

**REPORT OF THE FRANKLIN REDEVELOPMENT COMMISSION**  
(PURSUANT TO I.C. 36-7-14-13(e))

**TO:** COMMON COUNCIL of the City of Franklin, Indiana

**CC:** Mayor of the City of Franklin, Indiana  
Clerk-Treasurer of the City of Franklin, Indiana

**FROM:** The REDEVELOPMENT COMMISSION of the City of Franklin, Indiana ("RDC")

**EFFECTIVE DATE:** July 31, 2015

Pursuant to Indiana Code 36-7-14-13(e), the RDC provides to the Common Council the following information **for the year 2014** with respect to each of the RDC-created tax increment financing ("TIF") districts, as shown below, including the following individual property owner(s) and parcel(s) within each district:

1) Casting Technology TIF District

|                          |                              |
|--------------------------|------------------------------|
| 41-08-11-043-001.000-009 | CANAM PO LP                  |
| 41-99-31-021-013.000-009 | CTC CASTING TECHNOLOGIES INC |

2) Franklin Eastside Business Park TIF District

|                          |   |
|--------------------------|---|
| 41-07-17-032-002.000-018 | MANN MICHAEL H SOUTH CENTRAL REALTY EST LLC       |
| 41-07-17-032-003.000-018 | MANN MICHAEL H SOUTH CENTRAL REALTY EST LLC       |
| 41-07-17-032-004.000-018 | MANN MICHAEL H                                    |
| 41-07-17-032-005.000-018 | MANN MICHAEL H                                    |
| 41-07-17-032-005.001-018 | STATE OF INDIANA                                  |
| 41-07-17-033-001.000-018 | FRANKLIN TECH PARK ASSOCIATES                     |
| 41-07-17-033-002.000-018 | FRANKLIN TECH PARK ASSOCIATES                     |
| 41-07-17-033-003.000-018 | FRANKLIN TECH PARK ASSOCIATES LLC                 |
| 41-07-17-033-003.001-018 | STATE OF INDIANA                                  |
| 41-07-18-011-001.000-018 | HOOSIER ENERGY REC INC                            |
| 41-07-18-011-002.000-018 | FRANKLIN PARK CORPORATION                         |
| 41-07-18-011-003.000-018 | FRANKLIN PARK CORPORATION                         |
| 41-07-18-011-004.000-018 | FRANKLIN PARK CORPORATION                         |
| 41-07-18-012-017.000-018 | MITSUBISHI HEAVY INDUSTRIES CLIMATE CONTROL INC   |
| 41-07-18-013-002.003-018 | MY THREE SONS PARTNERSHIP                         |
| 41-07-18-013-002.004-018 | MY THREE SONS PARTNERSHIP                         |
| 41-07-18-014-001.000-018 | FRANKLIN PARK CORPORATION                         |
| 41-07-18-014-001.006-018 | COLUMBUS AUTOMOTIVE INC.                          |
| 41-07-18-014-004.000-018 | THE TRUSTEES OF IVY TECH COMMUNITY COLLEGE OF IN. |

|                          |   |
|--------------------------|---|
| 41-07-18-041-002.000-018 | MARLORES LLC                                |
| 41-07-18-042-013.000-018 | MARLORES LLC                                |
| 41-07-18-044-015.001-018 | FRANKLIN TECH PARK ASSOCIATES LLC           |
| 41-07-18-044-015.002-018 | STATE OF INDIANA                            |
| 41-07-19-011-001.003-018 | FRANKLIN TECH PARK ASSOCIATES               |
| 41-07-19-011-002.000-018 | CLF COOPER FRANKLIN LLC                     |
| 41-07-20-022-001.000-018 | FRANKLIN COLLEGE                            |
| 41-07-20-023-001.000-018 | TIPPMANN REALTY PARTNERS LLC                |
| 41-07-20-032-006.005-018 | TIPPMANN REALTY PARTNERS LLP                |
| 41-99-51-004-024.000-018 | MITSUBISHI HEAVY INDUSTRIES CLIMATE CONTROL |

3) Franklin Park Amended TIF District

|                                     |  |
|-------------------------------------|--|
| 41-08-02-043-022.000-009            | LINVILLE MAURICE FRED & HELEN ANN                                    |
| 41-08-02-043-023.000-009            | PREMIUM COMPOSITE TECHNOLOGY NORTH AMERICA INC                       |
| 41-08-11-013-001.000-009            | REXAM HEALTHCARE PACKAGING INC                                       |
| 41-08-11-013-002.000-009            | REXAM HEALTHCARE PACKAGING INC                                       |
| 41-08-11-013-003.000-009            | ESSROC CEMENT CORPORATION  |
| 41-08-11-013-004.000-009            | INDIANA HYDRAULIC EQUIPMENT CORP                                     |
| 41-08-11-014-001.000-009            | LINVILLE MAURICE FRED & HELEN ANN                                    |
| 41-08-11-041-001.000-009            | LINVILLE MAURICE FRED & HELEN ANN                                    |
| 41-08-11-042-001.000-009            | TEAM SIX PROPERTIES LLC  |
| 41-08-11-042-002.000-009            | RUNNEBOHM CONSTRUCTION COMPANY, INC.                                 |
| 41-08-11-042-002.001-009            | CITY OF FRANKLIN   |
| 41-08-11-044-001.000-009            | LINVILLE MAURICE FRED & HELEN ANN                                    |
| 41-08-11-044-002.000-009            | CTCO4 LLC  |
| <del>41-99-09-009-100.100-009</del> | <del>REXAM CONSUMER PLASTICS INC.</del> Personal Property Assessment |

4) Franklin Power Products TIF District

|                          |   |
|--------------------------|---|
| 41-08-03-014-004.000-009 | RAPPAPORT JEROME L JR & ASERKOFF JANET F TRUSTEES |
| 41-99-07-000-325.000-009 | CATERPILLAR REMAN POWERTRAIN INDIANA LLC          |
| 41-99-31-052-047.000-009 | EPLUS GROUP INC.                                  |

5) Musicland TIF District

|                          |                           |
|--------------------------|---------------------------|
| 41-08-11-011-001.000-009 | STAG FRANKLIN LLC         |
| 41-99-13-009-157.000-009 | ANDERSON MERCHANDISERS LP |

6) Metro Fibernet, LLC – Personal Property TIF District

|                          |                    |
|--------------------------|--------------------|
| 41-99-13-700-003.000-009 | METRO FIBERNET LLC |
|--------------------------|--------------------|

- a) Metro Fibernet, LLC – TIF Revenue Bond, current assessment is \$2,911,920.00 – all TIF revenues captured for bond repayment

**TIF DISTRICT: CASTING TECHNOLOGY**

|   |                  |
|---|------------------|
| A. Revenues Received during 2014:   | \$245,593.49     |
| a. June 19, 2014  | \$121,994.29     |
| b. Dec. 26, 2014  | \$121,994.29     |
| c. Interest   | \$1,604.91       |
| (pro rata interest: 6.36% of \$25,254.12)   |                  |
| <br>B. Expenses Paid During 2014  | <br>\$252,263.60 |
| (pro rata: 6.36% of \$3,969,506.54):  |                  |
| <br>C. Fund Balance as of December 31, 2014   | <br>\$371,858.65 |
| (pro rata: 6.36% of \$5,851,400.59):  |                  |
| <br>D. Information Concerning Outstanding Obligations Payable from this Tax Increment Financing District – None   |                  |
| <br>E. Information Concerning Parcels included in this Tax Increment Financing District during 2014, including Parcel Number, Base Assessed Value as of March 1, 2014, and Incremental Assessed Value as of March 1, 2014, for taxes payable in 2015: See attached Exhibit “H ” – TIF Valuation Worksheet for Real Property |                  |

**TIF DISTRICT: FRANKLIN BUSINESS PARK AMENDED**

|    |   |                |
|----|---|----------------|
| A. | Revenues Received during 2014:  | \$801,571.30   |
| a. | June 19, 2014   | \$461,448.03   |
| b. | Dec. 26, 2014   | \$334,885.15   |
| c. | Interest  | \$5,238.12     |
|    | (pro rata interest: 20.74% of \$25,254.12)  |                |
| B. | Expenses Paid During 2014   | \$823,341.29   |
|    | (pro rata: 20.74% of \$3,969,506.54)  |                |
| C. | Fund Balance as of December 31, 2014  | \$1,213,677.22 |
|    | (pro rata: 20.74% of \$5,851,400.59):   |                |
| D. | Information Concerning Outstanding Obligations Payable from this Tax Increment Financing District – None  |                |
| E. | Information Concerning Parcels included in this Tax Increment Financing District during 2014, including Parcel Number, Base Assessed Value as of March 1, 2014, and Incremental Assessed Value as of March 1, 2014, for taxes payable in 2015: See attached Exhibit “ H ” – TIF Valuation Worksheet for Real Property |                |

**TIF DISTRICT: FRANKLIN EASTSIDE BUSINESS PARK**

|    |   |                |
|----|---|----------------|
| A. | Revenues Received during 2014:  | \$1,716,284.59 |
| a. | June 19, 2014   | \$907,910.99   |
| b. | Dec. 26, 2014   | \$797,157.99   |
| c. | Interest  | \$11,215.61    |
|    | (pro rata interest: 44.41% of \$25,254.12)  |                |
| B. | Expenses Paid During 2014   | \$1,762,897.39 |
|    | (pro rata: 44.41% of \$3,969,506.54):   |                |
| C. | Fund Balance as of December 31, 2014  | \$2,598,665.28 |
|    | (pro rata: 44.41% of \$5,851,400.59):   |                |
| D. | Information Concerning Outstanding Obligations Payable from this Tax Increment Financing District – None  |                |
| E. | Information Concerning Parcels included in this Tax Increment Financing District during 2014, including Parcel Number, Base Assessed Value as of March 1, 2014, and Incremental Assessed Value as of March 1, 2014, for taxes payable in 2015: See attached Exhibit “ H ” – TIF Valuation Worksheet for Real Property |                |

**TIF DISTRICT: FRANKLIN POWER PRODUCTS**

|   |              |
|---|--------------|
| A. Revenues Received during 2014:   | \$175,375.85 |
| a. June 19, 2014  | \$120,253.81 |
| b. Dec. 26, 2014  | \$53,975.99  |
| c. Interest   | \$1,146.05   |
| (pro rata interest: 4.54% of \$25,254.12)   |              |
| B. Expenses Paid During 2014  | \$180,138.91 |
| (pro rata: 4.54% of \$3,969,506.54)   |              |
| C. Fund Balance as of December 31, 2014   | \$265,540.54 |
| (pro rata: 4.54% of \$5,851,400.59):  |              |
| D. Information Concerning Outstanding Obligations Payable from this Tax Increment Financing District – None   |              |
| E. Information Concerning Parcels included in this Tax Increment Financing District during 2014, including Parcel Number, Base Assessed Value as of March 1, 2014, and Incremental Assessed Value as of March 1, 2014, for taxes payable in 2015: See attached Exhibit “H ” – TIF Valuation Worksheet for Real Property |              |

**TIF DISTRICT: METRO FIBERNET, LLC**

|    |                                      |             |
|----|--------------------------------------|-------------|
| A. | Revenues Received during 2014:       | \$16,671.00 |
| a. | June 19, 2014                        | \$8,335.50  |
| b. | Dec. 26, 2014                        | \$8,335.50  |
| c. | Interest                             | 0           |
| B. | Expenses Paid During 2014            | \$16,671    |
| C. | Fund Balance as of December 31, 2014 | \$0         |

D. Information Concerning Outstanding Obligations Payable from this Tax Increment Financing District: TIF revenues are generated solely from Metro Fibernet, LLC on personal property assessments to repay a June 1, 2012 Economic Development Revenue Bond in the principal amount of Two Million Seven Hundred Fifty Thousand Dollars (\$2,750,000).

E. Information Concerning Parcels included in this Tax Increment Financing District during 2014, including Parcel Number, Base Assessed Value as of March 1, 2014, and Incremental Assessed Value as of March 1, 2014, for taxes payable in 2015: Only personal property taxes from Metro Fibernet, LLC are captured in this TIF district – there are no parcels of real property included therein. See Exhibit “ G ” – TIF Valuation Worksheet for Personal Property 2014 pay 2015

**TIF DISTRICT: MUSICLAND**

|    |   |                |
|----|---|----------------|
| A. | Revenues Received during 2014:  | \$925,723.51   |
| a. | June 19, 2014   | \$593,165.03   |
| b. | Dec. 26, 2014   | \$326,509.05   |
| c. | Interest  | \$6,049.43     |
|    | (pro rata interest: 23.95% of \$25,254.12)  |                |
| B. | Expenses Paid During 2014   | \$950,865.36   |
|    | (pro rata: 23.95% of \$3,969,506.54)  |                |
| C. | Fund Balance as of December 31, 2014  | \$1,401,658.89 |
|    | (pro rata: 23.95% of \$5,851,400.59)  |                |
| D. | Information Concerning Outstanding Obligations Payable from this Tax Increment Financing District – None  |                |
| E. | Information Concerning Parcels included in this Tax Increment Financing District during 2014, including Parcel Number, Base Assessed Value as of March 1, 2014, and Incremental Assessed Value as of March 1, 2014, for taxes payable in 2015: See attached Exhibit "H" – TIF Valuation Worksheet for Real Property |                |



Supporting documentation attached:

- Exhibit “A” – March 3, 2015 Report to DLGF via Gateway 2014 Reporting (I.C.36-7-14-13)
- Exhibit “B” – RDC History by Appropriation 2014
- Exhibit “C” – Revenue Detail History
- Exhibit “D” – Fund Report – Year End 2014
- Exhibit “E” –County Auditor’s Certificate of Tax Distribution June 2014
- Exhibit “F” – County Auditor’s Certificate of Tax Distribution December 2014
- Exhibit “G” – TIF Valuation Worksheet for Personal Property 2014 pay 2015
- Exhibit “H” – TIF Valuation Worksheet for Real Property 2014 pay 2015