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 2019-06: CLF Cooper Franklin LLC

Summary:

1. On July 21st, 2008, the Franklin Common Council passed Resolution No. 2008-17, approving a 10-year tax abatement on personal and real property for CCD I-65 LLC (Cooper Tire) located at 500 Bartram Parkway.

2. Actual and estimated benefits, for 2018:

	Estimated on SB-1	Actual in 2018	Difference
New Employees	60	110	50
Salaries	\$2,311,920	\$5,188,068	\$2,876,148
Average Hourly Wage	\$18.53	\$22.68	\$4.15
Real Property Improvements	\$24,000,000	\$23,343,050	-\$656,950

- 3. CLF Cooper Franklin LLC is the owner of the property and building in which Cooper Tires is located. They nearly met their estimate for real property improvements.
- 4. Cooper Tires explained in 2013 that they do not have 60 Cooper Tire employees, but that a majority of their employees are temporary employees. These temporary employees work 40 hours per week and make approximately \$12 per hour. Because of temporary employees, their average hourly salary has been lower than estimated on their original SB-1 form in the past. 2015 is the first year that the average hourly salary is above their original estimate. The total number of employees in 2014 was 126. In 2018 Cooper CLF exceeded their number of employees and hourly salaries.
- 5. The tax abatement is scheduled to expire in tax year 2018 payable 2019. The final compliance review will take place in 2019.

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_19_ PAY 20_20_

FORM CF-1 / Real Property

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.
- 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).

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).

SECTION 1	TAXPAYE	R INFORMATION				
Name of taxpayer CLF Cooper Franklin, LLC				County		
	- 1 710 1 - 1			Johnson		
Address of taxpayer (number and street, city, state, and o VEREIT, Inc., 2325 Camelback Rd, Ste 900, Phoeni	,			DLGF taxing dis	strict number	
Name of contact person	X, AZ 80010			41018		
Natalie Cico				Telephone num		
		Verser research and a consequence of the services		(312)5	33-0611	
SECTION 2	LOCATION AND DES	Resolution nur				
Name of designating body Franklin Common Council	mber		Estimated start date (month, day, year)			
Location of property		05/01/2009				
500 Bartram Parkway, Franklin, IN 46431			Actual start date (month, day, year)			
		······································		05/18/2009		
Description of real property improvements Approx. 800,000 SF warehouse and distribution facility	/ - tiltup wall construction			Estimated comp 05/31/2021	letion date (month, day, year)	
			į	Actual completion	on date (month, day, year)	
SECTION 3	EMPLOYEE	S AND SALARIES				
	EES AND SALARIES		AS ESTIMAT	TED ON SB-1	ACTUAL	
Current number of employees		······································	AGLGTIMA	ED ON 3B-1	ACTUAL	
Salaries						
Number of employees retained	***************************************					
Salaries						
Number of additional employees			60		110	
Salaries			2,311,920.00		5,188,068.09	
SECTION 4	COST /	AND VALUES	7 2,317,920.00		3,700,000,03	
COST AND VALUES		A STATE OF THE PARTY OF THE PAR	TATE IMPROVEME	NTS		
AS ESTIMATED ON SB-1	C	OST		ASSESSE	D VALUE	
Values before project						
Plus: Values of proposed project	23,343,049.60					
Less: Values of any property being replaced						
Net values upon completion of project	23.343.049.60					
ACTUAL		OST		ASSESSE	D VALUE	
Values before project					- 7, 4-0-	
Plus: Values of proposed project	23,343,049.60					
Less: Values of any property being replaced						
Net values upon completion of project	23,343,049.60		30,962,500.0	00		
SECTION 5 WASTE CO	NVERTED AND OTHER B	ENEFITS PROMISE	D BY THE TAXPAY	ΞR		
	AND OTHER BENEFITS		AS ESTIMATE	ALTERNATION OF THE PROPERTY OF	ACTUAL	
Amount of solid waste converted					***************************************	
Amount of hazardous waste converted						
Other benefits:						
SECTION 6	TAXPAYER ereby certify that the represe	CERTIFICATION	ament are true			
Signature of authorized representative	orony contray that the represe	Title	ment are true,	Date signed (mo	onth day year)	
<u>January 1</u>	Digitally signed by Natalie Cico Date: 2019:04:03.19:06:27.05:00*	Director			(3/19	

COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R4 / 11-16) Prescribed by the Department of Local Government Finance FORM CF-1/PP

PRIVACY NOTICE This form contains information confidential pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

- 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 January 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 January 1 and the extended due date of each year.

SECTION 1		**************************************	R INFORM	***************************************	rojects may b	o democritación i	un one (1) t	sompliance (
Name of taxpayer	· · · · · · · · · · · · · · · · · · ·					County			
Cooper Tire & Rubber Company					Johnson				
Address of taxpayer (number and street, city, state, and		Control of the Contro		***************************************	**************************************	DLGF taxing o	fistrict numbe)r	
701 Lima Avenue Findlay, OH 458	340					Sparker and the sparker and th	4101	8	
Name of contact person Shea Reese				- 11888 - 11999 - 11999 - 11999 - 11999 - 11999 - 11999 - 11999 - 11999 - 11999 - 11999 - 11999 - 11999 - 1199		Telephone nur	nber	THE PARTY OF THE P	
SECTION 2						(419)	420-606	0	
Name of designating body		TION AND DES	annunces-ferrenkritärbertriktivitiet.	and the delicity and real control cont	γ				
Franklin Common Council Resolution number 08-17				7	Estimated start date (month, day, year)				
Location of property	******************************	ere i neit timb timb para arma a completic control de gastro à renger reservant	L	00-1	······································	ł	05/01/20		
500 Bartram Parkway, Franklin, IN	46131					Actual start dat	e (month, da	y, year)	
Description of new manufacturing equipment, or new re-	search and de	velopment equipm	nent, or new	information techn	ology	Estimated com	pletion date /	month day	
equipment, or new logistical distribution equipment to be	acquired.					Estimated completion date (month, day, y 5/31/2021			
						Actual complete			
SECTION 3		EMPLOYERS	S AND SAL	ARIES					
Current number of employees	ES AND SAI	LARIES		77-574	AS ES	TIMATED ON S	38-1	ACTUAL	
Salaries			······································						
Number of employees retained		P-171-78884-1-2							
Salaries		3	· · · · · · · · · · · · · · · · · · ·			**************************************			
Number of additional employees	MPSMA-state in the same state					TO THE PERSON NAMED AND THE PE			
Salaries		THE RESERVE OF THE PARTY OF THE				60		110	
SECTION 4		C C C T A	ID VALUE:			2,311,920.00	(5,188,068.09	
	BIANGERACTURALS					GIST DIST IT		EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED	COST	ASSESSED	COST	ASSESSED	()(i)	ASSESS	
Values before project		VALUE		VALUE		VALUE	COST	VALUE	
Plus: Values of proposed project	(minimum time)		····	***	0.000.000	-			
Less: Values of any property being replaced		 	Planton Charles Comments (Const.)		3,000,000.00	 			
Net values upon completion of project	***************************************		Private Comment of the Comment of th		***************************************				
CTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	3,000,000.00 COST	ASSESSED VALUE	COST	ASSESSI	
Values before project					-3-10-17	VALUE		VALUE	
Plus: Values of proposed project	Active Commence of		2004300. 000	J-007/7000000000000000000000000000000000	3,879,622.00				
Less: Values of any property being replaced			——————————————————————————————————————		0,010,022.00				
Net values upon completion of project			THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW		3,879.822.00		***************************************		
OTE: The COST of the property is confidential pr	ursuant to IC	6-1.1-12.1-5.6	(c).			**************************************		<u></u>	
	***************************************	VO OTHER BEN		OMISED EVIT	HE TAXBAYE	D			
WASTE CONVERTED A				Anna Control of the C	-c-downsoning the control of the con	ED ON SB-1		****	
A STATE OF THE PARTY OF THE PAR			310)		VO COLIMAI	ED ON 2B-1	AC	TUAL	
Amount of solid waste converted		· · · · · · · · · · · · · · · · · · ·	**************************************		***************************************			·	
Amount of solid waste converted Amount of hazardous waste converted									
***************************************	der commence de la light de		**************************************					The second secon	
Amount of hazardous waste converted		AXPAVE P	B71516-A31			and the second s			
mount of hazardous waste converted er benefits:		TAXPAYER GEI	RTIFICATIO	Z					