



# CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

## Memorandum

**To:** City of Franklin Economic Development Commission  
**From:** Dana Monson, Community Development Specialist  
**Date:** February 8, 2022  
**Re:** Case C 2022-02: Franklin Tech Park Res. 21-09

### Summary:

1. On March 1, 2021, the Franklin Common Council passed Resolution No. 2021-9 approving a 10-year tax abatement on \$7,100,000 in real property with a 2% Economic Development Fee, for Franklin Tech Park located at 187 Bartram Parkway. This facility is occupied by Aisin Industries

2. Actual and estimated benefits, as projected for 2021:

	Estimated on SB-1	Actual in 2021	Difference
Employees Retained	49	49	0
Salaries	\$1,793,792	\$1,793,792	\$0
New Employees	20	0	-20
Salaries	\$624,000	-624,000	-\$624,000
Total Employees	69	49	-20
Total Salaries	\$1,793,792	\$1,793,792	-\$624,000
Average Hourly Salaries	\$17.60	\$17.60	-\$15.00
Real Property Improvements	\$7,100,000	\$0	-\$7,100,000

3. Franklin Tech Park had stated on their SB-1 form that construction would begin in 2021. The company did start construction on the expansion and is on schedule to be completed by March 2022. The company is on track to purchase the new equipment by July 2022 and hire the new 20 employees.

4. The real property will be completed by the end of March 2022.

5. The real property tax abatement is scheduled to expire in tax year 2032 payable in 2033. The final compliance review will take place in 2032.

**Staff Recommendation:** Approval



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R5 / 12-21)

Prescribed by the Department of Local Government Finance

20\_\_ PAY 20\_\_

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 16, 2022, 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>Franklin Tech Park Associates, LLC</b>		County <b>Johnson</b>	
Address of taxpayer (number and street, city, state, and ZIP code) <b>320 N. Meridian Street, Suite 700, Indianapolis, IN 46204</b>		DLGF taxing district number	
Name of contact person <b>Harry F. McNaught</b>		Telephone number <b>( 317 ) 439-4577</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body <b>City of Franklin Common Council</b>		Resolution number <b>21-09</b>	Estimated start date (month, day, year) <b>April 10, 2021</b>
Location of property <b>187 Bartram Parkway, Franklin, IN 46131</b>		Actual start date (month, day, year) <b>Not completed</b>	
Description of real property improvements <b>153,000 sf expansion of Aisin Logistics Center including the addition of new office areas, conference room and restrooms in the expansion.</b>		Estimated completion date (month, day, year) <b>March 20, 2022</b>	
		Actual completion date (month, day, year) <b>Not completed</b>	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		49	Not completed
Salaries		\$17.60/hour	Not completed
Number of employees retained		49	Not completed
Salaries		\$17.60/hour	Not completed
Number of additional employees		20	Not completed
Salaries		\$15.00/hour	Not completed
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project			\$14,200
Plus: Values of proposed project		\$7,500,000	\$5,200,000
Less: Values of any property being replaced			
Net values upon completion of project		\$7,500,000	\$5,214,200
ACTUAL		COST	ASSESSED VALUE
Values before project			Not completed
Plus: Values of proposed project		Not completed	Not completed
Less: Values of any property being replaced			
Net values upon completion of project		Not completed	Not completed
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			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title <b>President</b>	Date signed (month, day, year) <b>Feb. 2, 2022</b>

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

1. 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.
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, including 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 county assessor and the county auditor.
3. 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 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 effort to comply, 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 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.

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 5 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 clerk of 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.