



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City of Franklin Economic Development Commission
From: Krista Linke, Director of Community Development
Date: April 24, 2015
Re: Case C 2015-02: BCC Products, Inc.

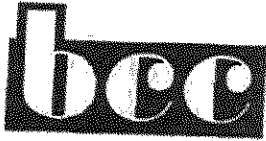
Summary:

1. On July 17th, 2007, the Franklin Common Council passed Resolution No. 2007-07, approving a 7-year tax abatement on personal property for BCC Products, located at 2140 Earlywood Drive.
2. Actual and estimated benefits, as projected for 2014:

	Estimated on SB-1	Actual in 2014	Difference
Employees Retained	7	7	0
Salaries	\$345,700	\$463,278	\$117,578
New Employees	8	19	11
Salaries	\$187,200	\$968,200	\$781,000
Total Employees	15	26	11
Total Salaries	\$532,900	\$1,431,478	\$898,578
Average Hourly Salaries	\$17.08	\$26.47	\$9.39
Personal Property Improvements	\$485,454	\$568,213	\$82,759

3. The company has exceeded their estimate provided on the SB-1 Form for Personal Property.
4. The company has exceeded the total number of jobs indicated on their SB-1 form. The average hourly wage is higher than estimated. In 2013 they had a total of 23 jobs and they have increased that again this year.
5. This personal property tax abatement is scheduled to expire in tax year 2014 payable 2015. This is the final compliance review.

Staff Recommendation: Approval



BCC PRODUCTS, INC.



BLEHM PLASTICS

FAST CAST - EPOXIES - ADHESIVES - POLYSULFIDES - URETHANES - POLYESTER PASTES - TOOLING BOARDS - RELEASE AGENTS - SILICONES

BCC Products, Inc.
Post Office Box 327
Franklin, IN 46131

February 25, 2015

City of Franklin
Attn: Krista Linke, AICP
70 East Monroe Street
Franklin, IN 46131

FEB 26 2015

Re: 2014 Tax Abatement Compliance Reporting

Dear Ms. Linke,

Enclosed please find Form CF-1/RE and CF-1/PP (Compliance with Statement of Benefits) regarding compliance with the personal property and real property tax abatements which were granted to BCC Products, Inc. under Franklin Common Council Resolution 07-07 and 07-15, respectively.

As of December 31, 2009 the expansion was complete with the building expansion and equipment purchases (in excess of the amounts stated on the SB-1) in place and in use. During 2014, \$145,313 was invested in new production equipment. This equipment, though not related to the abatement, reflects a more positive business environment.

In the employee area, I was able to add three employees over the year end 2013 staffing levels. By the end of 2014 I added one lab employee and two production employees for a gain of 3 and a total of 26. I am hopeful that an improving economy will allow me to again increase my production department in 2015.

As I stated in this letter last year, please note on the Real Property CF-1 that the Section 4 difference of \$761,100 between the beginning \$753,400 and ending \$1,514,500 assessed value is made up of three values. The first is an increase of \$159,900 in the land value. The second is an increase of \$6,000 in the value of improvements prior to the expansion. The third, reflecting the revised 2009 assessment on the existing building and expansion in the amount of \$595,200. The actual abatement granted is on assessed valuation of \$700,000.

I would be happy to answer any questions you might have regarding the enclosed facts and figures. Please contact me at 317-736-4090 at your convenience.

Sincerely,

Roger Brunette, Jr., President
BCC Products, Inc

2140 Earlywood Drive, P.O. Box 327, Franklin, IN 46131
Ph (317) 736-4090 Fax (317) 736-4872
Web: www.bccproducts.com & www.blehmplastics.com

**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51765 (R2 / 5-13)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

- 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 this Form 103-ERA Schedule of Deduction from Assessed Value between March 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 March 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 BCC Products, Inc.								
Address of taxpayer (number and street, city, state, and ZIP code) Post Office Box 327, Franklin, IN 46131								
Name of contact person Roger Brunette, Jr.						Telephone number (317) 736-4090		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of designating body Common Council of the City of Franklin						Resolution number 07-07		
Location of property 2140 Earlywood Drive, Franklin, IN 46131				County Johnson		DLGF taxing district number		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. Chemical Manufacturing Equipment						Estimated starting date (month, day, year) 06/05/2007		
						Estimated completion date (month, day, year) 07/01/2007		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1		ACTUAL
Current number of employees						7.00		28.00
Salaries						345,700.00		1,431,470.00
Number of employees retained						7.00		7.00
Salaries						345,700.00		463,270.00
Number of additional employees						0.00		19.00
Salaries						187,200.00		668,200.00
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	202,674.00	37,490.00					11,233.00	6,290.00
Plus: Values of proposed project	485,454.00		16,635.00					
Less: Values of any property being replaced								
Net values upon completion of project	688,028.00	37,490.00	16,635.00				11,233.00	6,290.00
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	202,674.00	37,490.00					11,233.00	6,290.00
Plus: Values of proposed project	668,213.00							
Less: Values of any property being replaced								
Net values upon completion of project	770,787.00	37,490.00					11,233.00	6,290.00
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.8 (d).								
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 Roger W Brunette			Title President			Date signed (month, day, year) 04-11-15		

BCC Products, Inc.
2140 Earlywood Drive
Franklin, IN 46131

Attachment to Form CP-17PP (Compliance with Statement of Benefits) Section 3
Job Creation Schedule by Quarter

Actual Number of Employees as of 12/31/06 (From SB-1)	Proposed Total Employees by 12/31/07 (From SB-1)	3/31/2007	6/30/2007	9/30/2007	12/31/2007	Actual Total Number of Employees as of 12/31/07	Difference Between Actual and Proposed Number of Employees
7	16	n/a	n/a	4	0	11	(4)
Actual Number of Employees as of 12/31/07 (From SB-1)	Proposed Total Employees by 12/31/07 (From SB-1)	3/31/2008	6/30/2008	9/30/2008	12/31/2008	Actual Total Number of Employees	Difference Between Actual and Proposed Number of Employees
11	15	0	0	0	0	17	Plus 2
Actual Number of Employees as of 12/31/2008 (From SB-1)	Proposed Total Employees by 12/31/07 (From SB-1)	3/31/2009	6/30/2009	9/30/2009	12/31/2009	Actual Total Number of Employees	Difference Between Actual and Proposed Number of Employees
17	15	0	1	0	0	18	Plus 3
Actual Number of Employees as of 12/31/2009 (From SB-1)	Proposed Total Employees by 12/31/07 (From SB-1)	3/31/2010	6/30/2010	9/30/2010	12/31/2010	Actual Total Number of Employees	Difference Between Actual and Proposed Number of Employees
18	16	0	(2)	(1)	0	15	Even
Actual Number of Employees as of 12/31/2010 (From SB-1)	Proposed Total Employees by 12/31/07 (From SB-1)	3/31/2011	6/30/2011	9/30/2011	12/31/2011	Actual Total Number of Employees	Difference Between Actual and Proposed Number of Employees
15	15	0	1	0	-1	15	Even
Actual Number of Employees as of 12/31/2011 (From SB-1)	Proposed Total Employees by 12/31/07 (From SB-1)	3/31/2012	6/30/2012	9/30/2012	12/31/2012	Actual Total Number of Employees	Difference Between Actual and Proposed Number of Employees
15	15	2	1	3	-1	20	Plus 5
Actual Number of Employees as of 12/31/2012 (From SB-1)	Proposed Total Employees by 12/31/07 (From SB-1)	3/31/2013	6/30/2013	9/30/2013	12/31/2013	Actual Total Number of Employees	Difference Between Actual and Proposed Number of Employees
20	15	0	2	-1	2	23	Plus 8
Actual Number of Employees as of 12/31/2013 (From SB-1)	Proposed Total Employees by 12/31/07 (From SB-1)	3/31/2014	6/30/2014	9/30/2014	12/31/2014	Actual Total Number of Employees	Difference Between Actual and Proposed Number of Employees
23	15	0	1	-1	3	26	Plus 11

BCC Products, Inc.
2140 Earlywood Drive
Franklin, IN 46131

Attachment to Form CF-1/PP (Compliance with Statement of Benefits) Section 4
Combined Personal Property Listing and Expansion Investment Schedule

BCC Asset Number	Description	Purchase Date	Amount	In Service 12/31/2008	In Service 12/31/2009	In Service 12/31/2010	In Service 12/31/2011	In Service 12/31/2012	In Service 12/31/2013	In Service 12/31/2014
76	3 cavity board molds	05/31/07	\$6,210.00	y	y	y	y	y	y	y
77	2 cavity board molds	05/31/07	3,920.00	y	y	y	y	y	y	y
79	penway 2200 gl vertical air receiver	06/30/07	6,045.58	y	y	y	y	y	y	y
80	shar systems installation	08/30/07	22,300.00	y	y	y	y	y	y	y
81	shar systems platform	06/30/07	33,700.00	y	y	y	y	y	y	y
98	mix room addition	05/31/07	22,100.00	y	y	y	y	y	y	y
	subtotal 2nd qtr		<u>94,275.58</u>							
74	128 gl portable tank	07/10/07	4,500.00	y	y	y	y	y	y	y
83	shar-d1258 vacuum dispers	08/29/07	58,500.00	n	y	y	y	y	y	y
84	shar-d758ll vacuum dispers	08/29/07	48,500.00	y	y	y	y	y	y	y
85	shar-chiller-15ton	08/29/07	22,850.00	y	y	y	y	y	y	y
86	shar-dv-758 vacuum sweep	08/29/07	78,700.00	n	y	y	y	y	y	y
87	shar-d608 vacuum disperse	08/29/07	64,900.00	y	y	y	y	y	y	y
88	shar-vacuum pumps	08/29/07	6,800.00	y	y	y	y	y	y	y
89	shar-650 gl	08/30/07	13,700.00	y	y	y	y	y	y	y
90	penway	08/26/07	27,361.00	y	y	y	y	y	y	y
92	certa-craft platforms	09/30/07	6,550.00	y	y	y	y	y	y	y
78/102	ballard electrical	08/31/07	66,026.63	y	y	y	y	y	y	y
	subtotal 3rd qtr		<u>398,387.63</u>							
94	weigh conveyor	11/30/07	2,950.00	y	y	y	y	y	y	y
95	bottom mounted air mixer	12/17/07	1,900.00	y	y	y	y	y	y	y
96	mold cart	12/17/07	4,400.00	y	y	y	y	y	y	y
97	plplog for heating/cooling solvent	12/17/07	66,300.00	y	y	y	y	y	y	y
	subtotal 4th qtr		<u>75,550.00</u>							
	Total equipment purchases		<u>\$568,213.21</u>							