



## CITY OF FRANKLIN

Community Development Department

### Memorandum

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

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

**Date:** March 12, 2024

**Re:** Case C 2024-47: 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 2023:

	Estimated on SB-1	Actual in 2023	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	\$5,289,683	\$1,189,683

3. The company has exceeded the estimate provided on the SB-1 Form for real property.
4. The property has been leased to Energizer Holdings with buildout occurring in 2020. Energizer occupied the building in 2021, 2022 and 2023. Energizer announced at the end of 2023 that they would be laying off their employees and moving the packaging out of state. However, the packaged products will continue to come here to be shipped out to customers by DHL, who is taking over the remaining space Energizer will leave in April 2024. Currently DHL has 110 employees at this facility with an average wage of \$24.21. Energizer committed to 440 employees which they did not meet. This abatement reflects the real property which continues to be an asset to the community.
5. The real property tax abatement is scheduled to expire in tax year 2031 payable in 2032. The final compliance review will take place in 2031.

**Staff Recommendation:** Approval



February 16, 2024

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>
	\$5,289,683

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

Page 2  
February 16, 2024  
City of Franklin

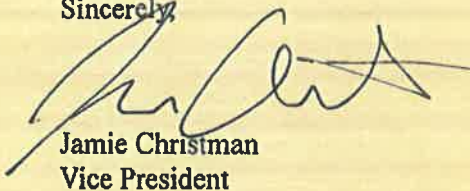
Attached with this letter is a copy of a completed CF-1/Real Property for 2024 pay 2025 reflecting the updated investment value of \$31,196,936 having a current assessed value of \$42,683,600.

Energizer recently advised Sunbeam of their announcement to lay-off or relocate employees at this facility beginning April 1, 2024. Energizer's occupancy within their space will continue as a warehouse and distribution use. Energizer will utilize DHL Supply Chain personnel as their distribution labor force of products in lieu of their personnel. DHL Supply Chain as the co-tenant in the facility may also expand their use of area. DHL has provided that for the year ending 12/31/23 they had a total of 110 full or part-time employees with a gross salary/wages of \$5,539,667.49.

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,



Jamie Christman  
Vice President

JC:llj

Enclosures



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3/2-13)

Prescribed by the Department of Local Government Finance

20 24 PAY 20 25

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 8-1.1-12.1-5.1 (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 8-1.1-12.1-5.1(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, North Bay Village, FL 33141</b>		DLGF taxing district number <b>018</b>	
Name of contact person <b>JAMIE CHRISTMAN</b>		Telephone number <b>( 317 ) 842-1166</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>2019-07</b>	Estimated start date (month, day, year) <b>01/01/2020</b>
Location of property <b>180 BARTRAM PARKWAY, FRANKLIN, IN 46037</b>		Actual 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>		Estimated completion date (month, day, year) <b>12/31/2020</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		0	0
Salaries		0	0
Number of employees retained		0	0
Salaries		0	0
Number of additional employees		440	
Salaries		18.30 PER HOUR	
SECTION 4		COST AND VALUES	
<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	\$16,756,300	\$16,756,300	
Plus: Values of proposed project	4,100,000	\$4,100,000	
Less: Values of any property being replaced			
Net values upon completion of project	\$20,856,300	\$20,856,300	
<b>ACTUAL</b>	<b>COST</b>	<b>ASSESSED VALUE</b>	
Values before project	\$25,907,253	\$23,715,800	
Plus: Values of proposed project	\$5,289,683		
Less: Values of any property being replaced			
Net values upon completion of project	31,196,936	\$42,683,600	
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 <b>VICE PRESIDENT</b>	Date signed (month, day, year) <b>2/20/24</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:

- ☐ the property owner **IS** in substantial compliance
- ☐ the property owner **IS NOT** in substantial compliance
- ☐ other (specify) \_\_\_\_\_

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

☐ AM  
☐ PM

Date of hearing (month, day, year)

Location of hearing

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

☐ Approved

☐ Denied (see instruction 4 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

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

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