



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City of Franklin Economic Development Commission
From: Dana Monson, Community Development Specialist
Date: March 8, 2022
Re: Case C 2022-13: Core Five (Formerly GDI Holdings) (Res. 20-04)

Summary:

1. On March 2nd, 2020, the Franklin Common Council passed Resolution No. 2020-04, approving a 10-year tax abatement on \$18,000,000 in real property with a 2% Economic Development Fee, for GDI Holdings located at SR 44 and Forest Road.

2. Actual and estimated benefits, as projected for 2021:

	Estimated on SB-1	Actual in 2021	Difference
Employees Retained	NA	NA	NA
Salaries	NA	NA	NA
New Employees	NA	NA	NA
Salaries	NA	NA	NA
Total Employees	NA	NA	NA
Total Salaries	NA	NA	NA
Average Hourly Salaries	NA	NA	NA
Real Property Improvements	\$18,000,000	\$32,500,000	\$14,500,000

3. GDI had stated on their SB-1 form that construction would begin in 2020. However, due to the pandemic and uncertainty in the market, the project was delayed. GDI has informed the Planning Department they will begin construction in March 2021 and have submitted all plans required. GDI has stated that the market is rebounding and while construction materials are in high demand, they do feel this will be a very successful project. The project is substantially completed in 2022 and is actively being marketed after purchase by Core Five.

4. The real property investment is \$32,500,000, above the estimate of \$18,000,000.

5. The real property tax abatement is scheduled to expire in tax year 2032 payable 2033. The final compliance review will take place in 2032.

Staff Recommendation: Approval

February 24, 2021

CORE5 Industrial Partners
1230 Peachtree St. NE, Ste. 3560
Atlanta, GA 30309

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

Re: Tax Abatement Compliance for **I-65 South Logistics**


Dear Mrs. Monson:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with the real property tax abatement which was granted to **GDI Holdings LLC (building site purchased by CORE5 Industrial Partners)** in **2020** under **Franklin Common Council Resolution No. 2020-02 (ERA), 2020-03 (ERA Confirmatory), and 2020-04 (Tax Abatement)**.

As can be seen from reviewing the enclosed documents, our company has met or exceeded the capital investments which had been projected for this year, and continues to make investments toward building completion which had been proposed in the Statement of Benefits (Form SB-1) which was approved on **March 2, 2020**. Please note on the associated SB-1 that no jobs were committed to at the time as this building is constructed as a speculative building. We continue to make investments toward completion and the marketing of this building to an appropriate occupier.

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

Sincerely,

DocuSigned by:

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Doug Armbruster, Senior VP and Managing Director
CORE5 Industrial Partners

Enclosures

New Building Investment Schedule

CORE5 Industrial Partners
1230 Peachtree Street NE, Ste. 3560
Atlanta, GA 30309

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

Proposed	Actual Amount of Investment as of 12/31/21	Proposed Amount of Total Investment by 12/31/21 (From SB-1)	Actual Amount of Investment Added During Year (by Quarter)				Actual Total Investment as of 12/31/21	Difference Between Amount of Actual and Investment
			3/31/21	6/30/21	9/30/21	12/31/21		
Buildings and Improvements:	\$32,500,000	\$18M-\$35M	\$8,125,000	\$8,125,000	\$8,125,000	\$8,125,000	\$32,500,000	\$0.00
Machinery and Equipment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals:	\$32,500,000	\$18M-\$35M	\$8,125,000	\$8,125,000	\$8,125,000	\$8,125,000	\$32,500,000	\$0.00



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 22 PAY 20 23

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 Core5 Industrial Partners (I-65 Indianapolis Logistics Center South LLC)	County Johnson	
Address of taxpayer (number and street, city, state, and ZIP code) 1230 Peachtree Street NE, Ste. 3560, Atlanta, GA 30309	DLGF taxing district number 18	
Name of contact person Doug Armbruster, VP and Managing Director	Telephone number (859) 287-3707	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body City of Franklin Common Council	Resolution number 2020-03	Estimated start date (month, day, year) 05/01/2020
Location of property SEC of SR 44 & CR525E, Franklin, IN	Actual start date (month, day, year) 02/01/2021	
Description of real property improvements New 950,000 sq. ft. bulk industrial building	Estimated completion date (month, day, year) 01/01/2021	
		Actual completion date (month, day, year) 04/01/2022 (estimated)
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	0	0
Salaries	0.00	0.00
Number of employees retained	0	0
Salaries	0.00	0.00
Number of additional employees	0	0
Salaries	0.00	0.00
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		89,000.00
Plus: Values of proposed project	18,000,000.00	
Less: Values of any property being replaced		
Net values upon completion of project	18,000,000.00	89,000.00
ACTUAL	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	32,500,000.00	
Less: Values of any property being replaced		
Net values upon completion of project	32,500,000.00	
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 Senior VP	Date signed (month, day, year) 2/24/2022

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