



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 2022-41: Sunbeam FTP LLC Res. 19-07

Summary:

1. On November 18, 2019, the Franklin Common Council passed Resolution No. 2019-07, approving a 10-year tax abatement on real property for Sunbeam FTP LLC, located at 180 Bartram Parkway.
2. Actual and estimated benefits, as projected for 2021:

	Estimated on SB-1	Actual in 2021	Difference
Total Employees	0	0	0
Salaries	\$0	\$0	\$0
Average Hourly Salaries	\$0.00	\$0.00	\$0.00
Real Property Improvements	\$4,100,000	\$4,389,683	\$2889,683

3. The company has exceeded their estimate provided on the SB-1 Form for real property.
4. The property has been leased to Energizer Holdings with buildout occurring in 2020. The final employee numbers will come from Energizer.
5. The real property tax abatement is scheduled to expire in tax year 2031 payable 2032. The final compliance review will take place in 2031.

Staff Recommendation: Approval

GEESLIN AND ASSOCIATES, P.C.

127 W. MAIN STREET, SUITE 302

LEBANON, INDIANA 46052-0627

JOSEPH D. GEESLIN, JR.

ATTORNEY AT LAW

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E-MAIL: jgeeslinjr@aol.com

WILLIAM H. PRICE

PARALEGAL

February 22, 2022

Ms. Dana Monson
Community Development Specialist
Franklin Development Corporation
70 E. Monroe Street, 3rd Floor
Franklin, IN 46131

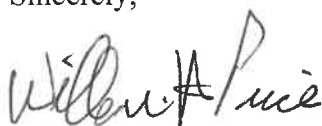
Re: Sunbeam Development Corporation – Parcel No. 41-07-18-044-015.001-018
Resolution Number 2019-07

Dear Ms. Monson:

On behalf of our client please find attached a letter of statement of compliance and completed Form CF-1 for tax year 2022 pay 2023 reflecting full compliance on the above referenced project. Also is a copy of the Resolution and Form SB-1, Statement of Benefits.

Should you have any questions please feel free to contact Jamie Christman or our office.

Sincerely,



William H. Price
Paralegal for Joseph D. Geeslin, Jr.
Attorney for Sunbeam Development Corporation

WHP:llj

Enclosures



February 17, 2022

City of Franklin
Attn: Dana Monson
Community Development Specialist
70 East Monroe Street
Franklin, IN 46131

Re: Resolution No. 2019-07– Tax Abatement Compliance for Sunbeam Development
(Buildout for Energizer)

Dear Ms. Monson:

Enclosed please find Form CF-1/RE (Compliance with Statement of Benefits) regarding compliance with the real property tax abatement which was granted to Sunbeam Development in 2019 under Franklin Common Council Resolution Number 2019-07.

The above resolution was granted for the interior buildout for the existing 933,504 Sq. Ft. building located at 180 Bartram Parkway, Franklin, IN for occupancy by the tenant Energizer Manufacturing, Inc. Construction of the buildout improvements began in the first quarter of 2020. The following is a breakdown by quarter of capital improvements for this project:

2020 1st Quarter	\$1,295,595
2020 2nd Quarter	\$1,869,459
2020 3rd Quarter	\$1,069,860
2020 4 th Quarter	<u>\$1,054,769</u>
	\$4,389,683

As of the end of December 2020, the buildout was complete and occupied by Energizer.

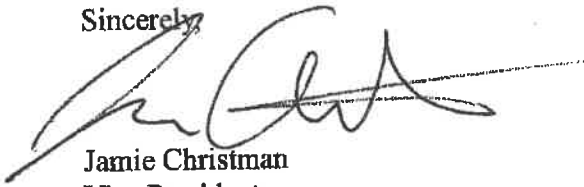
Attached with this letter is a copy of a completed CF-1/Real Property for 2022 pay 2023 reflecting the updated investment value.

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City of Franklin

Based on the foregoing information, Sunbeam Development Corporation is in full compliance with the investment requirements proposed on the original SB-1/Real Property.

Upon review of the enclosures should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jamie Christman', with a long horizontal flourish extending to the right.

Jamie Christman
Vice President

JC:llj

Enclosures



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 22 PAY 20 23

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 6-1.1-12.1-3.1 (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 SUNBEAM DEVELOPMENT CORPORATION	County JOHNSON
Address of taxpayer (number and street, city, state, and ZIP code) 1401 79TH STREET CAUSEWAY, MIAMI BEACH, FL 33141	DLGF taxing district number 018
Name of contact person KEN KERN	Telephone number (317) 842-1166
11800 EXIT FIVE PARKWAY, SUITE 100, FISHERS, IN 46037	

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body CITY OF FRANKLIN, IN BY ITS COMMON COUNCIL	Resolution number 2019-07	Estimated start date (month, day, year) 01/01/2020
Location of property 180 BARTRAM PARKWAY, FRANKLIN, IN 46037		Actual start date (month, day, year) 01/01/2020
Description of real property improvements PROPOSED INVESTMENT TO EXISTING SHELL BUILDING TO PROVIDE MANUFACTURING, DISTRIBUTION, AND OFFICE SPACE.		Estimated completion date (month, day, year) 12/31/2020
		Actual completion date (month, day, year)

SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	0	0
Salaries	0	0
Number of employees retained	0	0
Salaries	0	0
Number of additional employees	440	
Salaries	18.30 PER HOUR	

SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	\$16,756,300	\$16,756,300
Plus: Values of proposed project	4,100,000	\$4,100,000
Less: Values of any property being replaced		
Net values upon completion of project	\$20,856,300	\$20,856,300
ACTUAL	COST	ASSESSED VALUE
Values before project	\$25,907,253	\$23,715,600
Plus: Values of proposed project	\$4,389,683	
Less: Values of any property being replaced		
Net values upon completion of project	30,296,936	\$34,641,400

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 VICE PRESIDENT	Date signed (month, day, year) 2/22/22