



# CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

## Memorandum

**To:** City of Franklin Economic Development Commission  
**From:** Dana Monson, Community Development Department  
**Date:** March 14, 2023  
**Re:** Case C 2023-28: NSK Precision America 22-09

### Summary:

- On May 16<sup>th</sup> 2022, the Franklin Common Council passed Resolution No. 2022-09, approving a 10-year tax abatement with a 2% economic development fee on real property for NSK Precision America, located at 3450 Bearing Drive.
- Actual and estimated benefits, as projected for 2022:

	Estimated on SB-1	Actual in 2022	Difference
Employees Retained	160	147	-13
Salaries	\$5,990,400	\$12,074,693	\$2,128,900
New Employees	49	0	-49
Salaries	\$1,834,560	\$0	-\$1,834,560
Total Employees	209	147	-62
Total Salaries	\$7,824,960	\$12,074,693	\$4,249,733
Average Hourly Salaries	\$18.00	\$39.50	\$21.50
Real Property Improvements	\$1,882,000	\$0	-\$1,882,000

- The company indicated on their SB-1 they would add \$1,882,000 investment in real property to their facility. The work is just beginning and investment will be shown in the next compliance report.
- The company is 62 employees short, 40 of which will not be hired until the new expansion is complete. They are currently down 13 employees due to attrition, but are actively working to hire new employees for these positions.
- The completion date approved on their SB-1 Form was March 31, 2026. The personal property tax abatement is scheduled to expire in tax year 2036 payable 2037. Their last year for compliance review will be 2036.

**Staff Recommendation: Approval**

NSK Precision America, Inc  
3450 Bearing Dr  
Franklin, IN 46131

February 23, 2023

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

Re: Tax Abatement Compliance for NSK Precision America, Inc

Dear Mrs. Monson:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with the real and personal property tax abatements which were granted to NSK Precision America, Inc in 2013 and 2022 under Franklin Common Council Resolution No. 13-18, 2022-09 and 2022-10.

As detailed in the enclosed documents for Resolution 13-18, NPA has met the estimated salary projection and has been successful in making all of the capital investments and creating the full complement of jobs projected under Resolution 13-18.

Resolution 2022-09 and 2022-10 are in the early stages of making the capital investments and job creations, but are still on track to meet the requirements

Please review the enclosed documents, and if you have any questions or concerns regarding this matter, please feel free to contact me.

Sincerely,



Kyle VanWambeke  
Advantax  
630-444-2777

Enclosures



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

20 23 PAY 20 24

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 NSK Precision America Inc			
Address of taxpayer (number and street, city, state, and ZIP code) PO Box 134007, Ann Arbor, MI 48113			
Name of contact person Tessa Meyette		Telephone number (734) 846-2491	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body City of Franklin		Resolution number 2022-09	
Location of property 3450 Bearing Drive		County Johnson	
Description of real property improvements: Investments in real property improvements and personal property (machinery & equipment/tooling) will be made from 2022-2026		DLGF taxing district number 41009	
		Estimated starting date (month, day, year) 05/01/2022	
		Estimated completion date (month, day, year) 03/01/2026	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		160	147
Salaries		5,990,400.00	12,074,693.56
Number of employees retained		160	147
Salaries		5,990,400.00	12,074,693.56
Number of additional employees		49	
Salaries		1,834,560.00	
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project		2,990,400.00	
Plus: Values of proposed project	1,882,000.00		
Less: Values of any property being replaced			
Net values upon completion of project			
ACTUAL	COST	ASSESSED VALUE	
Values before project		2,990,400.00	
Plus: Values of proposed project	43,900.00	13,170.00	
Less: Values of any property being replaced			
Net values upon completion of project		3,003,570.00	
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			
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 Tax Agent	Date signed (month, day, year) 02/22/2023

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 6-1.1-12-5.1)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. 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.
3. 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. A copy of the notice will be sent to the County Auditor.
4. 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.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then 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 and (2) the County Auditor.

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 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.

Company Name	Site Code	Asset #	Asset Description	Acq Date	Cost	Asset Category
NSK Precision America, Inc	2022-09	150641	Rooflop Replacements #6 and #7 (FAC) (NPA) (2021)	7/6/2022	43,900.00	Real Property
					43,900.00	



# CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

## Memorandum

**To:** City of Franklin Economic Development Commission  
**From:** Dana Monson, Community Development Department  
**Date:** March 14, 2023  
**Re:** Case C 2023-29: NSK Precision America 22-10

### Summary:

- On May 16<sup>th</sup> 2022, the Franklin Common Council passed Resolution No. 2022-10, approving a 10-year tax abatement with a 5% economic development fee on personal property for NSK Precision America, located at 3450 Bearing Drive.
- Actual and estimated benefits, as projected for 2022:

	Estimated on SB-1	Actual in 2022	Difference
Employees Retained	160	147	-13
Salaries	\$5,990,400	\$12,074,693	\$2,128,900
New Employees	49	0	-49
Salaries	\$1,834,560	\$0	-\$1,834,560
Total Employees	209	147	-62
Total Salaries	\$7,824,960	\$12,074,693	\$4,249,733
Average Hourly Salaries	\$18.00	\$39.50	\$21.50
Personal Property Improvements	\$7,183,000	\$107,366	-\$7,075,634

- The company indicated on their SB-1 they would add \$7,183,000 investment in personal property to their facility. The work is just beginning and the full investment will be shown in the next 2 compliance reports.
- The company is 62 employees short, 40 of which will not be hired until the new expansion is complete. They are currently down 13 employees due to attrition, but are actively working to hire new employees for these positions.
- The completion date approved on their SB-1 Form is March 31, 2026. The personal property tax abatement is scheduled to expire in tax year 2036 payable 2037. Their last year for compliance review will be 2036.

**Staff Recommendation: Approval**

NSK Precision America, Inc  
3450 Bearing Dr  
Franklin, IN 46131

February 23, 2023

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

Re: Tax Abatement Compliance for NSK Precision America, Inc

Dear Mrs. Monson:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with the real and personal property tax abatements which were granted to NSK Precision America, Inc in 2013 and 2022 under Franklin Common Council Resolution No. 13-18, 2022-09 and 2022-10.

As detailed in the enclosed documents for Resolution 13-18, NPA has met the estimated salary projection and has been successful in making all of the capital investments and creating the full complement of jobs projected under Resolution 13-18.

Resolution 2022-09 and 2022-10 are in the early stages of making the capital investments and job creations, but are still on track to meet the requirements

Please review the enclosed documents, and if you have any questions or concerns regarding this matter, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kyle VanWambeke".

Kyle VanWambeke  
Advantax  
630-444-2777

Enclosures



**COMPLIANCE WITH STATEMENT OF BENEFITS  
PERSONAL PROPERTY**

State Form 51765 (R4 / 11-16)

Prescribed by the Department of Local Government Finance

**FORM CF-1 / PP****PRIVACY NOTICE**This form contains information  
confidential pursuant to  
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
  2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15 of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
  3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer	NSK Precision America, Inc	County	Johnson
Address of taxpayer (number and street, city, state, and ZIP code)	PO Box 134007, Ann Arbor, MI 48113-4007	DLGF taxing district number	
Name of contact person	Amy Miller	Telephone number	( 734 ) 913-7597

SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	The City of Franklin Common Council	Resolution number	2022-10
Location of property	3450 Bearing Drive, Franklin, IN 46131	Estimated start date (month, day, year)	5/1/2022
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.	Investments in real property improvements and personal property (machinery & equipment/tooling) will be made from 2022-2026	Actual start date (month, day, year)	
		Estimated completion date (month, day, year)	3/1/2026
		Actual completion date (month, day, year)	

SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		160	147
Salaries		5,990,400.00	12,074,693.58
Number of employees retained		160	147
Salaries		5,990,400.00	12,074,693.56
Number of additional employees		49	
Salaries		1,834,560.00	

SECTION 4		COST AND VALUES							
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Values before project									
Plus: Values of proposed project	7,183,000.00	2,154,900.00							
Less: Values of any property being replaced									
Net values upon completion of project									
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Values before project									
Plus: Values of proposed project	107,366.50	32,209.95							
Less: Values of any property being replaced									
Net values upon completion of project									

**NOTE:** The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

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)	
	Tax Agent	2/23/2023	



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 6-1.1-12.1-5.9)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. 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.
3. 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. 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.
4. 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.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then 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.

Company Name	Site Code	Asset #	Asset Description	Acq Date	Cost	Asset Category
NSK Precision America, Inc	2022-10	150137	SMP Leco Saw and Maintenance tool machine (EQPT) (	7/6/2022	27,126.41	Machinery & Equipment
NSK Precision America, Inc	2022-10	150642	EDM Machine (EQPT) (NPA) (2022)	7/6/2022	4,000.00	Machinery & Equipment
NSK Precision America, Inc	2022-10	150863	Non-Ferrous Upcut Circular Cold Saw (EQPT) (NPA) (	7/6/2022	12,600.00	Machinery & Equipment
NSK Precision America, Inc	2022-10	146166	Air Compressor Monitoring (EQPT) (NPA) (2021)	12/22/2022	63,640.09	Machinery & Equipment
					107,366.50	



# CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

## Memorandum

**To:** City of Franklin Economic Development Commission  
**From:** Dana Monson, Community Development Specialist  
**Date:** March 14, 2023  
**Re:** Case C 2023 -35: Premium Composite Technology North America (PCTNA)now UBE 09-02

### Summary:

1. On April 20<sup>th</sup>, 2009, the Franklin Common Council passed Resolution No. 2009-02, approving a 10-year tax abatement on real property with a 2% Economic Development Fee and a 10-year tax abatement on personal property with a 5% Economic Development Fee at 2101 Commerce Parkway (formerly Musicland Drive).
2. Actual and estimated benefits, as projected for 2022:

	Estimated on SB-1	Actual in 2022	Difference
Employees	37	38	1
Salaries	\$2,100,000	\$2,299,080	\$199,080
Average Hourly Salaries	\$27.29	\$29.08	\$1.79
Real Property Improvements	\$5,350,000	\$5,350,000	\$0
Personal Property Improvements	\$8,630,000	\$14,072,523	\$5,442,523

3. The company indicated they would hire all 37 new employees by the end of 2010. There were 10 employees at the end of 2010, 21 employees by the end of 2011, and 23 employees at the end of 2012. At the end of 2013 they has 45 employees and the average hourly salary was \$7.97 lower than estimated. They explained in 2014 that 18 of the employees are temp to hire in various stages of the hiring process. In 2015, there were 55 employees at an average hourly salary of \$20.94, which is still under SB-1 estimate by \$6.34. In addition to the jobs mentioned above, their parent company has located an additional 4 employees at this location. These 4 employees are not included in the above employment and salary figures. In 2016 there were 55 employees, which exceeds the estimate. They are employed at an average hourly salary of \$23.87 which is less than the SB-1 estimate by \$3.41. In 2017 the number of employees and total salaries exceed the SB-1 estimates, but the hourly wage is \$7.99 less than the estimate. In 2018 the number of employees exceeded the SB-1 estimate, but the hourly salaries were \$6.19 below, which is \$1.80 higher than 2017. In 2019 due to the ending of several programs, PCTNA has reduced working hours from 24/7 to 5 days per week. In 2019 there were 4 lines with only 2 producing material. In 2020 due to Covid and the sale of the company the lines continued to remain with only 2 producing and the staff was reduced to 4 less than anticipated. Wages are also below the stated goal on the SB-1. The company however now has new leadership and the plans are for the new parent company to increase production and add a new line of product which should bring the numbers to the goal of 37 as well as increase wages. In 2021 the

company became fully operational as UBE and began a new line in the facility. While the number of employees is below estimates, wages have risen significantly. In 2022 the company reached full employment and is now running 4 lines which has not happened since 2019.

4. The company has met the estimate provided on their SB-1 Form for real property.
5. The company was behind schedule on their personal property investment and requested an extended completion date. In 2013 they exceeded their estimate.
6. The tax abatements for PCTNA are scheduled to expire in tax year 2023 payable 2024. The final compliance review will take place in 2023.

**Staff Recommendation:** Approval



**UBE Engineered Composites, Inc.**

2101 Commerce Parkway, Franklin, IN 46131

Ph: 317.346.0011; Fax: 317.346.0012

24 February 2023

Ms. Dana Monson, Community Development Specialist  
Department of Planning & Economic Development  
70 E. Monroe Street  
Franklin, IN 46131

Dear Ms. Monson:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with the personal property tax abatements granted to Premium Composite Technology, North America, Inc. in 2009 under Franklin Common Council resolution 2009-02

In 2022, Premium Composite Technology North America, Inc. has changed our name to UBE Engineered Composites. This year has been a struggle to get the staffing needed to run effectively, but we are seeing some improvement in that area at the end of 2022.

We are seeing production increase and near the end of the year, we have been able to run 3 of our 4 lines (this is the first since the end of 2019). We are still running 24 hours a day, 5 days per week.

We continue to work hard to exceed the goals set forth in our Tax Abatement application and request that the City of Franklin look favorably upon our activities and grant us an extension of time to be in full compliance with our tax abatement commitments.

Respectfully

UBE Engineered Composites, Inc.

A handwritten signature in blue ink, appearing to read "Steven E. Tames". The signature is fluid and cursive, with a large initial "S" and "E".

Steven E. Tames

Managing Director



# COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R4 / 11-16)

Prescribed by the Department of Local Government Finance

**FORM CF-1 / PP**

## PRIVACY NOTICE

This form contains information  
confidential pursuant to  
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
  2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15 of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
  3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer <b>UBE Engineered Composites, Inc.</b>		County <b>Johnson</b>						
Address of taxpayer (number and street, city, state, and ZIP code) <b>2101 Commerce Parkway, Franklin, IN 46131</b>		DLGF taxing district number <b>41009</b>						
Name of contact person <b>Steven Tames, Managing Director</b>		Telephone number <b>( 317 ) 346-0011</b>						
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY						
Name of designating body <b>The City of Franklin Common Council</b>		Resolution number <b>2009-02</b>	Estimated start date (month, day, year) <b>06/01/2009</b>					
Location of property <b>Franklin</b>			Actual start date (month, day, year)					
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.			Estimated completion date (month, day, year) <b>06/30/2010</b>					
			Actual completion date (month, day, year)					
SECTION 3								
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL					
Current number of employees		0	38					
Salaries		0.00	2,299,080.26					
Number of employees retained		37	38					
Salaries		2,100,000.00	2,299,080.26					
Number of additional employees		37	0					
Salaries		21,000,000.00	0.00					
SECTION 4								
COST AND VALUES								
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
<b>AS ESTIMATED ON SB-1</b>								
Values before project	0.00							
Plus: Values of proposed project	8,630,000.00							
Less: Values of any property being replaced	0.00							
Net values upon completion of project	8,630,000.00							
<b>ACTUAL</b>								
Values before project								
Plus: Values of proposed project								
Less: Values of any property being replaced								
Net values upon completion of project								
<b>NOTE:</b> The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
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 <i>Steven E. Tames</i>		Title <b>Managing Director</b>	Date signed (month, day, year) <b>02/24/2023</b>					



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 6-1.1-12.1-5.9)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. 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.
3. 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. 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.
4. 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.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then 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.

Attachment to Form CF-1 (Compliance with Statement of Benefits)

Job Creation Schedule by Quarter

Calendar Year January 1, 2022 thru December 31, 2022

Actual Number of Employees as of 12-31-2021	Actual Number of Employees Added During Year					Difference Between Actual and Proposed Number of Employees
	Proposed Employee Total by 12-31-2022 (From SB-1)	3/31/2022	6/30/2022	9/30/2022	12/31/2022	
28	37	8	3	-2	1	1
					38	



# CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

## Memorandum

**To:** City of Franklin Economic Development Commission  
**From:** Dana Monson, Community Development Specialist  
**Date:** March 14, 2023  
**Re:** Case C 2023-39: Airtomic LLC (Formerly Sargent Aerospace) (2018-11)

### Summary:

- On September 17, 2018, the Franklin Common Council passed Resolution No. 2018-11 approving a 10-year tax abatement on real property and a 5-year personal property tax abatement for the property located at 75 Linville Way.
- Actual and estimated benefits, as projected for 2022:

	Estimated on SB-1	Actual in 2022	Difference
Employees Retained	24	24	0
Salaries	\$1,335,360	\$1,764,168	\$428,808
New Employees	13	18	5
Salaries	\$723,320	\$1,323,126	\$599,806
Total Employees	37	42	5
Total Salaries	\$2,058,680	\$3,087,294	\$1,028,614
Average Hourly Salaries	\$26.75	\$33.72	\$6.97
Personal Property Improvements	\$525,000	\$610,427	\$85,427
Real Property Improvements	\$2,872,900	\$2,877,715	\$4,815

- The company has exceeded their estimate provided on their SB-1 Form for real and personal property improvements.
- The total number of employees has exceeded their estimate by 10 with salaries coming as projected. 2020 saw a loss of 5 employees due to Covid reductions in sales but a substantial rise in wages. They plan to stabilize in 2021 and increase employment in 2022. In 2021 the company filled all positions and increase by one from the estimates. Wages increased as well. In 2022 the increase was 5 employees and above wages.
- The real property tax abatement is scheduled to expire in tax year 2028 payable 2029. The final compliance review will take place in 2029.
- The personal property tax abatement is scheduled to expire in 2023 pay 2024. The final compliance will take place in 2024.

**Staff Recommendation:** Approval



Monday, February 27, 2023

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

Re: Tax Abatement Compliance Packet for Airtomic LLC

Dear Mrs. Monson,

Please find attached Forms CF-1/RE and CF-1/PP (Compliance with Statement of Benefits) regarding compliance with the real property and personal property tax abatements, granted to Airtomic LLC in 2018 under Franklin Common Council Resolution number 2018-11.

As can be seen from reviewing the enclosed documents, our company has been successful in;

- (a) Completed all capital investment projected for completion by 31 May 2019 with the building Runnebohm.
- (b) Creating the full complement of jobs which we projected (13 adds) which had been proposed in the statement of benefits (Form SB-1) which was approved on September 17, 2018. Since the inception of this project, our headcount increased up to 51 employees in December 2019 due to the urgency of our customers, but decreased to 32 employees in December 2020 due to the global pandemic which seriously affected Airtomic and the extraordinary reduction in commercial passenger flights beginning in March of 2020.
- (c) Airtomic was recovering for the last two years from a devastating 2020, and the coming months and years promise gradual improvement in commercial aerospace business. We have added an additional 6 new employees in 2021 and 4 new employees in 2022; our total number of employees stood at 42 as of January 1, 2023. In the same time, we increased our sales by \$2.7M or 30% in 2021 vs. 2020 and by \$2.9M or 25% in 2022 vs. 2021. We forecast our sales of \$16M in 2023 which will exceed pre-pandemic sales level by \$1.5M. We plan to add an additional 9 employees throughout 2023 which brings our total number of employees to 51 at the end of December 2023.

We are proud Franklin community members and our facility and surrounding grounds show our pride.

Please review the enclosed documents and if you have any questions or concerns regarding this matter, please feel free to contact me at (317) 738-0148, 4468.

Sincerely,

**Mike  
Callaway**

Mike Callaway  
General Manager

Digitally signed by Mike  
Callaway  
Date: 2023.02.27 11:09:14  
-05'00'

Enclosures



# COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R4 / 11-16)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

## PRIVACY NOTICE

This form contains information  
confidential pursuant to  
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
  2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15 of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
  3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer	Airtomic LLC (Sargent Aerospace & Defense)		County Johnson
Address of taxpayer (number and street, city, state, and ZIP code)	75 Linville Way, Franklin IN 46131		DLGF taxing district number 41-08-02-043-005.000-009
Name of contact person	Mike Callaway		Telephone number (317) 738-0148; 4468

SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	Resolution number	Estimated start date (month, day, year)	
City of Franklin Common Council	2018-11	11/01/2018	
Location of property	Actual start date (month, day, year)		
75 Linville Way, Franklin IN 46131	11/01/2018		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.	Estimated completion date (month, day, year)		
CONSTRUCTION OF A NEW 300,000 SQ FT MANUFACTURING FACILITY WITH EXPANSION SPACE FOR AN ADDITIONAL 20,000 SQ FT AVAILABLE	05/31/2019		
	Actual completion date (month, day, year)		
	11/25/2019		

SECTION 3				EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES				AS ESTIMATED ON SB-1		ACTUAL	
Current number of employees				24		42	
Salaries				26.75		35.34	
Number of employees retained				24		42	
Salaries				26.75		35.34	
Number of additional employees				13		18	
Salaries				24.00		35.34	

SECTION 4									COST AND VALUES			
			MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT			
AS ESTIMATED ON SB-1			COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE		
Values before project												
Plus: Values of proposed project			3,500,000.00	283,050.00	75,000.00				100,000.00			
Less: Values of any property being replaced												
Net values upon completion of project												
ACTUAL			COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE		
Values before project												
Plus: Values of proposed project												
Less: Values of any property being replaced												
Net values upon completion of project			4,415,173.00		75,000.00				90,304.00			

**NOTE:** The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

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)		
		General Manager	Feb 27, 2023		

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 6-1.1-12.1-5.9)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. 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.
3. 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. 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.
4. 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.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then 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:			
<input type="checkbox"/> the property owner <b>IS</b> in substantial compliance <input type="checkbox"/> the property owner <b>IS NOT</b> in substantial compliance <input type="checkbox"/> 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	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved <input type="checkbox"/> 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	
<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>			
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.			



Airtoomic Employment Phasing

New Positions	Management Professional	Technical Sales		Service	Precision Production		Operators	Total
		Est./Act.	Est./Act.		Est./Act.	Est./Act.		
2018 Year of Abatement								
3rd Qtr		2/0				2/0	4/0	
4th Qtr	0/1	1/0				1/1	2/2	
2019 Year of Abatement								
1st Qtr						6/6	6/6	
2nd Qtr	3/3				1/1	1/1	5/5	
3rd Qtr	3/3			1/1	2/2	2/2	8/8	
4th Qtr				2/2	2/2		4/4	
2020 Year of Abatement								
1st Qtr	4/4	1/1	4/4	4/4	28/28	14/14	51/51	
2nd Qtr	4/3	1/1	4/3	4/3	28/21	14/12	51/40	
3rd Qtr	4/3	1/1	4/2	4/2	28/14	14/11	51/31	
4th Qtr	4/3	1/1	4/2	4/2	28/15	14/11	51/32	
2021 Year of Abatement								
1st Qtr	4/3	0/0	1/1	1/1	16/17	10/10	31/31	
2nd Qtr	4/4	0/0	1/1	1/1	17/17	10/10	32/32	
3rd Qtr	4/4	0/0	2/1	18/19	10/10	34/34		
4th Qtr	4/4	0/1	3/2	19/21	10/10	36/38		
2022 Year of Abatement								
1st Qtr	3/3	0/0	3/4	19/22	10/10	35/39		
2nd Qtr	3/2	0/0	4/4	21/22	12/13	40/41		
3rd Qtr	3/2	0/0	5/4	23/21	12/13	43/40		
4th Qtr	3/2	0/0	4/3	23/23	13/14	44/42		
Total by Type	4	0	3	23	14	44/42		

Airtoomic Investment Timetable

Investment Type	Building & Site	Internal Utilities		Technology	Service Equipment		Furniture	Total
2018 Year of Abatement								
3rd Qtr	\$200,000							\$200,000
4th Qtr								
2019 Year of Abatement								
1st Qtr		\$100,000						\$100,000
2nd Qtr	\$2,700,000	\$100,000	\$100,000	\$150,000	\$75,000	\$75,000	\$3,125,000	
3rd Qtr								
4th Qtr					\$75,000			\$75,000
2020 Year of Abatement								
1st Qtr								
2nd Qtr								
3rd Qtr								
4th Qtr								
2021 Year of Abatement								
1st Qtr								
2nd Qtr								
3rd Qtr								
4th Qtr								
2022 Year of Abatement								
1st Qtr								
2nd Qtr								
3rd Qtr								
4th Qtr								
Total by Type	\$2,900,000	\$200,000	\$100,000	\$225,000	\$75,000	\$75,000	\$3,500,000	



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 23 PAY 20 24

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	Airtomic LLC (Sargent Aerospace & Defense)		County	Johnson
Address of taxpayer (number and street, city, state, and ZIP code)	75 Linville Way, Franklin IN 46131		DLGF taxing district number	41-08-02-043-005.000-009
Name of contact person	Mike Callaway		Telephone number	( 317 ) 738-0148;4468
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body	Resolution number	Estimated start date (month, day, year)		
City of Franklin Common Council	2018-11	11/01/2018		
Location of property	Actual start date (month, day, year)			
75 Linville Way, Franklin IN 46131	11/01/2018			
Description of real property improvements	Estimated completion date (month, day, year)			
CONSTRUCTION OF A NEW 300,000 SQ FT MANUFACTURING FACILITY WITH EXPANSION SPACE FOR AN ADDITIONAL 20,000 SQ FT AVAILABLE	05/31/2019			
	Actual completion date (month, day, year)			
	11/25/2019			
SECTION 3		EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL	
Current number of employees		24	42	
Salaries		26.75	35.34	
Number of employees retained		24	42	
Salaries		26.75	35.34	
Number of additional employees		13	18	
Salaries		24.00	35.34	
SECTION 4		COST AND VALUES		
COST AND VALUES		REAL ESTATE IMPROVEMENTS		
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE		
Values before project				
Plus: Values of proposed project	2,872,900.00			
Less: Values of any property being replaced				
Net values upon completion of project	2,872,900.00			
ACTUAL	COST	ASSESSED VALUE		
Values before project				
Plus: Values of proposed project				
Less: Values of any property being replaced				
Net values upon completion of project	2,877,715.00			
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				
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)		
	General Manager	Feb 27, 2023		

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 6-1.1-12.1-5.1 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 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 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.



# CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

## Memorandum

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

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

**Date:** March 14, 2023

**Re:** Case C 2023-42: Sunbeam FTP LLC Res. 17-15

### Summary:

1. On October 16, 2017, the Franklin Common Council passed Resolution No. 2017-15, 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 2022:

	Estimated on SB-1	Actual in 2022	Difference
Total Employees	0	0	0
Salaries	\$0	\$0	\$0
Average Hourly Salaries	\$0.00	\$0.00	\$0.00
Real Property Improvements	\$18,000,000	\$25,907,253	\$7,907,253

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 are under Energizer.
5. The real property tax abatement is scheduled to expire in tax year 2028 payable 2029. The final compliance review will take place in 2028.

**Staff Recommendation:** Approval

GEESLIN AND ASSOCIATES, P.C.

127 W. MAIN STREET, SUITE 302

LEBANON, INDIANA 46052-0627

TELEPHONE (765) 482-1330

FAX (765) 482-1306

E-MAIL: jgeeslinjr@aol.com

JOSEPH D. GEESLIN, JR.  
ATTORNEY AT LAW

WILLIAM H. PRICE  
PARALEGAL

February 20, 2023

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

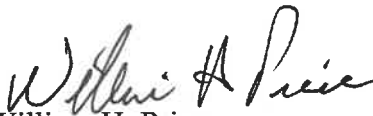
Re: Sunbeam Development Corporation – Parcel No. 41-07-18-044-015.001-018  
Resolution Number 2017-15

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 2023 pay 2024 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 Geeslin & Associates P.C.  
Attorney for Sunbeam Development Corporation

WHP:llj

Enclosures



February 17, 2023

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

Re: Resolution No. 2017-15 – Tax Abatement Compliance for Sunbeam Development Corporation (Sunbeam FTP LLC)

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 2017 under Franklin Common Council Resolution Number 2017-15.

The above resolution was granted for the construction of a modern bulk warehouse facility of 600,000 square feet expandable to 1,000,000 square feet for an added estimated value of \$18,000,000. In the Spring of 2018, Sunbeam broke ground for the construction of a 933,500 square foot warehouse facility. The following is a breakdown by quarter of capital investments for the building:

2018 2 <sup>nd</sup> Quarter	\$9,270,443
2018 3 <sup>rd</sup> Quarter	\$5,417,978
2018 4 <sup>th</sup> Quarter	\$8,818,100
2019 1 <sup>st</sup> Quarter	<u>\$2,400,732</u>
	\$25,907,253

As previously reported the shell structure was completed during the first quarter of 2019. In December 2019 an additional ten year abatement was granted under Resolution 2019-07 for a buildout for Energizer. This then results in a total capital investment of \$30,296,936 having a current assessed value of \$41,328,800...



Page 2  
City of Franklin  
February 20, 2023

Attached with this letter is a copy of a completed CF-1/Real Property for 2023 pay 2024 reflecting the updated investment value as stated.

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 dark ink, appearing to read 'Jamie Christman', is written over the word 'Sincerely,'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jamie Christman  
Vice President

JC:llj

Enclosures

**COMPLIANCE WITH STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 5176S (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 23 PAY 20 24

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: <b>SUNBEAM DEVELOPMENT CORPORATION</b>	County <b>JOHNSON</b>
Address of taxpayer (number and street, city, state, and ZIP code) <b>1401 79TH STREET CAUSEWAY, MIAMI BEACH, FL 33141</b>	DLGF taxing district number <b>018</b>
Name of contact person <b>Jamie Christman</b>	Telephone number <b>( 317 ) 712-3065</b>
11800 EXIT FIVE PARKWAY, SUITE 100, FISHERS, IN 46037	

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body <b>CITY OF FRANKLIN, IN BY ITS COMMON COUNCIL</b>	Resolution number <b>2017-15</b>	Estimated start date (month, day, year) <b>08/2018</b>
Location of property <b>180 BARTRAM PARKWAY, FRANKLIN, IN 46037</b>		Actual start date (month, day, year) <b>4/01/2018</b>
Description of real property improvements <b>CONSTRUCTION OF 933,500 SF MODERN BULK WAREHOUSE FACILITY ON A SPECULATIVE BASIS - PARCEL NO. 41-07-18-044-015.001-018</b>		Estimated completion date (month, day, year) <b>06/2019</b>
		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
Salaries			0
Number of employees retained			0
Salaries			0
Number of additional employees			
Salaries			

SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	0	
Plus: Values of proposed project	\$18,000,000	
Less: Values of any property being replaced		
Net values upon completion of project	\$18,000,000	
ACTUAL	COST	ASSESSED VALUE
Values before project	0	
Plus: Values of proposed project		
Less: Values of any property being replaced		
Net values upon completion of project	\$25,907,253	\$41,328,800

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>VICE PRESIDENT</b>	Date signed (month, day, year) <b>2/17/23</b>

**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 6-1.1-12.1-5.1 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:			
<input type="checkbox"/> the property owner <b>IS</b> in substantial compliance <input type="checkbox"/> the property owner <b>IS NOT</b> in substantial compliance <input type="checkbox"/> 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	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved <input type="checkbox"/> 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	
<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.5(e)]</b>			
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.			



# CITY OF FRANKLIN

## COMMUNITY DEVELOPMENT DEPARTMENT

### Memorandum

**To:** City of Franklin Economic Development Commission  
**From:** Dana Monson, Community Development Specialist  
**Date:** March 14, 2023  
**Re:** Case C 2023-43: 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 2022:

	Estimated on SB-1	Actual in 2022	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	\$289,683

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

TELEPHONE (765) 482-1330

FAX (765) 482-1306

E-MAIL: jgeeslinjr@aol.com

JOSEPH D. GEESLIN, JR.  
ATTORNEY AT LAW

WILLIAM H. PRICE  
PARALEGAL

February 20, 2023

Ms. Dana Monson  
Community Development Specialist  
Franklin Development Corporation  
70 E. Monroe Street, 3<sup>rd</sup> 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 2023 pay 2024 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 Geeslin & Associates P.C.  
Attorney for Sunbeam Development Corporation

WHP:llj

Enclosures



February 17, 2023

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 Corporation (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 <sup>th</sup> 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 2023 pay 2024 reflecting the updated investment value of \$30,296,936 having a current assessed value of \$41,328,800.

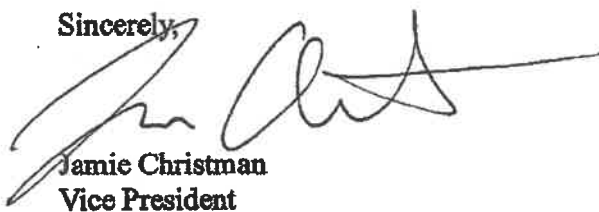


Page 2  
February 17, 2022  
City of Franklin

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:lj

Enclosures



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 23 PAY 20 24

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 <b>SUNBEAM DEVELOPMENT CORPORATION</b>	County <b>JOHNSON</b>
Address of taxpayer (number and street, city, state, and ZIP code) <b>1401 79TH STREET CAUSEWAY, MIAMI BEACH, FL 33141</b>	DLGF taxing district number <b>018</b>
Name of contact person <b>Jamie Christman</b>	Telephone number <b>( 317 ) 712-3065</b>
21800 EXIT FIVE PARKWAY, SUITE 100, FISHERS, IN 46037	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body <b>CITY OF FRANKLIN, IN BY ITS COMMON COUNCIL</b>	Resolution number <b>2018-07</b>
Location of property <b>180 BARTRAM PARKWAY, FRANKLIN, IN 46037</b>	Estimated start date (month, day, year) <b>01/01/2020</b>
Description of real property improvements <b>PROPOSED INVESTMENT TO EXISTING SHELL BUILDING TO PROVIDE MANUFACTURING, DISTRIBUTION, AND OFFICE SPACE. PARCEL NO. 41-07-18-044-015.001-018</b>	Actual start date (month, day, year) <b>01/01/2020</b>
	Estimated completion date (month, day, year) <b>12/31/2020</b>
	Actual completion date (month, day, year)
SECTION 3 EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1
Current number of employees	0
Salaries	0
Number of employees retained	0
Salaries	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	AS ESTIMATED ON SB-1
Values before project	\$16,756,300
Plus: Values of proposed project	4,100,000
Less: Values of any property being replaced	
Net values upon completion of project	\$20,856,300
ACTUAL	AS ESTIMATED ON SB-1
Values before project	\$25,907,253
Plus: Values of proposed project	\$4,389,683
Less: Values of any property being replaced	
Net values upon completion of project	\$30,296,936
	\$41,328,800
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1
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>VICE PRESIDENT</b>
	Date signed (month, day, year) <b>2/17/23</b>

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 6-1.1-12.1-5.1 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:			
<input type="checkbox"/> the property owner IS in substantial compliance <input type="checkbox"/> the property owner IS NOT in substantial compliance <input type="checkbox"/> 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	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved <input type="checkbox"/> 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	
<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>			
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.			



# CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

## Memorandum

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

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

**Date:** March 14, 2023

**Re:** Case C 2023-44: Sunbeam FTP LLC Res. 20-10

### Summary:

1. On June 1<sup>st</sup>, 2020 the Franklin Common Council passed Resolution No. 2020-10, approving a 10-year tax abatement on real property for Sunbeam FTP LLC, located at 120 Jim Black Road.
2. Actual and estimated benefits, as projected for 2022:

	Estimated on SB-1	Actual in 2022	Difference
Total Employees	0	0	0
Salaries	\$0	\$0	\$0
Average Hourly Salaries	\$0.00	\$0.00	\$0.00
Real Property Improvements	\$17,000,000	\$17,668,443	\$668,443

3. The company has done substantial completion of the building and has invested \$17,668,443.
4. The property is now leased to Amazon who did not request an abatement, therefore no employment numbers are given.
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

TELEPHONE (765) 482-1330

FAX (765) 482-1306

E-MAIL: jgeeslinjr@aol.com

JOSEPH D. GEESLIN, JR.  
ATTORNEY AT LAW

WILLIAM H. PRICE  
PARALEGAL

February 20, 2023

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

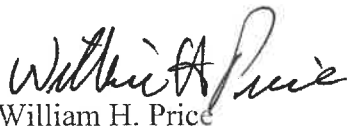
Re: Sunbeam Development Corporation – Parcel No. 41-07-18-041-002.000-018  
Resolution Number 2020-10

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 2023 pay 2024 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 Geeslin & Associates P.C.  
Attorney for Sunbeam Development Corporation

WHP:llj

Enclosures



February 17, 2023

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

Re: Resolution No. 2020-10 – Tax Abatement Compliance for Sunbeam Development

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 2020 under Franklin Common Council Resolution Number 2020-10

The above resolution was granted for the construction of a modern bulk warehouse facility of 519,699 square feet for an estimated value of \$17,000,000. In the Spring of 2020, Sunbeam broke ground for the construction of a 519,699 square foot warehouse facility. The following is a breakdown by quarter of capital investments for the building:

2020 2 <sup>nd</sup> Quarter	\$1,504,200
2020 3 <sup>rd</sup> Quarter	\$9,797,673
2020 4 <sup>th</sup> Quarter	<u>\$6,366,570</u>
	\$17,668,443

As previously reported the shell structure was completed in December 2020. The property was marketed for lease in 2021. We were successful in securing a tenant in the fourth quarter of 2021 with Amazon. As part of the lease negotiations it was necessary for Sunbeam to purchase an additional 15.9 acres from the adjacent property owner, Ivy Tech, on October 12, 2021 for \$1,500,000 for additional parking and retention ponds. They are currently doing the buildout in accordance with their specifications. As of this day it is not completed and operational. Once completed, Sunbeam will be making an additional capital investment of approximately \$5,000,000 for reimbursement of build-out cost allowance. Sunbeam's capital investment upon completion will be in excess of \$23,500,000.

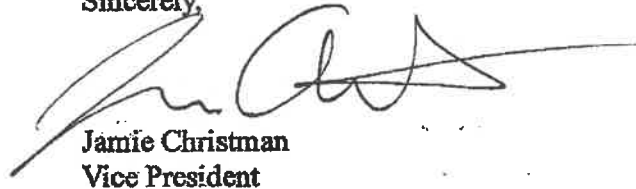
Page 2  
February 20, 2023  
City of Franklin

Attached with this letter is a copy of a completed CF-1/Real Property for 2023 pay 2024 reflecting the updated investment value as stated.

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', is written over the typed name and title.

Jamie Christman  
Vice President

JC:llj

Enclosures



**COMPLIANCE WITH STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51786 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 23 PAY 20 24

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 <b>SUNBEAM DEVELOPMENT CORPORATION</b>		County <b>JOHNSON</b>	
Address of taxpayer (number and street, city, state, and ZIP code) <b>1401 79TH STREET CAUSEWAY, MIAMI BEACH, FL 33141</b>		DLGF taxing district number <b>018</b>	
Name of contact person <b>Jamie Christman</b>		Telephone number <b>( 317 ) 712-3065</b>	
Name of contact person <b>11800 EXIT FIVE PARKWAY, SUITE 100, FISHERS, IN 46037</b>			
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body <b>CITY OF FRANKLIN, IN BY ITS COMMON COUNCIL</b>		Resolution number <b>2020-10</b>	
Location of property <b>120 JIM BLACK ROAD, FRANKLIN, IN 46037</b>		Estimated start date (month, day, year) <b>6/2020</b>	
Description of real property improvements <b>CONSTRUCTION OF 519,699 SQ. FT. BULK WAREHOUSE/DISTRIBUTION FACILITY BUILT ON A SPECULATIVE BASIS BY SUNBEAM DEVELOPMENT CORPORATION - PARCEL NO. 41-07-18-041-002.000-018</b>		Actual start date (month, day, year) <b>6/1/2020</b>	
		Estimated completion date (month, day, year) <b>06/2021</b>	
		Actual completion date (month, day, year)	
SECTION 3		EMPLOYEES AND SALARIES	
<b>EMPLOYEES AND SALARIES</b>		<b>AS ESTIMATED ON SB-1</b>	<b>ACTUAL</b>
Current number of employees			<b>0</b>
Salaries			<b>0</b>
Number of employees retained			<b>0</b>
Salaries			<b>0</b>
Number of additional employees			
Salaries			
SECTION 4		COST AND VALUES	
<b>COST AND VALUES</b>		<b>REAL ESTATE IMPROVEMENTS</b>	
<b>AS ESTIMATED ON SB-1</b>	<b>COST</b>	<b>ASSESSED VALUE</b>	
Values before project	<b>0</b>		
Plus: Values of proposed project	<b>\$17,000,000</b>		
Less: Values of any property being replaced			
Net values upon completion of project	<b>\$17,000,000</b>		
<b>ACTUAL</b>	<b>COST</b>	<b>ASSESSED VALUE</b>	
Values before project	<b>0</b>		
Plus: Values of proposed project			
Less: Values of any property being replaced			
Net values upon completion of project	<b>\$17,668,443</b>	<b>\$16,320,900</b>	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
<b>WASTE CONVERTED AND OTHER BENEFITS</b>		<b>AS ESTIMATED ON SB-1</b>	<b>ACTUAL</b>
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)
		<b>VICE PRESIDENT</b>	<b>8/17/23</b>

**INSTRUCTIONS: (IC 6-1.1-12.1-5.1 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:			
<input type="checkbox"/> the property owner IS in substantial compliance			
<input type="checkbox"/> the property owner IS NOT in substantial compliance			
<input type="checkbox"/> 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	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> 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.			



# CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

## Memorandum

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

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

**Date:** March 14, 2023

**Re:** Case C 2023-45: 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 2022:

	Estimated on SB-1	Actual in 2022	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. In 2022 conditions remained the same and while they did not add employees they retained all current.
4. The company did not meet its goal for real property improvement estimates.
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 21, 2023

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

*Re: 2022 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 black ink that reads "Marty C 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 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 6-1.1-12.1-5.1 (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
Address of taxpayer (number and street, city, state, and ZIP code)		Johnson	
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	Resolution number	Estimated start date (month, day, year)	
The City of Franklin Common Council	17-11		
Location of property	Actual start date (month, day, year)		
1556 Amy Ln			
Description of real property improvements	Estimated completion date (month, day, year)		
Constructed a 5800 sq. ft. steel building			
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)	
Marty C Cooper	President	2/21/23	



1556 Amy Lane  
Franklin, IN 46131

February 21, 2023

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 2022.

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.

Superior Systems & Supply Inc 1556 Amy Lane, Franklin, IN 46131 Job Creation Schedule by Quarter							
Actual Number of Employees as of 12/31/2018	Proposed Total Number of Employees as of 12/31/2022	Actual Number of Employees Added by Quarter				Actual Total Number of Employees as of 12/31/2022	Difference Between Actual and Proposed Number of Employees as of 12/31/2022
		1st	2nd	3rd	4th		
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