



# 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 2021-33: Mitsubishi Heavy Industries Climate Control, Inc.

### Summary:

1. On December 16<sup>th</sup>, 2013, the Franklin Common Council passed Resolution No. 2013-29, approving a 10-year tax abatement with a 2% economic development fee for real property for Mitsubishi, located at 1200 N. Mitsubishi Parkway.
2. Actual and estimated benefits, as projected for 2020:

	Estimated on SB-1	Actual in 2020	Difference
Employees Retained	228	82	-146
Salaries	\$8,784,108	\$4,250,515	\$4,533,593
New Employees	3	0	-3
Salaries	\$89,793	\$0	-\$89,793
Total Employees	231	82	-149
Total Salaries	\$8,873,901	\$4,250,515	-\$4,623,386
Average Hourly Salaries	\$18.47	\$24.92	\$6.45
Real Property Improvements	\$1,200,000	\$1,434,851	\$234,851

3. The 23,840 square foot addition to the north end of the existing Mitsubishi plant was completed in January 2015. MCC has greatly exceeded the estimated real property investment.
4. The company indicates in their cover letter that they currently have 7 open jobs, which would bring the total number of jobs to 201. That is 30 less than estimated. However, the average hourly salary is much higher than estimated. There are also an additional 115 employees at this facility that work for Mitsubishi Turbocharger and Engine North America (MTEA), who are not included in these employment figures. Mitsubishi does not anticipate increasing their overall employee headcount to the originally estimated 231 in the near future. In 2018 MCCA employed 194 at an average hourly salary of \$24.29. In 2019 the company had a reduction in employees due to a decrease in customer orders. The count is now 93 with 111 additional employees in the facility as employees of MTEA. In 2020 the company announced that the MHICC portion of the business will be closing due to a loss of a major contract. However, the MTEA portion of the business will remain and currently has 114 employees at this facility.

5. The real property tax abatement is scheduled to expire in tax year 2023 payable 2024. Their last year for compliance review will be 2023.

**Staff Recommendation:** Approval. This abatement was an incentive specifically to bring MTEA to the city of Franklin. This was accomplished and the investment was made. MTEA has 114 employees working at this facility who will remain after the closure of the MHICC portion. MTEA continues to grow and the current goal is to bring another company, either a sister company or a new company in to replace MHICC, which this square footage will allow.



February 24, 2021

Dana Monson  
Community Development Specialist  
City of Franklin  
70 East Monroe Street  
Franklin, Indiana 46131

**RE: Annual Tax Abatement Compliance – Common Council Resolution 2013-29**

Dear Economic Development Commission Members:

Common Council Resolution 13-29 (Real Estate Improvements) relative to a 23,840 square foot addition to the North end of the current Mitsubishi Heavy Industries Climate Control, Inc. (MCCA) plant located at 1200 North Mitsubishi Parkway, in Franklin had a start date of 03/01/14 and completion date of 09/30/14.

The 23,840 square foot addition to the north end of the current Mitsubishi plant was completed during January 2015. The City of Franklin Occupancy Inspection was completed January 16, 2015.

We ended 2020 with 82 employees on the payroll. The 82 is less than the 231 projected on SB-1 for 2015. MCCA does not anticipate getting to the estimated 231 employee headcount level. MCCA shares the facility at 1200 North Mitsubishi Parkway in Franklin with our affiliate company Mitsubishi Turbocharger and Engine America, Inc. (MTEA). The 23,840 square foot addition was needed to accommodate MTEA warehouse and production space. MTEA has 114 employees working at our Franklin location bringing the total Mitsubishi employment in Franklin (MCCA and MTEA) to 196 at the end of 2020.

MCCA announced to the Franklin City Mayor during March 2020 and in a WARN notice issued late January 2021 that MCCA would be dissolved and all associates would be terminated during 2021. The MTEA group will remain at the Franklin location. The real property improvement was implemented to accommodate the MTEA business.

We would like to thank the City of Franklin for continued support in approving our tax abatement compliance requests for previous projects and we respectfully request that the City of Franklin continue to look favorably on our company and grant this 2021 compliance request relative to Common Council Resolution 2013-29, for the abatement on taxes for 2020 payable 2021.

Respectfully,

A handwritten signature in cursive script that reads "Bob Francis".

Bob Francis

General Manager Administration

Mitsubishi Heavy Industries Climate Control, Inc. (MCCA)

Job Creation or Retention Schedule

Mitsubishi Heavy Industries Climate Control, Inc.  
1200 North Mitsubishi Parkway  
Franklin, Indiana 46131

Attachment to Form CF-1 (Compliance with Statement of Benefits):  
Job Creation Schedule by Quarter

Actual Number Of Employees as of 12/31/2019	Proposed Total Number of Employees by 12/31/2020 (From SB-1)	Actual Number of Employees Added During Year (by Quarter)				Actual Total Number of Employees as of 12/31/20	Difference Between Actual and Proposed Number of Employees
		3/31/20	6/30/20	9/30/20	12/31/20		
93	228	-1	-2	-4	-4	82	-146



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R4 / 1-21)

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 6-1.1-12.1-5.3 (k) and (l).

### 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.
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 (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 17, 2021, 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 6-1.1-12.1-5.3(j))
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).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer <b>Mitsubishi Heavy Industries Climate Control, Inc.</b>		County <b>Johnson</b>	
Address of taxpayer (number and street, city, state, and ZIP code) <b>1200 North Mitsubishi Parkway, Franklin, Indiana 46131</b>		DLGF taxing district number <b>41-018</b>	
Name of contact person <b>Bob Francis</b>		Telephone number <b>( 317 ) 346-5010</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body <b>Franklin Common Council</b>		Resolution number <b>2013-29</b>	Estimated start date (month, day, year) <b>3-1-14</b>
Location of property <b>1200 North Mitsubishi Parkway, Franklin, Indiana 46131</b>		Actual start date (month, day, year) <b>3-1-14</b>	
Description of real property improvements  <b>New construction - approximately 23,840 square feet of new building on the north end of the current MCCA plant</b>		Estimated completion date (month, day, year) <b>9-30-14</b>	
		Actual completion date (month, day, year) <b>1-16-15</b>	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		228	82
Salaries		8,784,108.00	4,250,515.00
Number of employees retained		228	82
Salaries		8,784,108.00	4,250,515.00
Number of additional employees		3	0
Salaries		89,793.00	0.00
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project		6,681,593.00	6,681,593.00
Plus: Values of proposed project		1,200,000.00	1,200,000.00
Less: Values of any property being replaced			
Net values upon completion of project		7,881,593.00	7,881,593.00
ACTUAL		COST	ASSESSED VALUE
Values before project		6,681,593.00	6,681,593.00
Plus: Values of proposed project		1,434,851.00	1,434,851.00
Less: Values of any property being replaced			
Net values upon completion of project		8,116,444.00	8,116,444.00
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		0.00	0.00
Amount of hazardous waste converted		0.00	0.00
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative <i>Bob Francis</i>		Title <i>General Manager</i>	Date signed (month, day, year) <i>2-24-21</i>



**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 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than 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 (Form SB-1/Real Property).
2. 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. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county 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)

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 property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

☐ AM  
☐ PM

Date of hearing (month, day, year)

Location of hearing

**HEARING RESULTS (to be completed after the hearing)**

☐ Approved

☐ Denied (see instruction 4 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

**APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]**

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.