



CITY OF FRANKLIN

Community Development Department

Memorandum

To: City of Franklin Economic Development Commission

From: Rhoni Oliver, Community Development Specialist

Date: March 2, 2017

Re: Case C 2017-15: Faulkenberg Printing

Summary:

- On October 20th, 2014, the Franklin Common Council passed Resolution No. 2014-13, approving a 3-year tax abatement on real property with a 2% economic development fee and a 5-year tax abatement on personal property with a 5% economic development fee for Faulkenberg Printing at 1670 Amy Lane.
- Actual and estimated benefits, as projected for 2016:

	Estimated on SB-1	Actual in 2016	Difference
Employees Retained	10	10	0
Salaries	\$499,200	\$520,000	\$20,800
New Employees	5	3	(2)
Salaries	\$249,600	\$156,000	-\$93,600
Total Employees	15	13	(2)
Total Salaries	\$748,800	\$676,000	-\$72,800
Average Hourly Salaries	\$24.00	\$25.00	\$1.00
Personal Property Improvements	\$400,000	\$467,000	\$67,000
Real Property Improvements	\$170,000	\$234,000	\$64,000

- The company has met their projected capital investment.
- The company has not met the number of jobs created, but they indicated on their original application that they would hire up to 5 new employees over the course of 5 years. This is the second reporting year of their abatement and they added one additional new employee in 2016, bringing the total new employees to 3.
- The average hourly salary is \$1.00 per hour higher than estimated on their SB-1 form.
- The real property tax abatement is scheduled to expire in tax year 2017 payable 2018. The personal property tax abatement is scheduled to expire in 2019 payable 2020. The final compliance review will take place in 2020.

Staff Recommendation: Approval



PRINTING COMPANY, INC.

Complete Printing & Mailing Services

1670 Amy Lane • Franklin, Indiana 46131

(317) 638-1359

www.faulkenberg.net

February 28, 2017

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

Re: 2016 Tax Abatement Compliance Packet for Faulkenberg Printing Co., Inc.

Dear Ms. Linke,

Enclosed please find Forms CF-1/RE and CF-1/PP (Compliance with Statement of Benefits) regarding compliance with the real property and personal property tax abatements which were granted to Faulkenberg Printing Co., Inc. in 2014 under Franklin Common Council Resolution number 2014-13.

As can be seen from reviewing the enclosed documents, our company has been successful in

- (a) Making all of the capital investment which had been projected for the past 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 November 18, 2017.

Please review all of the enclosed documents and if you have any questions or concerns regarding this matter, please feel free to contact me at (317) 638-1359.

Sincerely,

James Faulkenberg
President



1670 Amy Lane
Franklin, IN 46131

(317) 638-1359

www.faulkenberg.net

PRINTING COMPANY, INC.

Complete Printing & Mailing Services

May 2015 we purchased
large 2 color press \$30,000

July 2016 we purchased
5 color press \$195,000

July 2016 we purchased
perfecta letter logger
+ lift \$25,000

October 2016 signed lease
for new digital press

How to Fill Out a CF-1 Form: REAL Property

1. Type, handwritten, or fill out the form online and print off. The online form can be found at:
www.franklin.in.gov/planning - go to the Economic Development Commission - then go to Forms & Applications.
2. At a minimum, fill in all of the yellow highlighted fields below:



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

20 PAY 20

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).

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))
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 (SB-1 / Real Property).
3. This form must accompany the initial deduction application that is filed with the County Auditor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must file an updated form with the County Auditor and the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1)
5. The updated form must be filed annually by May 15, or by the due date for the real property owner's personal property return that is filed in the township where the project is located, whichever is later. (IC 6-1.1-12.1-5.1 (b))
6. With the approval of the Designating Body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1 / Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer: Faulkenberg Printing Co., Inc.			
Address of taxpayer (number and street, city, state, and ZIP code): 1670 Amy Lane Franklin, IN 46131			
Name of contact person: James Faulkenberg		Telephone number: 317-628-1359	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body: The City of Franklin Common Council		Resolution number: 14-13	
Location of property: 1670 Amy Lane Franklin, IN 46131		County: Johnson	
Description of real property improvements: Build out Interior, Added Lighting Brought in more Power		DLGF taxing district number: 41018	
		Estimated starting date (month, day, year):	
		Estimated completion date (month, day, year):	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees:		10	13
Salaries:		\$24/hr.	\$25/hr.
Number of employees retained:		10	10
Salaries:		\$24/hr.	\$25/hr.
Number of additional employees:		up to 5	3
Salaries:		\$24/hr.	\$25/hr.
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project:		590,000	590,000
Plus: Values of proposed project:		170,000	170,000
Less: Values of any property being replaced:			
Net values upon completion of project:		760,000	760,000
ACTUAL		COST	ASSESSED VALUE
Values before project:		590,000	434,000
Plus: Values of proposed project:		590,000 234,000	
Less: Values of any property being replaced:			
Net values upon completion of project:			
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: President	Date signed (month, day, year): 2-22-17

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How to Fill Out a CF-1 Form: PERSONAL Property

1. Type, handwrite or fill out the form online and print off. The online form can be found at:
www.franklin.in.gov/planning - go to the Economic Development Commission - then go to Forms & Applications.
2. At a minimum, fill in all of the yellow highlighted fields below:



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R / 1-06)

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 the 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: Faulkenberg Printing Co.									
Address of taxpayer (number and street, city, state, and ZIP code): 1670 Amy Lane Franklin, IN 46131									
Name of contact person: James Faulkenberg							Telephone number: 317-638-1359		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY									
Name of designating body: The City of Franklin Common Council							Resolution number: 14-13		
Location of property: 1670 Amy Lane Franklin IN 46131							County: Johnson		DLGF taxing district number: 41018
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired: 5/Color press Cutter							Estimated starting date (month, day, year):		
							Estimated completion date (month, day, year):		
SECTION 3 EMPLOYEES AND SALARIES									
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1		ACTUAL	
Current number of employees:						10		13	
Salaries:						\$24/hr		\$25/hr	
Number of employees retained:						10		10	
Salaries:						\$24/hr		\$25/hr	
Number of additional employees:						up to 5		3	
Salaries:						\$24/hr.		\$25/hr	
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		120,000							
Plus: Values of proposed project		400,000							
Less: Values of any property being replaced									
Net values upon completion of project		520,000							
ACTUAL		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project		120,000							
Plus: Values of proposed project		467,000							
Less: Values of any property being replaced									
Net values upon completion of project									
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (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:					Title: President		Date signed (month, day, year): 2-24-17		

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