

CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City of Franklin Economic Development Commission
From: Dana Monson, Community Development Specialist
Date: March 9, 2021
Re: Case C 2021-26: 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 2020:

	Estimated on SB-1	Actual in 2020	Difference
Employees Retained	5	5	0
Salaries	\$220,000	\$239,165	\$19,165.00
New Employees	2	1	0
Salaries	\$62,400	\$47,833	-\$14,567.00
Total Employees	7	6	1
Total Salaries	\$282,400	\$287,000.00	\$4,600
Average Hourly Salaries	\$19.40	\$22.99	\$3.59
Real Property Improvements	\$400,000	\$267,200	-\$132,800

3. The company indicated they would hire 2 new employees on their SB-1. One new employee was hired in 2018 and one new employee was hired in 2019. Unfortunately, that employee left after 6 weeks and they are currently hiring for that position. The hourly salary is slightly higher than the estimate. In 2020 they have maintained the 6 employees from 2019 in spite of severe loss of business due to Covid. The business is returning as more of the customers open up.
4. The company is on did not meet their goal 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 2023.

Staff Recommendation: Approval

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

Phone: 317-738-0353

February 18, 2021

Mrs. Dana Monson, Community Development Specialist
Dept. of Planning & Economic Development
70 East Monroe Street
Franklin, IN 46131

Re: 2020 Tax Abatement Compliance Packet for Superior Systems & Supply, Inc.

Dear Mrs. Monson:

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 retaining our 6 employees even during COVID-19. We have also been able to increase their wages. Our commitment to the State of Benefits (SB-1), which was approved September 18, 2017, was to meet our goal to hire at least 1 more employee in 2020. That plan came to a halt due to COVID-19. Many of our customers closed for months and/or had State/County restrictions that didn't allow outside vendors inside their buildings. Hiring additional employees would not have been sustainable.

Please review all 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 20 PAY 20 21

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).

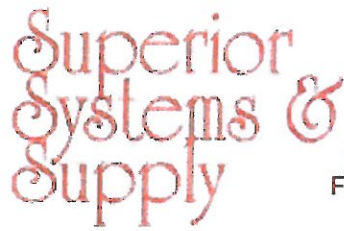
SECTION 1 TAXPAYER INFORMATION		
Name of taxpayer Superior Systems & Supply, Inc.		
Address of taxpayer (number and street, city, state, and ZIP code) 1556 Amy Lane, Franklin, IN 46131		
Name of contact person Marty Cooper	Telephone number (317) 738-0353	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
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	287,000.00
Number of employees retained		5	6
Salaries		220,000.00	287,000.00
Number of additional employees		2	0
Salaries		62,400.00	

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		267,200.00	
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 <i>Marty Cooper</i>	Title President	Date signed (month, day, year) 02/18/2021



1556 Amy Lane
Franklin, IN 46131

February 18, 2021

Dept. of Planning & Economic Development
70 East Monroe Street
Franklin, IN 46131

Re: Expansion Investment Schedule and Job Creation or Retention Schedule

Dear Economic Development Commission Members:

The intention of Superior Systems & Supply, Inc. was to create 2 jobs and retain 7 employees at our new building as was estimated on the SB-1 Form. Unfortunately, 1 of our 2 additional employees left our employment. But we have been able to retain 6 employees and stay in business through COVID-19. We were also able to increase our employees' wages in 2020.

We hope in the very near future to hire and retain an 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 C. Cooper". The signature is written in a cursive style.

Marty Cooper
President
Superior Systems & Supply, Inc.

Superior Systems & Supply Inc 1556 Amy Lane, Franklin, IN 46131 Job Creation Schedule by Quarter							
Actual Number of Employees	Proposed Total Number of Employees	Actual Number of Employees Added by Quarter				Actual Total Number of Employees	Difference Between Actual and Proposed Number of Employees
as of 12/31/2018	as of 12/31/2020	1st	2nd	3rd	4th	as of 12/31/2020	as of 12/31/2020
6	7	6	6	6	6	6	1

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