



CITY OF FRANKLIN

Community Development Department

Memorandum

To: City of Franklin Economic Development Commission

From: Rhoni Oliver, Community Development Specialist

Date: April 26, 2019

Re: Case C 2019-48: Superior Systems & Supply (17-11)

Summary:

1. On September 18, 2017, the Franklin Common Council passed Resolution Number 2017-11, approving a 5-year tax abatement on real property with a 2% Economic Development Fee at 1556 Amy Lane.
2. Actual and estimated benefits, as projected for 2018:

	Estimated on SB-1	Actual in 2018	Difference
Employees Retained	5	5	0
Salaries	\$220,000	\$236,000	\$16,000
New Employees	2	1	-1
Salaries	\$62,400	\$25,000	-\$37,400
Total Employees	7	6	-1
Total Salaries	\$282,400	\$261,000	-\$21,400
Average Hourly Salaries	\$19.40	\$20.91	\$1.52
Real Property Improvements	\$400,000	\$267,200	-\$132,800

3. The company indicated they would hire 2 new employees on their SB-1. One employee was hired in 2018. The hourly salary is slightly higher than the estimate.
4. The company is on schedule for real property improvement estimate.
5. The tax abatement for Superior Systems & Supply is scheduled to expire in tax year 2023 payable 2024. The final compliance review will take place in 2024.

Staff Recommendation: Approval

Superior Systems & Supply, Inc.
1556 Amy Lane
Franklin, IN 46131
E-Mail: superiorsystemsinc@yahoo.com

Phone: 317-738-0353

April 2, 2019

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

Re: 2018 Tax Abatement Compliance Packet for Superior Systems & Supply, Inc.

Dear Ms. Linke,

Enclosed, please find Forms CF-1/RE regarding compliance with the real property tax abatements which were granted to Superior Systems & Supply, Inc. in 2017 under Franklin Common Council Resolution number 17-11.

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

- (a) making a higher amount of the capital investment which had been projected for the past year, and
- (b) creating 1 of the 2 full-time jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved on September 18, 2017.

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) 738-0353.

Sincerely,

A handwritten signature in black ink that reads "Marty Cooper". The signature is written in a cursive, flowing style.

Marty Cooper
President
Superior Systems & Supply, Inc.



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

20 18 PAY 20 19

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).

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 form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))
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 (SB-1 / Real Property).
3. This form must accompany the initial deduction application that is filed with the County Auditor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must file an updated form with the County Auditor and the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1)
5. The updated form must be filed annually by May 15, or by the due date for the real property owner's personal property return that is filed in the township where the project is located, whichever is later. (IC 6-1.1-12.1-5.1 (b))
6. With the approval of the Designating Body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1 / Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Superior Systems & Supply, Inc.			
Address of taxpayer (number and street, city, state, and ZIP code) 1556 Amy Lane, Franklin, IN 46131			
Name of contact person Marty Cooper		Telephone number (317) 738-0353	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body The City of Franklin Common Council		Resolution number 17-11	
Location of property 1556 Amy Ln	County Johnson	DLGF taxing district number 018	
Description of real property improvements: Constructed a 5,400 sq. ft. steel building.		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		7	6
Salaries		220,000.00	261,000.00
Number of employees retained		5	5
Salaries		220,000.00	236,000.00
Number of additional employees		2	1
Salaries		62,400.00	25,000.00
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project	79,000.00	45,900.00	
Plus: Values of proposed project	400,000.00		
Less: Values of any property being replaced	0.00		
Net values upon completion of project	479,000.00		
ACTUAL	COST	ASSESSED VALUE	
Values before project	79,000.00	45,900.00	
Plus: Values of proposed project			
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		0	0
Amount of hazardous waste converted		0	0
Other benefits:		0	0
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative Marty Cooper		Title President	Date signed (month, day, year) 04/02/2019



1556 Amy Lane
Franklin, IN 46131

April 2, 2019

Krista Linke, Director
Franklin Economic Development Department
70 E. Monroe Street
Franklin, IN 46131

Re: Expansion Investment Schedule and Job Creation or Retention Schedule

Dear Economic Development Commission Members:

While it has always been the intention of Superior Systems & Supply, Inc. to complete construction in July 2018, as was estimated on the Form SB-1. Under-estimated building cost, financing considerations and lag times associated with construction, the building was not completed until November 2018.

Due to these untimely circumstances, the company has also only been able to employ 1 additional employee, as opposed to the 2 additional employees which were originally projected to be hired by this time.

Since we have our building completed and moved-in, we hope in the very near future to hire 1 additional employee. It is our desire and request that the City of Franklin will look favorably upon our activities and grant us an extension of time to be in full compliance with our tax abatement commitments.

Respectfully,

A handwritten signature in black ink that reads "Marty Cooper". The signature is written in a cursive style with a large, looped "M" and a trailing "er" at the end.

Marty Cooper
President
Superior Systems & Supply, Inc.

Superior Systems & Supply Inc
Employment Phase-In Schedule
Job Creation/Retention Timetable

	Mangerial/Professional	Administrative	Service Occ.	Total
Year of Abatement	2018	2018	2018	2018
1st Quarter	1	1	4	6
2nd Quarter	1	1	4	6
3rd Quarter	1	1	4	6
4th Quarter	1	1	4	6
Total	1	1	4	6

Superior Systems & Supply Inc Investment Timetable	
	Buildings
Year of Abatement	2018
1st Quarter	\$52,400.00
2nd Quarter	\$49,600.00
3rd Quarter	\$157,800.00
4th Quarter	\$7,400.00
Total	\$267,200.00