



CITY OF FRANKLIN

Community Development Department

Memorandum

To: City of Franklin Economic Development Commission

From: Rhoni Oliver

Date: April 5, 2019

Re: Case C 2019-11 Countertop Connections

Summary:

1. On November 3rd, 2014, the Franklin Common Council passed Resolution No. 2014-15, approving a 5-year tax abatement on real property with a 2% economic development fee for Countertop Connections located at 3042 Hudson Street.
2. Actual and estimated benefits, as projected for 2018:

	Estimated on SB-1	Actual in 2018	Difference
Employees Retained	10	12	2
Salaries	\$251,576	\$390,501	\$138,925
New Employees	2	0	-2
Salaries	\$58,240	\$0	-\$58,240
Total Employees	12	12	0
Total Salaries	\$309,816	\$390,501	\$80,685
Average Hourly Salaries	\$12.41	\$15.65	\$3.23
Real Property Improvements	\$400,000	\$380,000	-\$20,000

3. Countertop Connections estimated in their application that they would hire 2 employees and that the average hourly salary would be \$12.41. They have hired two employees in the second and third quarters of 2016 who are on track to earn \$58,240 combined. This brings the average hourly salary to \$13.91, which is higher than estimated. In 2017 Countertop Connections was three employees short of the SB-1 estimate; however, the total salaries were higher. The hourly salary was \$6.11 over the estimate. In 2018 the number of employees and average hourly salaries meet or exceed SB-1 estimates.
4. The real property investment is \$20,000 under the SB-1 estimate of \$400,000 due to construction coming in under budget.
5. The real property tax abatement for Countertop Connections is scheduled to expire in tax year 2019 payable 2020. The final compliance review will take place in 2020.

Staff Recommendation: Approval



3042 Hudson St.
Franklin, IN 46131
Phone: (317) 822-9858
Fax: (317) 822-3490
CountertopConnectionsInc@gmail.com

April 1, 2019

City of Franklin
Attn: Krista Linke
70 E Monroe St
Franklin IN 46131

RE: 2018 Tax Abatement Compliance Packet for Countertop Connections 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 Countertop Connections Inc in 2015 under Franklin Common Council Resolution number 05-10.

As can be seen from reviewing the enclosed document, our company has been successful in creating the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1). Our new employee was hired in the third and fourth quarter of last year so their salaries are on track to exceed the estimated \$58,240 for new hires.

Please review the enclosed documents and if you have any questions or concerns regarding this matter, please feel free to contact me at 317-822-9858.

Sincerely,

Sherry Caudill
VP, Sec/Treas
Countertop Connections Inc

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 19 PAY 20 19

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: <u>Countertop Connections Inc</u>			
Address of taxpayer (number and street, city, state, and ZIP code): <u>3042 Hudson St Franklin In 46131</u>			
Name of contact person: <u>Sherry Caudill</u>		Telephone number: <u>317-822-9858</u>	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body:		Resolution number:	
Location of property: <u>3042 Hudson St.</u>		County: <u>Johnson</u>	
Description of real property improvements: <u>9600 sf Pole Barn</u>		DLGF taxing district number: <u>41</u>	
		Estimated starting date (month, day, year):	
		Estimated completion date (month, day, year):	
SECTION 3		EMPLOYEES AND SALARIES	
		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		<u>12</u>	<u>12</u>
Salaries		<u>251,576.22</u>	<u>390,500.93</u>
Number of employees retained		<u>12</u>	<u>12</u>
Salaries		<u>251,576.22</u>	<u>390,500.93</u>
Number of additional employees		<u>0</u>	<u>0</u>
Salaries		<u>0</u>	<u>0</u>
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project	<u>400,000 -</u>		
Plus: Values of proposed project			
Less: Values of any property being replaced			
Net values upon completion of project			
ACTUAL	COST	ASSESSED VALUE	
Values before project	<u>380,000 -</u>		
Plus: Values of proposed project			
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: <u>Sherry Caudill</u>		Title: <u>VP - Sec - Treas.</u>	Date signed (month, day, year): <u>4-1-19</u>