



# CITY OF FRANKLIN

Community Development Department

## Memorandum

**To:** City of Franklin Economic Development Commission  
**From:** Rhoni Oliver, Community Development Specialist  
**Date:** April 26, 2019  
**Re:** Case C 2019-51: Tippmann Realty Partners (700 Bartram Parkway-Phases 4-6)

### Summary:

- On November 21<sup>st</sup>, 2011, the Franklin Common Council passed Resolution No. 2011-08, approving a 10-year real property tax abatement and a 7-year personal property tax abatement for each of three phases, Phases 4-6. Each of the three phases is a separate 10 year real property tax abatement and 7 year personal property tax abatement. Each construction phase of the facility will entail a minimum building area of 140,000 square feet and will employ a minimum 25 workers. The abatement was approved for 700 Bartram Parkway (Interstate Warehousing).
- Actual and estimated benefits, as projected for 2018:

	Estimated on SB-1	Actual in 2018	Difference
New Employees	100	360	260
Salaries	\$3,500,000	\$16,776,845	\$13,276,845
Average Hourly Salaries	\$16.83	\$22.40	\$5.58
Phase 4 & 5: Personal Property Improvements	\$1,000,000	\$8,033,682	\$7,033,682
Phase 4 & 5: Real Property Improvements	\$21,000,000	\$24,653,436	\$3,653,436

- The company did not break out the employment numbers by phase; they gave a total for all five phases that are complete.
- The company has exceeded their estimate for the number of employees hired, as well as the hourly wage indicated on the SB-1 form.
- The company has exceeded their estimate provided on the SB-1 for personal property.
- The company has exceeded their estimate provided on the SB-1 Form for real property.
- The abatement for Tippmann Realty Partners is scheduled to expire in tax year 2019 payable 2020. The final compliance review will take place in 2020.

**Staff Recommendation:** Approval

**Corporate Office**

9009 Coldwater Road  
Fort Wayne, IN 46825  
(260) 490-3000  
FAX: (260) 490-1362

April 24, 2019

Interstate Warehousing  
Tippmann Properties  
Tippmann Construction

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

RE: Tax Abatement Compliance Packet for Tippmann Realty Partners Phase 4-6

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 Tippmann Realty Partners under Franklin Common Council Resolution number 08-13.

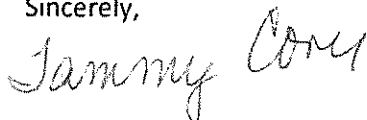
As can be seen from reviewing the enclosed documents, our company has been successful in

- (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 (FormSB-1) which was approved May 2008

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 (260) 469-5460.

And Please remove Jeff Hastings as a contact on this Abatement. He is semi-retired now and will be retiring for good in October 2019. Going forward I will be taking care of all filings for the abatements.

Sincerely,



Tammy Cover  
Corporate Controller  
Tippmann Realty Partners  
Enclosures

**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 <b>Tippmann Realty Partners</b>		County <b>Johnson</b>	
Address of taxpayer (number and street, city, state, and ZIP code) <b>9009 Coldwater Rd, Fort Wayne, IN 46825</b>		DLGF taxing district number <b>50</b>	
Name of contact person <b>Tammy Cover</b>		Telephone number <b>( 260 ) 469-5460</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body <b>City of Franklin Common Council</b>		Resolution number <b>08-13</b>	Estimated start date (month, day, year)
Location of property <b>900 Bartram Pkwy</b>		Actual start date (month, day, year)	
Description of real property improvements <b>Phase 4-6</b>		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			<b>360</b>
Salaries			<b>16,776,845</b>
Number of employees retained			
Salaries			
Number of additional employees		<b>25</b>	
Salaries		<b>875,000</b>	
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project	<b>21,000,000</b>		
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	<b>24,653,436</b>		
Less: Values of any property being replaced			
Net values upon completion of project	<b>24,653,436</b>		
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 <b>Tammy Cover</b>		Title <b>Corporate Controller</b>	Date signed (month, day, year) <b>04/24/19</b>



# COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R2 / 5-13)

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 Tippmann Realty Partners/Interstate Warehousing								
Address of taxpayer (number and street, city, state, and ZIP code) 9009 Coldwater Rd, Fort Wayne, IN 46825								
Name of contact person Tammy Cover						Telephone number ( 260 ) 469-5460		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of designating body City of Common Council						Resolution number 08-13		
Location of property 700 Bartram Pkwy, Franklin, IN				County Johnson		DLGF taxing district number 50		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.						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								365.00
Salaries								16,776,845.00
Number of employees retained								
Salaries								
Number of additional employees						25.00		
Salaries						875,000.00		
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								
Plus: Values of proposed project								
Less: Values of any property being replaced								
Net values upon completion of project								
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project	978,780.00		4,772,841.00		2,282,061.00			
Less: Values of any property being replaced								
Net values upon completion of project								
<b>NOTE:</b> The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d). Total 8,033,682								
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 Tamara Comy				Title Corporate Controller			Date signed (month, day, year) April 24, 2019	