



## CITY OF FRANKLIN

DEPARTMENT OF COMMUNITY DEVELOPMENT

# Staff Report

**To:** Economic Development Commission Members  
**From:** Krista Linke, Director  
**Date:** September 6, 2018  
**Re:** Case EDC 2018-04 – AMayZing Food & Beverage Group LLC

**Case EDC 2018-04 – AMayZing Food & Beverage Group LLC:** A request for a 10-year tax abatement on \$10,800,000 in real property and a 10-year abatement on \$20,000,000 in personal property capital investment.

**Location:** 40 Linville Way



### Summary:

#### 1. Characteristics of this location:

The City of Franklin Redevelopment Commission has partnered with Runnebohm Construction and GM Development in a build-operate-transfer agreement for the second Shell Building in the Franklin Business Park. The budgeted amount for construction is \$2,837,000. The end user was not known when construction began. AMayZing Food & Beverage will determine the specifications of the buildout and they will immediately expand to 100,000 square feet. It was anticipated that the

purchaser of this shell building would apply for additional tax abatements. Having an abatement in place while marketing the property greatly increased the success of finding a purchaser of the property. The construction of Linville Way is complete, and was also a major consideration in AMayZing Food & Beverage's choice in this property.

2. Characteristics of this petitioner:

AMayZing Food & Beverage has been in existence less than 1 year. However, it was created as the result of a newly patented brewing process by Mr. Timothy May who has operated in the food and beverage industry for over 37 years with businesses utilizing other cold brew processes.

3. Characteristics of this project:

The construction of the shell building is nearing completion, but construction has been halted to allow for the approvals necessary for this project to be obtained. There is a considerable cost savings to the original project budget by not finishing one side of the building. The expansion to 100,000 square feet along with the build out will increase the cost of the project from the original budgeted amount for construction of \$2,837,000 to a total real property project cost of \$10,800,000.

4. Economic Revitalization Area (ERA):

This property has been previously designated an ERA through City Council Resolutions 2012-04 and 2012-05.

5. ERA & Tax Abatements Findings (Real Property):

Indiana Code Section 6-1.1-12.1-3 states that the following findings must be made when considering an ERA designation and the granting of a tax abatement for real property:

- a. Whether the estimate of the value of the development or rehabilitation is reasonable for projects of that nature;
- b. Whether the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;
- c. Whether the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;
- d. Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation; and
- e. Whether the totality of the benefits is sufficient to justify the tax abatement.

6. ERA & Tax Abatements Findings (Personal Property):

Indiana Code Section 6-1.1-12.1-4.5 states that the following findings must be made when considering an ERA designation and the granting of tax abatement for personal property:

- a. Whether the estimate of the cost of new manufacturing equipment is reasonable for equipment of that type;

- b. Whether the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of new manufacturing equipment;
- c. Whether the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the new manufacturing equipment;
- d. Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the installation of the new manufacturing equipment; and
- e. Whether the totality of the benefits is sufficient to justify the tax abatement.

7. City of Franklin "Tax Abatement Policy" criteria:

The "Tax Abatement Policy" section of the *City of Franklin Community Investment Incentives Summary* states that the Economic Development Commission shall use certain criteria when considering a request for tax abatement. A comparison of those criteria and this request follows:

- a. *Diversification of Local Occupations:* According to the Employment Phase-In Schedule submitted, there will be a total of 150 jobs created by this project. They anticipate 50 in the first year, an additional 25 the next year, an additional 50 the next year and a total of 150 by the 4<sup>th</sup> year or 2022. The average hourly salary for these 150 employees is \$20.00. Wage figures do not include benefits. Benefit information was not provided.
- b. *Diversification of Local Employment:* According to the 2016 U.S. Census Bureau County Business Patterns, there were 7 food manufacturing establishments in Johnson County. There were 56 employees at those 7 establishments.
- c. *Increase in Local Salaries:* The average wage for all industries in Johnson County in 2016 was \$17.35. The average hourly wage in Johnson County for the food manufacturing sector is \$8.14 per hour. The average hourly wage (without benefits) for the 150 jobs being created is \$20.00 per hour.
- d. *Sustainable Land Use:* The petitioner proposes to make this investment at a property currently under construction funded by the Redevelopment Commission through a partnership with Runnebohm Construction and GM Martz Development, located within the existing Franklin Business Park.
- e. *Future Community Investment:* The applicant should share with the EDC their plans for future community investment. The company has indicated on their application that they are agreeable to a total of 5% economic development fee (2% on real property and 3% economic development fee on personal property). They also would like to give back through an organic fertilizer program through partnerships with local charities. AMayZing would create a fertilizer made of expended coffee beans, sell them at cost to charities that could then sell it as a fundraising activity.
- f. *Conformance with the Comprehensive Plan:* The Comprehensive Plan - Land Use Map identifies this property as a Light Industrial Area. Light industrial areas include a variety of employment and production facilities. Uses in this area may include warehouses, distribution centers,

assembly facilities, technology centers, research and manufacturing facilities, professional offices. Light industrial areas are distinguished from manufacturing areas in that manufacturing areas focus on the manipulation of unfinished products and raw materials. Light Industrial facilities generally do not produce emissions of light, heat, sound, vibration, or odor and are completely contained within buildings. Some limited outdoor storage of finished products may occur. Light Industrial areas may also include facilities which are complimentary to their role as employment centers.

The property is zoned IL, Industrial: Light. The "IL," Industrial: Light zoning district is intended to provide locations for light production, assembly, warehousing, research and development facilities, and similar land uses. This district is intended to accommodate only industrial uses that are completely contained within structures and do not involve the outdoor storage of materials or the release of potential environmental pollutants. This district should be used to support the industrial retention and expansion in Franklin.

8. Tax Abatement Duration:

The *City of Franklin Community Investment Incentives Summary* provides that longer periods of abatement on real and personal property may be considered for requests of an exceptional nature. The Summary states that development examples of an exceptional nature include projects which:

- a. Create a new plant or product line for an existing manufacturer;
- b. Creates substantial employment opportunities with higher than average wages;
- c. Increase substantially property values and the city tax base with minimal impact to city services (police & fire protection, schools, utilities, infrastructure, etc.); and
- d. Utilize existing public infrastructure (sanitary & storm sewer, roads & streets, drainage facilities, and other utilities).

9. Requested Effective Year:

The petitioner has requested that, if approved, the tax abatement be effective for the tax year 2019, payable 2020.

**Staff Comments:**

This project is the second of three that are tied to the new construction of Linville Way in the Franklin Business Park. The City of Franklin Redevelopment Commission is highly supportive of this project, as can be shown through their willingness to pay for the construction of Linville Way. The Mayor's Office has recommended a 10-year real property abatement and a 10-year personal property abatement for this project in order to secure a strong company in this location that will result in additional substantial investment in the community and create additional high paying jobs. This is a project that should be considered exceptional in nature and staff supports the recommendation of the Mayor's Office for a 10-year real and personal property abatements.



# CITY OF FRANKLIN

Community Development DEPARTMENT

## Tax Abatement Application

### Organization/Corporation Requesting Tax Abatement

Organization/Corporation Name: AMayZing Food & Beverage Group LLC  
Primary Contact Name: Timothy W. May  
Contact Address: 861 Golden Bear Drive  
City: Reunion State: FL Zip: 34747  
Phone Number: 630-333-7035  
Email: [tim@amayzingfbg.com](mailto:tim@amayzingfbg.com)  
Three possible dates before the EDC meeting to conduct a site visit: Will defer to EDC for them to provide suitable dates  
Name of Owner: Timothy W. May  
Parent Company (If Applicable): N/A

### Primary Contact for Yearly Compliance Reports

Name: Leslie Wagner, Ginovus  
Title: Senior Principal  
Address: 9 Municipal Drive  
City: Fishers State: IN Zip: 46038  
Phone Number: 317-819-4412  
Email: [leslie@ginovus.com](mailto:leslie@ginovus.com)

### Description of Project

Project Location/Address: 40 Linville Way, Franklin, IN 46131  
Parcel Number: 41-08-02-043-001.000-009  
Brief Description of Project:

The site being considered is to accommodate an eventual 100,000 square foot cold brew manufacturing facility, with the first phase of 50,000 square feet in an existing shell building. Product will be distributed to grocery and convenience stores for consumer consumption. The future goal is development of three (3) facilities, one in the central US and others in the southwest and northwest to ensure proximity to customers. The project timing is for Phase 1 to be operational by Q2 2019, with the full 100,000 square foot facility online late Q1 2020.

### Current Assessed Value (AV) of the Property:

1. Land	<u>0</u>
2. Building	<u>0</u>
3. Inventory	<u>0</u>
4. Equipment	<u>0</u>

Have building permits been applied for (if applicable):  
Has equipment been installed (if applicable):

☒ Yes ☐ No Permits in place for existing shell building and improvements; need permits for expansion  
Yes ☐ No

**Required Attachments:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Completed SB-1 Form(s)                     | <input type="checkbox"/> Summary of Benefits (if applicable)     |
| <input checked="" type="checkbox"/> Legal Description of the Property          | <input checked="" type="checkbox"/> Employment Phase-In Schedule |
| <input type="checkbox"/> Company Financial Statement                           | <input checked="" type="checkbox"/> Company Investment Timetable |
| <input checked="" type="checkbox"/> Job and Wage Description Information Sheet | <input checked="" type="checkbox"/> Compliance Affidavit         |

**Type of Abatement Requested****Real Property** ☒**Personal Property** ☐Length of Abatement Requested: 10 YearsProject Size (square feet): 50K existing; 50K additionalSize of Site (acres): 13.11

Type of Building:

Multiple Tenants (leased)

Single Tenant (leased)

**Owner Occupied** ☒

Corporate Headquarters

**Capital Investment**

- |   |                     |
|---|---------------------|
| 1. Real property capital investment only:         | <u>\$10,800,000</u> |
| 2. Personal property capital investment only:     | <u>\$20,000,000</u> |
| 3. Total capital investment for proposed project: | <u>\$30,800,000</u> |

**Jobs Created and/or Retained**

- |  |   |
|--|---|
| 1. Estimated number of full time jobs created by the proposed project:                     | <u>150 by 2022; Cumulative phase in: Year 1 = 50; Year 2 = 75; Year 3 = 125; Year 4 = 150</u> |
| 2. Estimated number of full time jobs retained as a direct result of the proposed project: | <u>N/A</u>  |
| 3. Total number of full time jobs upon project completion:                                 | <u>150 by 2022</u>  |

**Wages Created and Retained**

- |  |                                    |
|--|------------------------------------|
| 1. Average hourly wage rate for new jobs (w/o benefits)      | <u>\$20.00 increasing annually</u> |
| 2. Average hourly wage rate for jobs retained (w/o benefits) | <u>N/A</u>                         |

\*\*\*In addition to answering these questions, please fill out the Job and Wage Description for Tax Abatement Application information sheet and submit it with the application as an attachment.

Please explain why the abatement incentive is necessary to the project: Attach additional sheets as necessary.

Community support for the project through incentives to help offset up-front project costs and to reduce long-term operating expenses will be a factor in the decision.

**Company Information**

How long has the company been in existence? Less than 1 year for AMayZing FBG, which was created as a result of the newly patented brewing process. However, Mr. May has operated in the food and beverage industry for over 37 years with businesses utilizing other cold brew processes.

Current address of company headquarters and duration at that address: 861 Golden Bear Drive, Reunion, FL 34747

Approximate percentage of employees at current location who live in the City of Franklin and/or Johnson County: N/A

Have you ever received tax abatement at your current location? Yes ☐ No ☒

If yes, when and for what term? N/A

What specifically has the company done to give back to the community: The company would be new to the Franklin community, but could plan to give back in several ways such as through an organic fertilizer

---

program with local charities. A MayZing would create a fertilizer made of expended coffee beans, sell at cost to charities that could then sell it for profit/fundraising activities.

---

While acting as a strong advocate for using economic incentives to help applicants expand and/or locate in the community, the City of Franklin also strives to enrich the quality of life for its citizens. To that end, the City embraces the use of voluntary economic development fees as allowed under Indiana law (IC 6-1.1-12.1-14). These fees are directed by the City to local nonprofit organizations to bolster their economic development efforts. The fee can be applied on both real and personal property abatements. The fee is collected annually by the County Treasurer as a special assessment on the tax bill and is distributed by the City to the designated economic development nonprofit organization. Typically, 2% is charged on Real Property and 5% is charged on Personal Property. The fee is a percentage of the abatement received. For example, instead of receiving 100% abatement in the first year, the company receives a 95% abatement, with the 5% difference going to support local economic development. More information can be found on the City's website ([www.franklin.in.gov](http://www.franklin.in.gov)) under the Economic Development tab.

Is the company agreeable to the Economic Development Fee?      Yes X      No

If yes, at what percent(s)?

A total of 5% i.e. 2% real and 3% personal

---





# STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51784 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

## PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

### INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits (IC 6-1.1-12.1-5.6)
- For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer AMayZing Food & Beverage Group LLC		Name of contact person Timothy W. May						
Address of taxpayer (street and number, city, state, ZIP code) 861 Golden Bear Dr. Reunion FL 34747		Telephone number 630-333-7035						
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body City of Franklin Community Development Department		Resolution number (s)						
Location of property 40 Linville Way Franklin IN 46131		County Johnson						
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment (Use additional sheets if necessary)  New facility in Franklin IN for cold brew coffee manufacturing. New equipment to include manufacturing, logistics, and distribution.		DLFG taxing district number 41-009						
		ESTIMATED						
		Start Date						
		Completion Date						
		Manufacturing Equipment						
		R & D Equipment						
		Logist Dist Equipment *						
		IT Equipment *						
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number	Salaries	Number retained	Salaries					
		Number additional	Salaries					
		150	6,240,000					
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	Cost	Assessed Value	Cost	Assessed Value	Cost	Assessed Value	Cost	Assessed Value
Current values								
Plus estimated values of proposed project	20,000,000							
Less values of any property being replaced								
Net estimated values upon completion of project	20,000,000							
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)						
Other benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative 		Date signed (month, day, year) 8/30/18						
Printed name of authorized representative Timothy W. May		Title President/CEO						





# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)  
Prescribed by the Department of Local Government Finance

2019 PAY 2020

FORM SB-1 / Real Property

## PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

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)  
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

### INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer AMayZing Food & Beverage Group LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 861 Golden Bear Drive Reunion FL 34747					
Name of contact person Timothy W. May		Telephone number 630-333-7035		E-mail address tim@amayzingfbg.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body City of Franklin Community Development Department		Resolution number			
Location of property 40 Linville Way Franklin IN 46131		County Johnson		DLFG taxing district number 41-009	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Renovation of 50,000 existing sq ft shell building and build-out of an additional 50,000 sq ft facility for the research, production, and distribution of cold brew coffee beverages.		Estimated start date (month, day, year) 11/01/2018		Estimated completion date (month, day, year) 12/31/2022	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number	Salaries	Number retained	Salaries	Number additional	Salaries
				150	6,240,000
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values					
Plus estimated values of proposed project		10,800,000			
Less values of any property being replaced					
Net estimate values upon completion of project		10,800,000			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)			
Other benefits:					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative				Date signed (month, day, year)	
Printed name of authorized representative				Title	
				Owner President, Co	

## LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 11 AND PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 2; THENCE NORTH 00 DEGREES 20 MINUTES 00 SECONDS WEST (BASIS OF BEARING DERIVED FROM A SURVEY COMPLETED BY ROBERT ETTER AND RECORDED AS INSTRUMENT NUMBER 94-007806 IN THE OFFICE OF THE RECORDER OF SAID COUNTY) ALONG THE WEST LINE THEREOF 442.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 20 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 742.45 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 38 SECONDS EAST 2,722.17 FEET TO A 5/8 INCH REBAR WITH "BANNING ENG FIRM #0080" CAP (HEREIN REFERRED TO AS "REBAR") SET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 09 MINUTES 33 SECONDS EAST ALONG SAID EAST LINE 1,039.80 FEET TO THE NORTHEAST CORNER OF THE LAND OF BEST BUY STORES, LP AS DESCRIBED IN INSTRUMENT NUMBER 2003-24562 IN SAID RECORDER'S OFFICE (THE FOLLOWING THREE (3) COURSES ARE ALONG THE NORTH AND WEST LINES THEREOF); 1) THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1,401.27 FEET; 2) THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 382.12 FEET TO A REBAR SET; 3) THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 391.81 FEET TO THE NORTHERLY LINE OF COMMERCE PARKWAY, BEING THE LAND OF THE CITY OF FRANKLIN, AS DESCRIBED IN INSTRUMENT NUMBER 2016-001380 IN SAID RECORDER'S OFFICE, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE; THENCE NORTHWESTERLY 447.57 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 880.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 82 DEGREES 45 MINUTES 38 SECONDS WEST AND A LENGTH OF 442.76 FEET TO THE EAST LINE OF BALD EAGLE PLAT AS RECORDED IN PLAT CABINET D, SLIDE 792A, IN SAID RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE 729.33 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 38 SECONDS WEST ALONG THE NORTH LINE OF SAID PLAT 648.82 FEET TO THE POINT OF BEGINNING, CONTAINING 68.090 ACRES, OR OR LESS.

## LOT 1

CITY OF FRANKLIN - DEPARTMENT OF REDEVELOPMENT  
INSTRUMENT #2017-01387

TRACT 1:

A PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, TOWNSHIP 12 NORTH, RANGE 4 EAST; THENCE NORTH 00 DEGREES 30 MINUTES 09 SECONDS WEST (BASIS OF BEARINGS: INDIANA STATE PLANE COORDINATES, EAST ZONE, NAD 83) 1185.11 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWESTERN CORNER OF THE TRACT OF LAND GRANTED TO MAURICE FRED LINVILLE AND HELEN ANN LINVILLE (RECORDED AS DEED BOOK 180, PAGE 303 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY INDIANA) AND THE SOUTHWESTERN CORNER OF THE TRACT OF LAND GRANTED TO RAYMOND EUGENE CANARY AND TERRY LEE CANARY (RECORDED AS INSTRUMENT NUMBER 2007-012267 IN SAID RECORDER'S OFFICE); THENCE NORTH 89 DEGREES 09 MINUTES 29 SECONDS EAST 40.00 FEET ALONG THE COMMON LINE OF SAID TRACTS TO A POINT LYING 40.00 FEET (MEASURED EASTERLY IN A PERPENDICULAR DIRECTION) FROM THE WEST LINE OF SAID SOUTHEAST QUARTER) TO THE NORTHEASTERN CORNER OF THE 3.805 ACRE PROPOSED EASTERN RIGHT-OF-WAY OF GRAHAM ROAD ("PROPOSED RIGHT-OF-WAY") AS DESCRIBED IN EXHIBITS A & B, PREPARED FOR THE CITY OF FRANKLIN, INDIANA BY CROSSROADS ENGINEERS, PC BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 89 DEGREES 09 MINUTES 29 SECONDS EAST 840.19 FEET ALONG SAID COMMON LINE; THENCE SOUTH 00 DEGREES 30 MINUTES 09 SECONDS EAST 682.45 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO A NORTHERN LINE OF SAID PROPOSED RIGHT-OF-WAY (ALL OF THE REMAINING COURSES ARE ALONG SAID PROPOSED RIGHT-OF-WAY); THENCE SOUTH 89 DEGREES 09 MINUTES 29 SECONDS WEST 644.76 FEET; THENCE NORTH 83 DEGREES 26 MINUTES 08 SECONDS WEST 100.84 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 29 SECONDS WEST 70.36 FEET; THENCE NORTH 45 DEGREES 40 MINUTES 20 SECONDS WEST 35.25 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 09 SECONDS WEST 644.45 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING, CONTAINING 13.112 ACRES, MORE OR LESS.

THIS TRACT IS TO BE KNOWN AS LOT 1.

TRACT 2:

PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 4 EAST, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 58 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1401.56 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 288.48 FEET TO A TANGENT CURVE; THENCE NORTHWESTERLY 383.98 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 230.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 45 DEGREES 20 MINUTES 11 SECONDS WEST AND A LENGTH OF 327.17 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 38 SECONDS WEST A DISTANCE OF 206.81 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 20 MINUTES 00 SECONDS EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 38 SECONDS WEST A DISTANCE OF 880.19 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 20 MINUTES 00 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 742.45 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 38 SECONDS EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 644.45 FEET; THENCE SOUTH 45 DEGREES 30 MINUTES 11 SECONDS EAST A DISTANCE OF 35.25 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 38 SECONDS EAST A DISTANCE OF 70.36 FEET; THENCE SOUTH 83 DEGREES 15 MINUTES 57 SECONDS EAST A DISTANCE OF 100.84 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 38 SECONDS EAST A DISTANCE OF 844.76 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.890 ACRES, MORE OR LESS.

**JOB AND WAGE DESCRIPTION  
FOR TAX ABATEMENT APPLICATION**

Please provide the following job and wage earning information that is associated with this Tax Abatement Petition (*Please specify all wages in an hourly format without benefits*):

- (1) Company NAICS code: 311920.
- (2) The total number of jobs current at the site: N/A, the number of those jobs that will be retained as a direct result of the proposed investment N/A, and the number of new jobs which will be created as a direct result of the proposed investment 150.
- (3) The total number of full-time employees at the site: N/A.
- (4) The total number of temporary and/or contract employees currently at the site: N/A.
- (5) The average hourly wages for the new jobs: \$20.00 per hour, increasing annually
- (6) Will the new jobs being created begin as temporary and/or contract employees? No  
If yes, please provide an explanation of the typical transition process to full time:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (7) Number of new and/or retained jobs in:

- (a) Managerial/Professional Specialty Occ.: 10 Average Hourly Wage: \$31.00
- (b) Technical/Sales/Admin. Support Occ.: 10 Average Hourly Wage: \$20.00
- (c) Service Occ.:     Average Hourly Wage:
- (d) Precision Production/Craft/Repair Occ.: 10 Average Hourly Wage: \$31.00
- (e) Operators/Fabricators/Laborers: 120 Average Hourly Wage: \$20.00

Note: The total number of jobs specified above should correspond with the Statement of Benefits Form SB-1.

- (8) Attach detailed information on the types of benefits offered for new employees. A description of all possible bonuses and incentives should also be given if provided.**

Amayzing Food and Beverage Group is a newly established entity in process of fully defining employee benefits. Current plans include Employer provided health insurance at a 60% level, along with life and disability, retirement -401K after the first full year, vacation, annual swing date time off. Additional benefit considerations are in process because in order to be an employer of choice, competitive benefits must be provided to employees.

**AMayZing Food & Beverage Group LLC**  
**EMPLOYMENT PHASE-IN SCHEDULE**  
**JOB CREATION TIMETABLE**

Abatement Year	Managerial/Professional	Manufacturing	Logistics & Distribution	Technical Support	Sales/Admin/Other	Total
2019	3	35	5	4	3	50
2020	2	15	5	1	2	25
2021	3	35	5	4	3	50
2022	2	15	5	1	2	25
<b>TOTAL</b>	<b>10</b>	<b>100</b>	<b>20</b>	<b>10</b>	<b>10</b>	<b>150</b>
% of workforce	7%	67%	13%	7%	7%	100%

**CUMULATIVE WORKFORCE TIMETABLE**

Abatement Year	Managerial/Professional	Manufacturing	Logistics & Distribution	Technical Support	Sales/Admin/Other	Total
2019	3	35	5	4	3	50
2020	5	50	10	5	5	75
2021	8	85	15	9	8	125
2022	10	100	20	10	10	150
<b>TOTAL</b>	<b>10</b>	<b>100</b>	<b>20</b>	<b>10</b>	<b>10</b>	<b>150</b>

**AMayZing Food & Beverage Group LLC**  
**CAPITAL INVESTMENT TIMETABLE**

Year	Land/Building	Cold Brew Equipment	Conveyor/Racking	Other	Total
2018	\$5,800,000	\$7,500,000	\$2,500,000		\$15,800,000
2019	\$5,000,000	\$7,500,000	\$2,500,000		\$15,000,000
<b>TOTAL</b>	<b>\$10,800,000</b>	<b>\$15,000,000</b>	<b>\$5,000,000</b>	<b>\$0</b>	<b>\$30,800,000</b>

**ENVIRONMENTAL, LAND USE, AND  
PERMITTING COMPLIANCE AFFIDAVIT**

I, Timothy W. May, (representative) on behalf of AMayZing Food & Beverage Group LLC (company) represent that, except to the extent that the City of Franklin has been given written notice of any environmental, chemical, or waste hazards or violations prior to the date of this affidavit, the petition and project plan of AMayZing Food & Beverage Group LLC (company) does not contemplate, contain, nor anticipate:

- (1) any violation(s) of City of Franklin Municipal codes and/or ordinances;
- (2) any violation(s) of applicable zoning ordinances;
- (3) any violation(s) of site plan review and/or building permit requirements;
- (4) any violation(s) of federal or state laws, including but not limited to OSHA and ADA, and all other regulations regarding safety, land use, and access;
- (5) any violation(s) of federal or state laws, including but not limited to the creation, maintenance, utilization, control, handling, existence, and/or disposal of hazardous waste, chemicals, conditions, equipment, materials, entities, or components as defined under federal and/or state law.

Further, AMayZing Food & Beverage Group LLC (company) states that the construction and operation of the proposed facility will in no way result in any discharges which will result in interruptions, inconsistencies, or failures in the operation of the Franklin Wastewater Treatment facility. The petitioner understands that the violation of any element of this affidavit may result in the revocation of any tax abatements or other economic incentives which may have been granted by the City of Franklin.

  
Petitioner

8/30/18  
Date

STATE OF \_\_\_\_\_

SS:

COUNTY OF \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

## Indiana Tax Abatement Results

- Johnson County, Franklin City-Franklin Twp
- Tax Rate (2018): 3.2495
- Project Name: AMayZING Food & Beverage Group LLC

### Real Property: \$10,800,000.00

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100%	\$ 0.00	\$0.00	\$0.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$324,000.00
Year 2	66%	\$ 119,322.00	\$0.00	\$119,322.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$204,678.00
Year 3	33%	\$ 235,134.00	\$0.00	\$235,134.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$88,866.00
Totals		\$354,456.00	\$0.00	\$354,456.00	\$1,052,838.00	(\$80,838.00)	\$972,000.00	\$617,544.00

### Personal Property: \$20,000,000.00

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100%	\$0.00	\$0.00	\$0.00	\$259,960.00	(\$19,960.00)	\$240,000.00	\$240,000.00
Year 2	66%	\$123,741.00	\$0.00	\$123,741.00	\$363,944.00	(\$27,944.00)	\$336,000.00	\$212,259.00
Year 3	33%	\$182,882.00	\$0.00	\$182,882.00	\$272,958.00	(\$20,958.00)	\$252,000.00	\$69,118.00
Totals		\$306,623.00	\$0.00	\$306,623.00	\$896,862.00	(\$68,862.00)	\$828,000.00	\$521,377.00



## Indiana Tax Abatement Results

- Johnson County, Franklin City-Franklin Twp
- Tax Rate (2018): 3.2495
- Project Name: AMayZING Food & Beverage Group LLC

Real Property: \$10,800,000.00

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100%	\$ 0.00	\$0.00	\$0.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$324,000.00
Year 2	66%	\$ 119,322.00	\$0.00	\$119,322.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$204,678.00
Year 3	33%	\$ 235,134.00	\$0.00	\$235,134.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$88,866.00
Year 4	0%	\$ 350,946.00	(\$26,946.00)	\$324,000.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$0.00
Year 5	0%	\$ 350,946.00	(\$26,946.00)	\$324,000.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$0.00
Totals		\$1,056,348.00	(\$53,892.00)	\$1,002,456.00	\$1,754,730.00	(\$134,730.00)	\$1,620,000.00	\$617,544.00

Personal Property: \$20,000,000.00

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100%	\$0.00	\$0.00	\$0.00	\$259,960.00	(\$19,960.00)	\$240,000.00	\$240,000.00
Year 2	66%	\$123,741.00	\$0.00	\$123,741.00	\$363,944.00	(\$27,944.00)	\$336,000.00	\$212,259.00
Year 3	33%	\$182,882.00	\$0.00	\$182,882.00	\$272,958.00	(\$20,958.00)	\$252,000.00	\$69,118.00
Year 4	0%	\$207,968.00	(\$15,968.00)	\$192,000.00	\$207,968.00	(\$15,968.00)	\$192,000.00	\$0.00
Year 5	0%	\$194,970.00	(\$14,970.00)	\$180,000.00	\$194,970.00	(\$14,970.00)	\$180,000.00	\$0.00
Totals		\$709,561.00	(\$30,938.00)	\$678,623.00	\$1,299,800.00	(\$99,800.00)	\$1,200,000.00	\$521,377.00

## Indiana Tax Abatement Results

- Johnson County, Franklin City-Franklin Twp
- Tax Rate (2018): 3.2495
- Project Name: AMayZING Food & Beverage Group LLC

### Real Property: \$10,800,000.00

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
<b>Year 1</b>	100%	\$ 0.00	\$0.00	\$0.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$324,000.00
<b>Year 2</b>	66%	\$ 119,322.00	\$0.00	\$119,322.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$204,678.00
<b>Year 3</b>	33%	\$ 235,134.00	\$0.00	\$235,134.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$88,866.00
<b>Year 4</b>	0%	\$ 350,946.00	(\$26,946.00)	\$324,000.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$0.00
<b>Year 5</b>	0%	\$ 350,946.00	(\$26,946.00)	\$324,000.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$0.00
<b>Year 6</b>	0%	\$ 350,946.00	(\$26,946.00)	\$324,000.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$0.00
<b>Year 7</b>	0%	\$ 350,946.00	(\$26,946.00)	\$324,000.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$0.00
<b>Totals</b>		\$1,758,240.00	(\$107,784.00)	\$1,650,456.00	\$2,456,622.00	(\$188,622.00)	\$2,268,000.00	\$617,544.00

### Personal Property: \$20,000,000.00

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
<b>Year 1</b>	100%	\$0.00	\$0.00	\$0.00	\$259,960.00	(\$19,960.00)	\$240,000.00	\$240,000.00
<b>Year 2</b>	66%	\$123,741.00	\$0.00	\$123,741.00	\$363,944.00	(\$27,944.00)	\$336,000.00	\$212,259.00
<b>Year 3</b>	33%	\$182,882.00	\$0.00	\$182,882.00	\$272,958.00	(\$20,958.00)	\$252,000.00	\$69,118.00
<b>Year 4</b>	0%	\$207,968.00	(\$15,968.00)	\$192,000.00	\$207,968.00	(\$15,968.00)	\$192,000.00	\$0.00
<b>Year 5</b>	0%	\$194,970.00	(\$14,970.00)	\$180,000.00	\$194,970.00	(\$14,970.00)	\$180,000.00	\$0.00
<b>Year 6</b>	0%	\$194,970.00	(\$14,970.00)	\$180,000.00	\$194,970.00	(\$14,970.00)	\$180,000.00	\$0.00
<b>Year 7</b>	0%	\$194,970.00	(\$14,970.00)	\$180,000.00	\$194,970.00	(\$14,970.00)	\$180,000.00	\$0.00
<b>Totals</b>		\$1,099,501.00	(\$60,878.00)	\$1,038,623.00	\$1,689,740.00	(\$129,740.00)	\$1,560,000.00	\$521,377.00

## Indiana Tax Abatement Results

- Johnson County, Franklin City-Franklin Twp
- Tax Rate (2018): 3.2495
- Project Name: AMayZING Food & Beverage Group LLC

### Real Property: \$10,800,000.00

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100%	\$ 0.00	\$0.00	\$0.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$324,000.00
Year 2	66%	\$ 119,322.00	\$0.00	\$119,322.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$204,678.00
Year 3	33%	\$ 235,134.00	\$0.00	\$235,134.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$88,866.00
Year 4	0%	\$ 350,946.00	(\$26,946.00)	\$324,000.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$0.00
Year 5	0%	\$ 350,946.00	(\$26,946.00)	\$324,000.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$0.00
Year 6	0%	\$ 350,946.00	(\$26,946.00)	\$324,000.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$0.00
Year 7	0%	\$ 350,946.00	(\$26,946.00)	\$324,000.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$0.00
Year 8	0%	\$ 350,946.00	(\$26,946.00)	\$324,000.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$0.00
Year 9	0%	\$ 350,946.00	(\$26,946.00)	\$324,000.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$0.00
Year 10	0%	\$ 350,946.00	(\$26,946.00)	\$324,000.00	\$350,946.00	(\$26,946.00)	\$324,000.00	\$0.00
Totals		\$2,811,078.00	(\$188,622.00)	\$2,622,456.00	\$3,509,460.00	(\$269,460.00)	\$3,240,000.00	\$617,544.00

### Personal Property: \$20,000,000.00

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100%	\$0.00	\$0.00	\$0.00	\$259,960.00	(\$19,960.00)	\$240,000.00	\$240,000.00
Year 2	66%	\$123,741.00	\$0.00	\$123,741.00	\$363,944.00	(\$27,944.00)	\$336,000.00	\$212,259.00
Year 3	33%	\$182,882.00	\$0.00	\$182,882.00	\$272,958.00	(\$20,958.00)	\$252,000.00	\$69,118.00
Year 4	0%	\$207,968.00	(\$15,968.00)	\$192,000.00	\$207,968.00	(\$15,968.00)	\$192,000.00	\$0.00
Year 5	0%	\$194,970.00	(\$14,970.00)	\$180,000.00	\$194,970.00	(\$14,970.00)	\$180,000.00	\$0.00
Year 6	0%	\$194,970.00	(\$14,970.00)	\$180,000.00	\$194,970.00	(\$14,970.00)	\$180,000.00	\$0.00
Year 7	0%	\$194,970.00	(\$14,970.00)	\$180,000.00	\$194,970.00	(\$14,970.00)	\$180,000.00	\$0.00
Year 8	0%	\$194,970.00	(\$14,970.00)	\$180,000.00	\$194,970.00	(\$14,970.00)	\$180,000.00	\$0.00
Year 9	0%	\$194,970.00	(\$14,970.00)	\$180,000.00	\$194,970.00	(\$14,970.00)	\$180,000.00	\$0.00
Year 10	0%	\$194,970.00	(\$14,970.00)	\$180,000.00	\$194,970.00	(\$14,970.00)	\$180,000.00	\$0.00
Totals		\$1,684,411.00	(\$105,788.00)	\$1,578,623.00	\$2,274,650.00	(\$174,650.00)	\$2,100,000.00	\$521,377.00