



# CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

## Memorandum

**To:** City of Franklin Economic Development Commission  
**From:** Dana Monson, Community Development Specialist  
**Date:** April 11, 2023  
**Re:** Case C 2023-09: G & H Wire (Res. 21-12)

### Summary:

1. On February 17<sup>th</sup>, 2021, the Franklin Common Council passed Resolution No. 2021-12 approving a 10-year tax abatement on \$1,165,000 in personal property with a 5% Economic Development Fee, for G & H Wire located at 40 Linville Way.

2. Actual and estimated benefits, as projected for 2022:

	Estimated on SB-1	Actual in 2022	Difference
Employees Retained	134	134	0
Salaries	\$6,382,688.00	\$8,106,946.00	\$1,724,257
New Employees	116	28	-88
Salaries	\$6,032,000	\$1,170,624	-\$4,861,376
Total Employees	250	162	-88
Total Salaries	\$12,414,688	\$9,277,569	-\$3,137,119
Average Hourly Salaries	\$23.87	\$27.53	\$3.66
Personal Property Improvements	\$1,165,000	\$1,553,142	\$388,142

3. G & H Wire moved into their building in December 2021. The company is continuing to ramp up and has hired 88 new employees as well as retaining all their employees from their previous location.

4. The personal property investment has exceeded their estimates by \$388,142.

5. The personal property tax abatement is scheduled to expire in tax year 2031 payable 2032. The final compliance review will take place in 2031.

**Staff Recommendation:** Approval

**Cover Letter**

G&H Wire Company  
40 Linville Way  
Franklin, IN 46131

March 24, 2023

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

Re: Tax Abatement Compliance for G&H Wire Company

Dear Mrs. Monson:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with the personal property tax abatements which were granted to G&H Wire Company in 2021 under Franklin Common Council Resolution No. 21-12.

As can be seen from reviewing the enclosed documents, our company has been successful in (1) making all of the capital investments which had been projected for the past year, and (2) beginning to create the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved on February 17, 2021. Our employment data is based on reports sent to the IEDC for annual compliance and is reflective of the company's status as of 12/31/2022. The company saw a dip in employment this year, but plans to continue to hire more employees and strives to reach the headcount goal.

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,

Michelle Patishall, CFO  
G&H Wire Company

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 <b>G&amp;H Wire Company</b>						County <b>Johnson</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>2900 Graham Rd. Suite D, Franklin, IN 46131</b>						DLGF taxing district number <b>009</b>		
Name of contact person <b>Michelle Patishall</b>						Telephone number <b>( 317 ) 346-6655</b>		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of designating body <b>City of Franklin, Common Council</b>					Resolution number <b>2021-12</b>		Estimated start date (month, day, year) <b>2021</b>	
Location of property <b>40 Linville Way Franklin, IN 46131</b>							Actual start date (month, day, year) <b>May 3, 2021</b>	
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 completion date (month, day, year) <b>2025</b>	
							Actual completion date (month, day, year)	
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES					AS ESTIMATED ON SB-1		ACTUAL	
Current number of employees							162	
Salaries							9,277,569.00	
Number of employees retained					134		134	
Salaries					6,382,688.00		8,106,945.00	
Number of additional employees					116		28	
Salaries					6,032,000.00		1,170,624.00	
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	955,000.00							
Plus: Values of proposed project							210,000.00	
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	1,315,059.00						238,083.00	
Less: Values of any property being replaced								
Net values upon completion of project								
<b>NOTE:</b> The <b>COST</b> 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  <div style="border: 1px solid black; padding: 2px; display: inline-block;">           DocuSigned by:  <b>Michelle Patishall</b>  <small>756CB5F5752B4AF...</small> </div>				Title <b>CFO</b>		Date signed (month, day, year) <b>3/24/2023</b>		

**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:

- ☐ the property owner **IS** in substantial compliance
- ☐ the property owner **IS NOT** in substantial compliance
- ☐ 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

- ☐ AM  
☐ PM

Date of hearing (month, day, year)

Location of hearing

**HEARING RESULTS (to be completed after the hearing)**

☐ Approved

☐ 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

**APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]**

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.

**Personal Property Listing**

<b><u>Item</u></b>	<b><u>Date</u></b>	<b><u>Cost</u></b>
Stand alone Mobile Unex Flow Cell Sections	1/1/2022	\$ 5,294.00
Square 2 Big Commerce	1/1/2022	\$ 157,717.50
Sonitrol Relocation and Installation	1/1/2022	\$ 36,956.78
Dell Power Edge R720XD Computer	1/18/2022	\$ 2,694.98
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Dell Latitude 3520 i5 Computer	1/20/2022	\$ 1,262.23
Telecommunication Cabling	1/31/2022	\$ 136,527.85
Racking	1/31/2022	\$ 31,951.21
Aluminum Adj Elastics Cart	1/31/2022	\$ 1,897.55
Slide Bucket Tables (3)	1/31/2022	\$ 4,305.00
Air Equipment-Silvent	1/31/2022	\$ 1,032.50
Air Piping Mechanical Installation	1/31/2022	\$ 77,710.88
Compressed Air Piping System	1/31/2022	\$ 49,559.35
Setra Super Count Counting Scale	2/18/2022	\$ 2,742.61
SurfacePro Bryant Ricker	3/3/2022	\$ 2,279.08
RPE Pretorque Press to Triple Force	3/18/2022	\$ 2,670.00
Indexer to Repair Cut Elastic Machine	4/12/2022	\$ 2,729.83
New Dok Loks-Genisys GRH700 Dok-Lok	4/14/2022	\$ 13,170.00
Sprint Sidepouch Bagger	4/20/2022	\$ 134,118.93
Heat Treat Fixture-RPE	5/19/2022	\$ 1,028.50
Fluidized Bath	6/7/2022	\$ 11,379.00
Pump for Pickling Room-Drive MFlex	6/15/2022	\$ 1,824.35
Force Gauge for Spings-Chatillon DFS2-002 Digital Force Guage	6/15/2022	\$ 1,943.98
Dell Computers (3) 3090 Micro i5, 8GB	7/7/2022	\$ 2,718.87
Windows Server 2019 (MSDN license)	8/31/2022	\$ 2,120.29
4 Cavity Tooling for New Retainer Case	9/1/2022	\$ 26,900.00
Drivable Power Stocker Life-MH	9/1/2022	\$ 14,235.84
Fluidized Bath	9/1/2022	\$ 9,698.75
Repair to Asset 5036	9/6/2022	\$ 2,716.68
Quench Tank 18x18x24	9/8/2022	\$ 4,921.76
CPU Board for Asset 5036	10/5/2022	\$ 1,119.23
Fluidized Bath	10/6/2022	\$ 9,605.75
Fluidized Bath	10/6/2022	\$ 9,605.75
Digital Trimmer TUNE	11/30/2022	\$ 41,740.00
Fluidized Bath	12/21/2022	\$ 9,620.50
Fluidized Bath	12/21/2022	\$ 9,620.50
Fluidized Bath	12/21/2022	\$ 9,620.50
Fluidized Bath	12/21/2022	\$ 9,620.50

**Expansion Investment Schedule**

G&H Wire Company  
40 Linville Way,  
Franklin, IN 46131

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

	Actual Amount of Investment as of 12/31/22	Proposed Amount of Total Investment by 12/31/22 (From SB-1)	3/31/22	6/30/22	9/30/22	12/31/22	Actual Amount of Investment Added During Year (by Quarter)	Actual Total Amount of Investment as of 12/31/22	Difference Between Actual and Proposed Amount of Investment
<b>Buildings and Improvements:</b>	\$4,255,375	\$4,000,000	\$232,907	\$0	\$8,814	\$13,653	\$13,653	\$4,255,375	+\$255,375
<b>Machinery and Equipment:</b>	\$1,553,142	\$955,000	\$517,296	\$166,195	\$63,312	\$100,553	\$100,553	\$1,553,142	+\$598,142
<b>Totals:</b>	\$5,808,517	\$4,955,000	\$750,203	\$166,195	\$72,126	\$114,206	\$114,206	\$5,808,517	+\$853,517

**Job Creation or Retention Schedule**

G&H Wire Company  
40 Linville Way  
Franklin, IN 46131

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

Actual Number of Employees as of 12/31/22	Proposed Total Number of Employees by 12/31/22 (From SB-1)	Actual Number of Employees Added During Year (by Quarter)	Actual Number of Employees Added 3/31/22	6/30/22	9/30/22	12/31/22	Actual Total Number of Employees as of 12/31/22	Difference Between Actual and Proposed Number of Employees
162	234	-7	-7	-8	-7	-7	162	-72