



# CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

## Memorandum

**To:** City of Franklin Economic Development Commission

**From:** Dana Monson, Community Development Specialist

**Date:** March 8, 2022

**Re:** Case C 2022-39: 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 2021:

	Estimated on SB-1	Actual in 2021	Difference
Employees Retained	5	5	0
Salaries	\$220,000	\$220,000	\$0
New Employees	2	1	-1
Salaries	\$62,400	\$44,000	-\$18,400
Total Employees	7	6	-1
Total Salaries	\$282,400	\$264,000	\$18,400
Average Hourly Salaries	\$19.40	\$21.15	\$1.75
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. In 2021 they maintained employment and raised wages. The goal is to hire new in 2022 as business picks 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](mailto:superiorsystemsinc@yahoo.com)

Phone: 317-738-0353

February 11, 2022

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

*Re: 2021 Tax Abatement Compliance Packet for Superior Systems & Supply, Inc.*

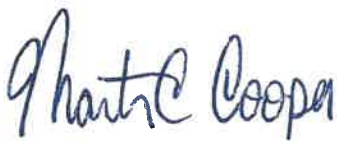
Dear Mrs. Monson:

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 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 2021. We have had steady work but not enough to hire an additional employee at this time.

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 blue 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 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 21 PAY 20 22

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).

### 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 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).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer Superior Systems & Supply, INC		County Johnson	
Address of taxpayer (number and street, city, state, and ZIP code) 1556 Amy Ln, Franklin, IN 46131		DLGF taxing district number 018	
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	Estimated start date (month, day, year)	
Location of property 1556 Amy Ln		Actual start date (month, day, year)	
Description of real property improvements Constructed a 5800 sq. ft. steel building		Estimated completion date (month, day, year)	
		Actual 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	264,000.00
Number of employees retained		5	6
Salaries		220,000.00	264,000.00
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			
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	Date signed (month, day, year)	



1556 Amy Lane  
Franklin, IN 46131

February 11, 2022

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. In 2020, 1 of our 2 additional employees left our employment and we haven't had the workload to replace that employee at this time. But we have been able to retain 6 employees. We were also able to increase all of our employees' wages in 2021.

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 Cooper". The signature is written in a cursive, flowing style.

Marty Cooper  
President  
Superior Systems & Supply, Inc.

<b>Superior Systems &amp; Supply Inc</b> <b>1556 Amy Lane, Franklin, IN 46131</b> <b>Job Creation Schedule by Quarter</b>							
Actual Number of Employees as of 12/31/2018	Proposed Total Number of Employees as of 12/31/2021	Actual Number of Employees Added by Quarter				Actual Total Number of Employees as of 12/31/2021	Difference Between Actual and Proposed Number of Employees as of 12/31/2021
6	7	1st	2nd	3rd	4th	6	1
		6	6	6	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