



# CITY OF FRANKLIN

Community Development Department

## Memorandum

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

**From:** Rhoni Oliver, Community Development Specialist

**Date:** April 5, 2019

**Re:** C 2019-23: JM Stevens Enterprises

### Summary:

1. On February 4<sup>th</sup>, 2015, the Franklin Common Council passed Resolution No. 2013-03, approving a 7-year tax abatement on real property for JM Stevens Enterprises, located at 215 Industrial Drive.
2. Actual and estimated benefits, as projected for 2018:

	Estimated on SB-1	Actual in 2018	Difference
Employees Retained	15	15	0
Salaries	\$935,353	\$935,353	\$0
New Employees	3	13	10
Salaries	\$133,120	\$968,220	\$835,100
Total Employees	18	28	10
Total Salaries	\$1,068,473	\$1,903,573	\$835,100
Average Hourly Salaries	\$28.54	\$32.68	\$4.15
Real Property Improvements	\$200,000	\$205,000	\$5,000

3. The abatement was granted on a 4,000 square foot addition to an existing building. The original building did not receive a tax abatement when it was built. The property is owned by JM Stevens Enterprises, LLC. Sargent Aerospace leases the property and the employment figures are for Sargent Aerospace employees.
4. The company has met their estimate provided on the SB-1 Form for real property.
5. The company reported 18 employees in 2014 with an average hourly salary of \$28.59. The total number of employees has increased in 2015, but the average hourly salary decreased to \$25.47. In 2016 the total number of employees increased to 23, and the average hourly salary increased to \$33.19. In 2017 the total number of employees increased to 31, and the total salaries and total hourly salary exceed the SB-1 estimate. In 2018 total employees and average hourly salaries exceed SB-1 estimates.
6. The real property tax abatement is scheduled to expire in tax year 2020 payable 2021. The final compliance review will take place in 2021.

**Staff Recommendation:** Approval



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 18 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).

### 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	JIM STEVENS ENTERPRISES, LLC		County	JOHNSON
Address of taxpayer (number and street, city, state, and ZIP code)	2840 N. Mitthoeffer Place #100 Indpls, IN 46229		DLGF taxing district number	41-009
Name of contact person	JIM M. STEVENS		Telephone number	(317) 714-4848

SECTION 2			LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	Resolution number	Estimated start date (month, day, year)		
Location of property	215 Industrial Dr Franklin, IN 46131		Actual start date (month, day, year)	
Description of real property improvements			Estimated completion date (month, day, year)	
		Actual completion date (month, day, year)		

SECTION 3				EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1		ACTUAL	
Current number of employees				28	
Salaries				1,903,573	
Number of employees retained		15			
Salaries		935,353			
Number of additional employees		3		13	
Salaries		133,200		968,220	

SECTION 4			COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS		
AS ESTIMATED ON SB-1		COST		ASSESSED VALUE
Values before project		381,600		
Plus: Values of proposed project		200,000		
Less: Values of any property being replaced				
Net values upon completion of project				
ACTUAL		COST		ASSESSED VALUE
Values before project				
Plus: Values of proposed project		205,000		
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	Date signed (month, day, year)		
	Manager	3/6/19		