

# CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

## Memorandum

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

**From:** Dana Monson, Community Development Specialist

**Date:** March 9, 2021

**Re:** Cases C 2021-02: B2S Life Sciences (2020-05)

### Summary:

1. On February 3, 2020, the Franklin Common Council passed Resolution No. 2020-05, approving a 7-year tax abatement with a 5% economic development fee on personal property for the real estate located at 97 E Monroe Street.
2. Actual and estimated benefits, as projected for 2020:

	Estimated on SB-1	Actual in 2020	Difference
Employees Retained	29	29	0
Salaries	\$2,028,000	\$2,049,021.39	\$21,021.39
New Employees	10	6	-4
Salaries	\$676,000	\$444,956.89	-\$231,043.11
Total Employees	39	35	-4
Total Salaries	\$2,704,000.00	\$2,472,956.89	-\$231,043.11
Average Hourly Wage	\$33.33	\$33.97	\$.64
Personal Property Improvements	\$882,845	\$961,412.49	\$78,567.49

3. B2s Life Sciences indicated they would add 10 employees. The company has 6 and working to bring the other four online. The hourly salaries are as estimated.
4. The personal property investment exceeds the SB-1 estimate.
5. The personal property abatement will expire in 2027 pay 2028 with final compliance in 2027.

Staff Recommendation: Approval

B2S Life Sciences  
97 E. Monroe Street  
Franklin, IN 46131

February 24, 2021

Mrs. Dana Monson, Community Development Specialist  
Dept. of Community Development  
70 E. Monroe Street  
Franklin, IN 46131

Re: Tax Abatement Compliance for B2S Life Sciences

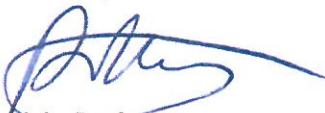
Dear Mrs. Monson:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with the real and personal property tax abatements which were granted to B2S Life Sciences in 2020 under Franklin Common Council Resolution No. 2020-05.

As can be seen from reviewing the enclosed documents, our company has been highly successful in (1) making the R & D equipment purchases which had been projected for the past year, and (2) creating the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved on February 3, 2020.

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

Sincerely,



Aleks Davis  
B2S Life Sciences

Enclosures



# COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R4 / 11-16)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

## PRIVACY NOTICE

This form contains information  
confidential pursuant to  
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

- 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 January 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 January 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	B2S Life Sciences		County Johnson					
Address of taxpayer (number and street, city, state, and ZIP code)	97 E. Monroe Street		DLGF taxing district number					
Name of contact person	Aleks Davis		Telephone number (317) 787-2213					
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY						
Name of designating body	City of Franklin Common Council	Resolution number	Estimated start date (month, day, year) 01/01/2020					
Location of property	97 E. Monroe Street		Actual start date (month, day, year) 01/01/2020					
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. R & D Equipment for lab use.			Estimated completion date (month, day, year) 12/31/2020					
			Actual completion date (month, day, year) 12/31/2020					
SECTION 3		EMPLOYEES AND SALARIES						
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL					
Current number of employees		29	35					
Salaries		2,028,000.00	2,472,956.89					
Number of employees retained		39	35					
Salaries		2,028,000.00	2,472,956.89					
Number of additional employees		10	6					
Salaries		676,000.00	444,956.89					
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			882,845.00	882,845.00				
Plus: Values of proposed project			882,845.00	882,845.00				
Less: Values of any property being replaced			882,845.00	882,845.00				
Net values upon completion of project			882,845.00	882,845.00				
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project			1,534,863.00	153,463.00				
Plus: Values of proposed project			961,412.49	961,412.49				
Less: Values of any property being replaced			0.00	0.00				
Net values upon completion of project			2,496,275.49	2,496,275.49				
<b>NOTE:</b> The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
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)						
	CEO	26 Feb 2021						

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)  
THAT WAS APPROVED AFTER JUNE 30, 1991.

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the County Assessor and the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the County Assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/> the property owner IS in substantial compliance <input type="checkbox"/> the property owner IS NOT in substantial compliance <input type="checkbox"/> other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see instruction 5 above)	
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



Invoice Num	Vendor Name	Memo/Description	Serial #	Amount
218866	Bio Tek Instruments, Inc.	U405TSUVSQ DEMO 405TS Seicet Sonic V QCLS	1205084	\$ 16,110.00
8479	BioSurplus	Agilent 1200 Series HPLC System with Computer	DE60555894	\$ 25,520.00
8479	BioSurplus	Luminex FlexMAP 3D Multiplexing System with Computer	FM3DD09194001	\$ 42,920.00
8479	BioSurplus	BioTek Synergy H1 Hybrid Multi-Mode Microplate Reader with Computer	8040534	\$ 20,300.00
8479	BioSurplus	Bio-Rad C1000 Touch Thermal Cycler	CT010201	\$ 2,900.00
INV0006053	Unchained Labs	Uncle Platform	Uncle-0405	\$ 126,375.00
46169	Molecular Devices LLC (ForteBio Inv)	Octet HTX	FB-70124	\$ 300,000.00
40080	Heritage Global Auctions	Automated Liquid Handling System Tecan Freedom EVO 150 2004	391	\$ 7,250.00
40080	Heritage Global Auctions	Micro Balance Sartorius ME5 Mag 5	24204793	\$ 4,800.00
40396	Heritage Global Auctions	Capillary Zone Electrophoresis System PA 800 Plus	A746031061	\$ 14,000.00
40396	Heritage Global Auctions	Stirling Laboratory Freezer SU780XLE	18061-11668	\$ 6,000.00
40396	Heritage Global Auctions	Thermo Fisher Laboratory Freezer TSX60086A	SN1118961301180520	\$ 7,500.00
40396	Heritage Global Auctions	Stirling Laboratory Freezer SU780XLE	18061-11673	\$ 6,000.00
40396	Heritage Global Auctions	Navios 6/2 Flow Cytometer Beckman Coulter A52101	AW38151	\$ 19,000.00
40396	Heritage Global Auctions	Thermo Fisher Scientific 75004241 Sorvall ST16 Centrifuge	41840166	\$ 3,100.00
40396	Heritage Global Auctions	Isotemp CO2 Direct Heat Incubator Thermo Fisher Scientific 3533	41812359	\$ 2,600.00
40396	Heritage Global Auctions	Balance Mettler Toledo XP105	1123452767	\$ 5,000.00
40396	Heritage Global Auctions	BioXp 3200 DNA Printer System Synthetic Genomics	BIOXP149	\$ 2,900.00
320985	Helmer Scientific	IUF 126 FRZ ULT I.S 26CF UPR PRM \$12,208.40 ea. + delivery/setup fee	2064929	\$ 12,208.40
320985	Helmer Scientific	IUF 126 FRZ ULT I.S 26CF UPR PRM \$12,208.40 ea. + delivery/setup fee	2064931	\$ 12,208.40
320985	Helmer Scientific	IUF 126 FRZ ULT I.S 26CF UPR PRM \$12,208.40 ea. + delivery/setup fee	2064930	\$ 12,208.40
30303349	Helmer Scientific	HLR245 REF LAB HSR 45CF, SCRATCH AND DENT	2043243	\$ 4,591.64
30303349	Helmer Scientific	ILR125 REF LAB I.S 25CF, SCRATCH AND DENT	2054915	\$ 5,043.74
30303349	Helmer Scientific	IUF126 FRZ ULT I.S 26CF UPR PRM	2057766	\$ 12,208.40
30303349	Helmer Scientific	IUF126 FRZ ULT I.S 26CF UPR PRM	2057767	\$ 12,208.40
30303349	Helmer Scientific	IUF126 FRZ ULT I.S 26CF UPR PRM	2057765	\$ 12,208.40
30303349	Helmer Scientific	HLF 125 FRZ LAB HSR 25CF	2058521	\$ 5,488.45
30303349	Helmer Scientific	HLF 125 FRZ LAB HSR 25CF	2058520	\$ 5,488.45
30303349	Helmer Scientific	HPR256 REF PHARMACY HSR 56CF, SCRATCH AND DENT	2048437	\$ 4,591.64
SO# 11023755	Sciex (Delage Landen Financial)	PA800S Plus Pharmaceutical Analysis System	A746035095	\$ 82,811.22
335797	Helmer	ILF 125 -20 °C FreezerLAB I.S 25CF	2045334	\$ 7,618.44
335797	Helmer	iB256 4 °C Double Door Refrigerator	2063483	\$ 9,897.58
8089106566	VWR	CABINET BIOSAFETY STAND A2 115V10 IN	1911859768	\$ 8,767.09
246287	Biotech	Luminometer Reference Microplate	TE18-BT8323	\$ 3,637.00
			<b>QTR 1</b>	<b>\$ 823,460.65</b>
8089594067	VWR	Exhauster 115V Hepa-Carbon	2002902786	\$ 3,300.00
8089849156	VWR	CABINET BIOSAFETY STAND A2 115V10 IN	2003909318	\$ 8,854.32
8089857022	VWR	CO2 Resistant Shaker	J4CT81103005	\$ 2,849.44
343459	Helmer	iPR256 Refrigerator Pharmacy i. Series 56CF	2019950	\$ 3,798.51
12020132	Cytiva	AKTA pure 150 L W/ Accessories	2614351	\$ 25,997.17
12020132	Cytiva	AKTA pure 150 L W/ Accessories	2624318	\$ 25,997.17
			<b>QTR 2</b>	<b>\$ 70,796.61</b>
8801592990	VWR	CABINET BIOSAFETY STAND A2 115V10 IN	200695838	\$ 8,854.32
8802652621	VWR	Minimate EVO	Lot # FGF3976	\$ 3,998.92
			<b>QTR 3</b>	<b>\$ 12,853.24</b>
paid w/Amex	Beckman Coulter	Centrifuge - Avanti J-265 XPI Non-IVD - 50/60 Hz, 200/208/240V	JST20M001	\$ 30,649.87
paid w/Amex	Beckman Coulter	369691 JA17 fixed angle, 14 x 50mL rotor, DualLocking lid, 17,000 rpm, 39,800 x g	20U1749	\$ 4,292.12
260432	BioTek	Plate Washer - BioTek 405TSRVSQ	20111219	\$ 19,360.00
			<b>QTR 4</b>	<b>\$ 54,301.99</b>

Expansion Investment Schedule

Mrs. Dana Monson, Community Development Specialist  
Dept. of Community Development  
70 E. Monroe Street  
Franklin, IN 46131

Attachment to Form CF-1 (Compliance with Statement of Benefits):  
Expansion Investment Schedule by Quarter

	Actual Amount of Equipment as of 12/31/20	Proposed Amount of Total Investment by 12/31/20 (From SB-1)	Actual Amount of Investment Added During Year (by Quarter)				Actual Total Amount of Investment as of 12/31/20	Difference Between Actual and Proposed Amount of Investment
			3/31/20	6/30/20	9/30/20	12/31/20		
Equipment:	\$ 961,412.49	\$882,845.00	\$823,460.65	\$70,796.61	\$12,853.24	\$54,301.99	\$961,412.49	\$78,567.49
Totals:								

**Job Creation or Retention Schedule**

Mrs. Dana Monson, Community Development Specialist  
 Dept. of Community Development  
 70 E. Monroe Street  
 Franklin, IN 46131

*Attachment to Form CF-1 (Compliance with Statement of Benefits):  
 Job Creation Schedule by Quarter*

Actual Number of Employees as of 12/20/19	Proposed Total Number of Employees by 12/20/19 (From SB-1)	Actual Number of Employees Added During Year (by Quarter)	Actual Number of Employees Added 3/31/20	6/30/20	9/30/20	12/31/20	Actual Total Number of Employees in 2020.	Difference Between Actual and Proposed Number of Employees
29	39	34	38	37	37	37	46	7