 3. The project start date was delayed and the completion date was extended to 10/1/15. This caused the company to adjust the job creation timetable chart. See the attached chart from Yoshifumi Nuruyu.
- 4. MTEA estimated 73 new employees with the purchase of \$7,274,375 in machinery and equipment on the SB-1. They amended the start and completion date through Resolution 2015-32. The company did not meet the estimated number of employees nor the personal property investment by 10/1/15. MTEA invested an additional \$81,150 in personal property in 2017. Personal property investment was \$160,509 less than the SB-1 estimate. In 2018 MTEA invested an additional \$207,374 in personal property. Total employees, hourly wages, and personal property investment exceed SB-1 estimates.
- 5. The personal property tax abatement is scheduled to expire in tax year 2024 payable 2025. Their last year for compliance review will be 2025.

Staff Recommendation: Approval



MITSUBISHI TURBOCHARGER AND ENGINE AMERICA, INC.

Franklin Plant • 1200 North Mitsubishi Parkway • Franklin, IN 46131 • U.S.A.

March 25, 2019

City of Franklin

ATTN: Krista Linke

70 East Monroe Street

Franklin, IN 46131

RE; 2018 Tax Abatement Compliance Packet for Mitsubishi Turbocharger and Engine America, Inc

Dear Ms. Linke,

Enclosed please find Forms CF-1/PP – Compliance with Statement of Benefits – Personal Property regarding compliance with the personal property tax abatements which were granted to Mitsubishi Turbocharger and Engine America, Inc. in 2013 under Franklin Common Council Resolution number 2013-07 and was amended on Resolution number 2013-32.

As noted on the enclosed documents, our company has been successful in

- 1. Making all of the capital investment which had been projected, and
- Creating the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved on December 20, 2013.

Please review all enclosed documents and if you have any questions or concerns regarding this matter, please feel free to contact Linda Brown at (317) 346-5028.

MTEA would like to thank the City of Franklin for continued support in approving our tax abatement compliance request and we respectfully request that the City of Franklin will continue to look favorably on our growth activities and grant this 2018 compliance request relative to Common Council Resolution 13-07, amended to 13-32, for the abatement on taxes for 2018 payable 2019.

Respectfully,

Sangyoon Lee

Vice President

Main: +1 (317) 346-5000 • Fax: +1 (317) 346-6170 • www.mitsubishi-engine.com



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R2 / 5-13)

Prescribed by the Department of Local Government Finance

- 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

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SECTION 1		TAXPAYE	RINFORMAT	ION											
Name of taxpayer	da - 1 - 71.49	·r·· a \													
Mitsubishi Turbocharger and Engine Ame Address of taxpayer (number and street, city, state, and	<u>`</u>	EA)													
	,														
1200 N. Mitsubishi Parkway; Franklin, IN Name of contact person	40131					T= : :									
						Telephone num									
Sangyoon Lee						(630)	336-7443								
SECTION 2 Name of designating body	HOCAIII	ON AND DES)= PROPERT											
City of Franklin Common Council						Resolution num									
Location of property			County	,			- amended	13-32							
1200 N. Mitsubishi Parkway; Franklin, IN	16131		County	Johnso	,	DLGF taxing dis									
Description of new manufacturing equipment, or new re		lopment equipm	nent or new in			Estimated starti	41-018	day year)							
equipment, or new logistical distribution equipment to b Equipment and machinery for manufacturing	e acquired.		, 0, 1,017	ornation toom	лоду	LSimated Start	6-1-2014	, day, year;							
2014 expenditures see (amended Compar			or 2015 exp	enditures)		Estimated comp		onth, day, year)							
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Number of employees retained															
Salaries		·····													
Number of additional employees						72	3.00	103.00							
Salaries						3,114,238		048,887.48							
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Sangyoon Lee

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991.

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

- 1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
- 2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
- 3. If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the Township Assessor and the County Auditor.
- 4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.
- 5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the Township Assessor.

We have reviewed the CF-1 and find that:		
the property owner IS in substantial compliance		
the property owner IS NOT in substantial compliance		
other (specify)		
Reasons for the determination (attach additional sheets if necessary)		
Treasons for the determination (attach additional sheets in recessary)		
Signature of authorized member	Date signed (month, day, year)	
Attested by;	Designating body	
If the property owner is found not to be in substantial compliance, the pro- time has been set aside for the purpose of considering compliance.	perty owner shall receive the opportunity for a hearing. The following date an	nd
Time of hearing AM Date of hearing (month, day, year) Location	of hearing	
HEARING RESULTS (to I	be completed after the hearing)	
Approved	Denied (see instruction 5 above)	
Reasons for the determination (attach additional sheets if necessary)		
Signature of authorized member	Date signed (month, day, year)	
Attested by:	Decimating to the	
Autonous My	Designating body	
APPEAL RIGHTS	S [IC 6-1.1-12.1-5.9(e)]	
A property owner whose deduction is denied by the designating body may Circuit or Superior Court together with a bond conditioned to pay the	appeal the designating body's decision by filing a complaint in the office of costs of the appeal if the appeal is determined against the property own	the

Amended Job Creation / Retention TimeTable MTEA

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(28)	(9)	(3)	(3)	(2)			(19)	(-3)	(-1)	(-1)	(£)			1(7)	(E)	(E)	(2)	1(3)		8 (9)	2 (3)		4(4)	2(2)		b (b)	1(1)		5 (5)									Technical/ Administration
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103							(110)	(7)	(2)	(1)	(-4)	(8)		21 (51)	6(12)	7/13/	7(12)	1 (14)		35 (35)	20 (16)	8 (9)	5 (7)	2(3)		13 (13)	5 (5)	2(2)	6(6)			4(4)	2(2)	<u>-</u> -(-)				Total
	UPDATED this time				ı					<u> </u>	i		<u>;</u>	J		<u> </u>	<u> </u>	<u> </u>	<u> </u>			•	-		1			1		1								

*** NOTE: Numbers in () are actual new jobs created

Fotal	4th Quarter	2nd Quarter	1st Quarter	Year of Abatement	Saut Sec	4th Oligher	3rd Quarter	2nd Ouarter	1st Quarter	Year of Abatement		4th Quarter	3rd Quarter	2nd Quarter	1st Quarter	Year of Abatement		4th Quarter	3rd Quarter	2nd Quarter	1st Quarter	Year of Abatement		4th Quarter	3rd Quarter	2nd Quarter	1st Quarter	Year of Abatement		4th Quarter	3rd Quarter	2nd Quarter	1st Quarter	Year of Abatement		
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\$0,00				2018			; ; ; ; ; ;	11111		7017						2016						2015						2014						2013	Improvement	Fyicting Building
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\$25,718.89			2010	2018		·	\$/,000.00		/107					· · · · · · · · · · · · · · · · · · ·	7020	2016	# P C, U TO, U U	\$1654899		\$2,169.90		2015						2014						2013	special Fooling/	MTEA
\$566,283.91			7.0TO	9100		\$35,902.00		\$24,036.60	2017		\$125,362.00	02.002,ca¢	\$52,411.19	- CO.OC.	0102	2016	00.70T/cr¢	187 69	1 22 840 34	138 580 50 -1	100000	2015	07.C07.CT					207.4						- Famous Comment	Follipment	MTEA
\$113,143.12			7.12	2010	\$14,000.00	\$898.98	\$65,601,00	\$2,194.12	2017			\$4,4/9.02		00'076'57¢	T 9707	2045				+	T	2035					++	1014							Other Furniture	MTEA
\$23,386.29 \$17 \$194.297.29			8107	201			\$4,949.90		2017						2016						CT07	2017	\$18,436.39				2014	267.					2013	11 Hardware	New Computer/	MTEA
\$170,911.00 97.29			2018					\$170,911.00	2017						2016						5015						2014						2013		New Software	MTEA
\$0.00	\$0.00	\$207,374.00			\$14,000.00	36 008 35	\$158,700.90	i			\$1,271,521.78	\$88,282.32	\$1,263,998.93	\$107,051.57			\$69,731.67	\$1,200,639.44	\$155,799.20	\$94,172.68			\$2,048,252.72	\$0.00	\$1,307,215.38	\$0.00			\$0.00	\$0.00		\$0.00			Total	
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