



## CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

### Memorandum

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

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

**Date:** April 24, 2015

**Re:** Case C 2015-19: Laugle Properties

#### Summary:

1. On April 28<sup>th</sup>, 2008, the Franklin Common Council passed Resolution No. 2008-06, approving a 10-year tax abatement on real property for Laugle Properties, located at 351 Blue Chip Court.
2. Actual and estimated benefits, as projected for 2014:

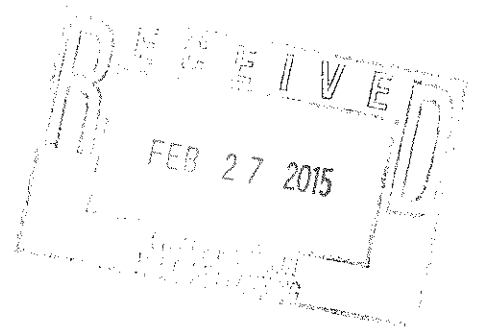
	Estimated on SB-1	Actual in 2014	Difference
Employees Retained	17	16	-1
Salaries	\$551,760	\$930,355	\$378,595
New Employees	2	8	6
Salaries	\$64,480	\$641,523	\$577,043
Total Employees	19	24	5
Total Salaries	\$616,240	\$1,571,878	\$955,638
Average Hourly Salaries	\$15.59	\$31.49	\$15.89
Real Property Improvements	\$804,500	\$900,000	\$95,500

3. Dualtech was located across the street at 400 Blue Chip Court. There was a fire on February 3, 2008 at this location which destroyed all of Dualtech's equipment and damaged the building. Dualtech relocated to 351 Blue Chip Court. Laugle Properties is the owner of 351 Blue Chip Court and Dualtech leases the real estate from them.
4. They have exceeded their estimate provided on the SB-1 Form for real property.
5. They exceed the overall number of employees as well as average hourly salaries.
6. The real property tax abatement is scheduled to expire in tax year 2019 payable 2020. The final compliance review will take place in 2020.

#### Staff Recommendation:

Approval

Laugle Properties, LLC  
3719 E 700 N.  
Whiteland, IN 46184  
738-5966



February 20, 2015

Krista Linke  
Dept. of Planning and Economic Dev.  
70 E. Monroe St.  
Franklin, IN 46131

RE: Tax Abatement Compliance for Laugle Properties, LLC

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with real property tax abatements; which were granted to Laugle Properties, LLC in 2008 under Franklin Common Council Resolution No. 08-06.

As can be seen from reviewing the enclosed documents, our company has been highly successful in (a) making all of the capital investments which had been projected for the initial year, and (b) creating the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved on April 30, 2009.

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

Sincerely,

Sandy Laugle  
Laugle Properties, LLC

Enclosures

**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	County		
Laugle Properties, LLC - Jack and Sandy Laugle	Johnson		
Address of taxpayer (number and street, city, state, and ZIP code)	DLGF taxing district number		
3719 E 700 N Whiteland, IN 46184	031		
Name of contact person	Telephone number		
Jack or Sandy Laugle	( 317 ) 738-5966		
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	Resolution number	Estimated start date (month, day, year)	
City of Franklin Common Council	08-06	04/01/2008	
Location of property	Actual start date (month, day, year)		
351 Blue Chip Court, Franklin	04/01/2008		
Description of real property improvements	Estimated completion date (month, day, year)		
20,000 sq ft manufacturing facility	07/01/2008		
		Actual completion date (month, day, year)	
		07/01/2008	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		17	24
Salaries		551,760	1,571,878
Number of employees retained		17	16
Salaries		551,760	641,523
Number of additional employees		2	8
Salaries		64,480	930,355
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project	100,000	67,500	
Plus: Values of proposed project	804,500		
Less: Values of any property being replaced			
Net values upon completion of project	904,500		
ACTUAL	COST	ASSESSED VALUE	
Values before project	100,000		
Plus: Values of proposed project	900,000		
Less: Values of any property being replaced			
Net values upon completion of project	1,000,000		
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			
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)	
<i>Sandy Laugle</i>	Member	2/20/15	

Dualtech, Inc.  
 351 Blue Chip Court  
 P.O. Box 476  
 Franklin, IN 46131

Attachment to Form CF-1 (Compliance with Statement of Benefits)  
 Job Creation Schedule by Quarter

Actual Number Of Employees As of 12/31/13	Proposed Total Number of employees by 12/31/14 (From SB-1)	Actual Number of Employees During Year (by Quarter)	Actual Total Number of Employees as of 12/31/14	Difference between Actual and Proposed Number of Employees
23	19	3/31/14 6/30/14 9/30/14 12/30/14	24	+5
		+1 -1 +2 -1		