



## CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

### Memorandum

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

**From:** Krista Linke, Community Development Director

**Date:** April 25, 2015

**Re:** Case C 2015-41: Trussway, Ltd.

#### Summary:

1. On May 23<sup>rd</sup>, 2005, the Franklin Common Council passed Resolution No. 2005-13, approving a 10-year tax abatement on real property for Trussway, Ltd. located at 1850 N. Graham Road.
2. Actual and estimated benefits, as projected for 2014:

	Estimated on SB-1	Actual in 2014	Difference
New Employees	0	0	0
Salaries	\$0	\$0	\$0
Average Hourly Salaries	\$0.00	\$0.00	\$0.00
Real Property Improvements	\$2,800,000	\$2,706,300	-\$93,700

3. The tax abatement granted to Trussway in 2005 was not tied to the creation of job or salaries. It was only tied to the real property investment of \$2,800,000. As shown in the table above, Trussway made an investment of \$2,706,300. They closed the Franklin plant in July of 2009. Please see the attached letter dated February 27, 2015 from Patrick Sherman, CPA for Sherman & Armbruster, representing Trussway.
4. The real property tax abatement for Trussway is scheduled to expire in tax year 2015 payable 2016. The final compliance review will take place in 2016.

**Staff Recommendation:** Approval

February 27, 2015

Mrs. Krista Linke, Director  
Department of Planning & Economic Development  
70 E. Monroe Street  
Franklin, IN 46131

Re: Tax Abatement Compliance for Trussway, Ltd.

Dear Mrs. Linke:

On behalf of and at the request of Trussway, Ltd., I am filing the enclosed Form CF-1 (Compliance with Statement of Benefits), for 2014 pay 2015, regarding compliance with the real property tax abatement, which was granted to Trussway in 2005 under Franklin Common Council Resolution No. 05-13.

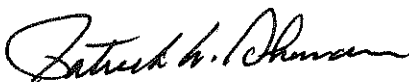
Jim Gilligan, Corporate Controller for Trussway, has informed me that they are actively listing the property for sale with the Summit Realty Group of Indiana. Brad Williams, with Summit, reported the following:

We have continued strong marketing efforts on the property at 1850 N. Graham Road. In the past 12 months, we have had 9 prospect showings, 8 of which were purchase prospects.

In November 2014, we reduced the asking price from \$3,500,000 to \$2,950,000. Since this time, we have had several additional inquiries and 2 active prospects.

If you have any questions or concerns regarding this matter, please feel free to contact me.

Sincerely,



Patrick A. Sherman, CPA  
Sherman & Armbruster, LLP

Enclosure

cc: Jim Gilligan



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 14 PAY 20 15

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 Trussway, Ltd.		County Johnson	
Address of taxpayer (number and street, city, state, and ZIP code) 9411 Alcorn St., Houston, TX 77093		DLGF taxing district number 31	
Name of contact person Jim Gilligan		Telephone number ( 713 ) 590-8828	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body City of Franklin Economic Development Commission		Resolution number 05-13	Estimated start date (month, day, year) April 30, 2005
Location of property 1850 N. Graham Rd., Franklin, IN 46131		Actual start date (month, day, year)	
Description of real property improvements A speculative 80,500 sq. ft. facility including 4,500 sq. ft. of office space and possible railroad spur at additional cost.		Estimated completion date (month, day, year) December 31, 2006	
		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-	N/A
Salaries		N/A	N/A
Number of employees retained		N/A	N/A
Salaries		N/A	N/A
Number of additional employees		N/A	-0-
Salaries		N/A	-0-
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project	-0-	-0-	
Plus: Values of proposed project	2,800,000	3,100,000	
Less: Values of any property being replaced	-0-	-0-	
Net values upon completion of project	2,800,000	3,100,000	
ACTUAL	COST	ASSESSED VALUE	
Values before project	N/A	-0-	
Plus: Values of proposed project	2,706,300	2,698,000	
Less: Values of any property being replaced	N/A	-0-	
Net values upon completion of project	2,706,300	2,698,000	
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		N/A	N/A
Amount of hazardous waste converted		N/A	N/A
Other benefits:		N/A	N/A
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative <i>Jim Gilligan, Corporate Controller</i>		Title Jim Gilligan, Corporate Controller	Date signed (month, day, year) February 27, 2015