

## AGENDA RESERVATION REQUEST

### CITY OF FRANKLIN COMMON COUNCIL

Please type or print

<b>Date Submitted:</b>	March 11, 2025	<b>Meeting Date:</b>	March 17, 2025
<b>Contact Information:</b>			
<b>Requested by:</b>	Dana Monson		
<b>On Behalf of Organization or Individual:</b>		Airtomic	
<b>Telephone:</b>	317-736-3631		
<b>Email address:</b>	dmonson@franklin.in.gov		
<b>Mailing Address:</b>	70 E. Monroe St., Franklin, IN 46131		
<b>Describe Request:</b>			
ERA Declaratory Request			
<b>List Supporting Documentation Provided:</b>			
City Council Memo			
Staff Report EDC Case 2025-01			
Resolution 2025-04: ERA Declaratory			
<b>Who will present the request?</b>			
<b>Name:</b>	Dana Monson	<b>Telephone:</b>	317-736-3631

*The Franklin City Council meets on the 1st and 3rd Monday of each month at 6:00 p.m. in the Council Chambers of City Hall located at 70 E. Monroe Street. In order for an individual and/or agency to be considered for new business on the agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 12:00 p.m. on the Wednesday before the meeting.*



## CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

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# Memorandum

**To:** City Council, Mayor Barnett, Lynn Gray  
**From:** Dana Monson  
**Date:** March 17, 2025  
**Re:** EDC 2025-01: Airtomic ERA and Tax Abatement Request

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The City of Franklin Economic Development Commission (EDC) reviewed and acted on a request for an Economic Revitalization Area designation and a real and personal property tax abatement from Airtomic at a meeting held on March 11, 2025. The Commission voted to forward a favorable recommendation to the City Council for approval of an ERA designation and a seven-year real property tax abatement as well as a five-year personal property abatement.

Today we request approval of the Declaratory Resolution to create an ERA at 75 Linville Way and permission to advertise for the Confirmatory Vote at the April 21, 2025 meeting.

Attached to this memo are:

1. Case EDC 2025-01 Staff Report
2. Application and requested forms
3. Resolution 2025-04: Declaratory resolution for ERA designation

If you have any questions regarding this request, please contact me directly at 346-1254.



## CITY OF FRANKLIN

DEPARTMENT OF COMMUNITY DEVELOPMENT

# Staff Report

**To:** Economic Development Commission Members  
**From:** Dana Monson, Community Development Specialist  
**Date:** March 11, 2025  
**Re:** Case EDC 2025-01 – Airtomic

**Case EDC 2025-01 – Airtomic:** A request for a 10-year tax abatement on \$2,000,000 in real property and a 10-year abatement on \$1,000,000 in personal property capital investment.

**Location:** 75 Linville Way – 41-08-002-043-005.000-009



### Summary:

- Characteristics of this location:  
The company purchased the lot in 2018 and built the original 30,000 sf facility. The company has quickly grown and is now in need of additional space.
- Characteristics of this petitioner:  
“Sargent Aerospace & Defense meets the complex, high-performance requirements of our customers by working within well-defined OEM and after-market specialty areas that directly contribute to the safe operation of countless commercial and military aircraft and rotorcraft, submarines, and land-based vehicles.” Founded in 1920, Sargent Aerospace & Defense is a premier global supplier of precision-engineered customized components as well as flight-critical aftermarket aviation services. Leveraging 90 years of expertise, Sargent directly contributes to the safe operation of countless commercial and military aircraft and rotorcraft, submarines, and land-based vehicles.

Sargent's continuing investment in people, assets, technology, and process quality ensures excellence and is integral to the company's commitment to customers and their end-users.

Today, Sargent performs critical functions on a variety of commercial and military aircraft, submarines, and land-based vehicles in operation worldwide, and our customer base includes some of the best-known names in aerospace and defense for both the OEM and MRO marketplaces.

3. Characteristics of this project:

Sargent Aerospace & Defense is planning to design and build an additional 20,000 sf for their continued growth. The company will hire an additional 27 people at an average wage of \$30-\$35 an hour.

4. Economic Revitalization Area (ERA):

This property has been previously designated an ERA through City Council Resolutions 2012-04 and 2012-05. However, this designation expired in 2012 and a new ERA will need to be executed.

5. ERA & Tax Abatements Findings (Real Property):

Indiana Code Section 6-1.1-12.1-3 states that the following findings must be made when considering an ERA designation and the granting of a tax abatement for real property:

- a. Whether the estimate of the value of the development or rehabilitation is reasonable for projects of that nature;
- b. Whether the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;
- c. Whether the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;
- d. Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation; and
- e. Whether the totality of the benefits is sufficient to justify the tax abatement.

6. ERA & Tax Abatements Findings (Personal Property):

Indiana Code Section 6-1.1-12.1-4.5 states that the following findings must be made when considering an ERA designation and the granting of tax abatement for personal property:

- a. Whether the estimate of the cost of new manufacturing equipment is reasonable for equipment of that type;
- b. Whether the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the instillation of new manufacturing equipment;

- c. Whether the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the new manufacturing equipment;
  - d. Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the installation of the new manufacturing equipment; and
  - e. Whether the totality of the benefits is sufficient to justify the tax abatement.
7. City of Franklin "Tax Abatement Policy" criteria:  
 The "Tax Abatement Policy" section of the *City of Franklin Community Investment Incentives Summary* states that the Economic Development Commission shall use certain criteria when considering a request for tax abatement. A comparison of those criteria and this request follows:
- a. *Diversification of Local Occupations:* This project will add an additional 27 jobs with wages significantly higher than the current county average wage of \$22.00 an hour. These wages are \$30-\$35 an hour.
  - b. *Diversification of Local Employment:* These are highly skilled jobs requiring specialized training which Airtomic will provide.
  - c. *Increase in Local Salaries:* These wages are significantly higher than the current average wage of \$22.00 an hour.
  - d. *Sustainable Land Use:* The petitioner proposes to make this investment in a lot created with the assistance of the Franklin Redevelopment Commission in the Franklin Business Park on Linville Way.
  - e. *Future Community Investment:* The applicant should share with the EDC their plans for future community investment. The company has indicated on its application that they are not agreeable to the economic development fee. Abatements granted at the 10-year length are traditionally reserved for companies that are agreeable to the economic development fee. This should be discussed further with the Economic Development Commission members.
  - f. *Conformance with the Comprehensive Plan:* The Comprehensive Plan - Land Use Map identifies this property as a Light Industrial Area. Light industrial areas include a variety of employment and production facilities. Uses in this area may include warehouses, distribution centers, assembly facilities, technology centers, research and manufacturing facilities, and professional offices. Light industrial areas are distinguished from manufacturing areas in that manufacturing areas focus on the manipulation of unfinished products and raw materials. Light Industrial facilities generally do not produce emissions of light, heat, sound, vibration, or odor and are completely contained within buildings. Some limited outdoor storage of finished products may occur. Light Industrial areas may also include facilities which are complimentary to their role as employment centers.

The property is zoned IL, Industrial: Light. The "IL," Industrial: Light zoning district is intended to provide locations for light production, assembly, warehousing, research and development facilities, and similar land uses. This district is intended to accommodate only industrial uses that

are completely contained within structures and do not involve the outdoor storage of materials or the release of potential environmental pollutants. This district should be used to support the industrial retention and expansion in Franklin.

8. Tax Abatement Duration:

The *City of Franklin Community Investment Incentives Summary* provides that longer periods of abatement on real and personal property may be considered for requests of an exceptional nature. The Summary states that development examples of an exceptional nature include projects that:

- a. Create a new plant or product line for an existing manufacturer;
- b. Creates substantial employment opportunities with higher than average wages;
- c. Increase substantially property values and the city tax base with minimal impact on city services (police & fire protection, schools, utilities, infrastructure, etc.); and
- d. Utilize existing public infrastructure (sanitary & storm sewer, roads & streets, drainage facilities, and other utilities).

9. Requested Effective Year:

The petitioner has requested that, if approved, the tax abatement be effective for the first year of the full increased assessed value.

**Staff Comments:**

The Mayor is supportive of this abatement application based on the company's relationship with the city and the growth the company has had since the move to this location. The Mayor is supportive of a 7-year real property abatement and a 5-year personal property abatement based on the investment amount.





## CITY OF FRANKLIN

Community Development DEPARTMENT

### Tax Abatement Application

#### Organization/Corporation Requesting Tax Abatement

Organization/Corporation Name: Airtomic LLC.

Primary Contact Name: Kyle Brown (Project Manager)

Contact Address: 75 Linville Way

City: Franklin

State: IN

Zip: 46131

Phone Number: (317) 738-0148 x 7233

Email: kbrown@sargentaerospace.com

Three possible dates before the EDC

meeting to conduct a site visit: 3/5/25, 3/6/25, 3/7/25

Name of Owner: Roller Bearing Company of America Inc. (RBC)

Parent Company (If Applicable): RBC Bearing Inc.

#### Primary Contact for Yearly Compliance Reports

Name: Mike Callaway

Title: General Manager

Address: 75 Linville Way

City: Franklin

State: IN

Zip: 46131

Phone Number: (317) 738-0148 x 4468

Email: mcallaway@rbcbearings.com

#### Description of Project

Project Location/Address: 75 Linville Way (Lot 2- Linville Business Park)

Parcel Number: 41-08-02-043-005-009

Brief Description of Project:

Expand the existing 30,000sqft manufacturing facility for "Airtomic" by an additional 20,000sqft. This will support the continued growth the "Airtomic" business has seen over the past 5 years.

#### Current Assessed Value (AV) of the Property:

1. Land \$1,000,000

2. Building \$5,000,000

3. Inventory \$10,000,000

4. Equipment \$2,000,000

Have building permits been applied for (if applicable):

Yes

☒ No

Has equipment been installed (if applicable):

Yes

☒ No

#### Required Attachments:

☒ Completed SB-1 Form(s)

☒ Legal Description of the Property

☒ Company Financial Statement if requested

☒ Job and Wage Description Information Sheet

☒ Summary of Benefits (if applicable)

☒ Employment Phase-In Schedule

☒ Company Investment Timetable

☒ Compliance Affidavit

**Type of Abatement Requested**Real Property ☒Personal Property ☒Length of Abatement Requested: 10 YearsProject Size (square feet): 20,000Size of Site (acres): 5

Type of Building:

Multiple Tenants (leased) ☐Single Tenant (leased) ☐Owner Occupied ☒Corporate Headquarters ☐**Capital Investment**1. Real property capital investment only: \$2,000,0002. Personal property capital investment only: \$1,000,0003. Total capital investment for proposed project: \$3,000,000**Jobs Created and/or Retained**1. Estimated number of full time jobs created by the proposed project: 272. Estimated number of full time jobs retained as a direct result of the proposed project: 633. Total number of full time jobs upon project completion: 90**Wages Created and Retained**1. Average hourly wage rate for new jobs (w/o benefits): \$25-30/ hr2. Average hourly wage rate for jobs retained (w/o benefits): \$30-35/ hr

\*\*\*In addition to answering these questions, please fill out the Job and Wage Description for Tax Abatement Application information sheet and submit it with the application as an attachment.

Please explain why the abatement incentive is necessary to the project: Attach additional sheets as necessary.

**Company Information**

How long has the company been in existence?: Founded in 2004, in Franklin since 2006

Current address of company headquarters and duration at that address: One Tribology Center, Oxford CT 06478

Approximate percentage of employees at current location who live in the City of Franklin and/or Johnson County:

65%

Have you ever received tax abatement at your current location? ☒ Yes ☐ No

If yes, when and for what term? 2019 (10yr)

What specifically has the company done

to give back to the community: Work directly with small local businesses included Hobson Tool and Machine as well as 3D Innovative supporting the growth of their business

While acting as a strong advocate for using economic incentives to help applicants expand and/or locate in the community, the City of Franklin also strives to enrich the quality of life for its citizens. To that end, the City embraces the use of voluntary economic development fees as allowed under Indiana law (IC 6-1.1-12.1-14). These fees are directed by the City to local nonprofit organizations to bolster their economic development efforts. The fee can be applied on both real and personal property abatements. The fee is collected annually by the County Treasurer as a special assessment on the tax bill and is distributed by the City to the designated economic development nonprofit organization. Typically, 2% is charged on Real Property and 5% is charged on Personal Property. The fee is a percentage of the abatement received. For example, instead of receiving 100% abatement in the first year, the company receives a 95% abatement, with the 5% difference going to support local economic development. More information can be found on the City's website ([www.franklin.in.gov](http://www.franklin.in.gov)) under the Economic Development tab.

Is the company agreeable to the Economic Development Fee? Yes ☒ No

If yes, at what percent(s)? n/a



**JOB AND WAGE DESCRIPTION  
FOR TAX ABATEMENT APPLICATION**

Please provide the following job and wage earning information that is associated with this Tax Abatement Petition (*Please specify all wages in an hourly format without benefits*):

- (1) Company NAICS code: 334511.
- (2) The total number of jobs current at the site: 63, the number of those jobs that will be retained as a direct result of the proposed investment 63, and the number of new jobs which will be created as a direct result of the proposed investment 27.
- (3) The total number of full-time employees at the site: 90.
- (4) The total number of temporary and/or contract employees currently at the site: 0.
- (5) The average hourly wages for the new jobs: \$30/hr.
- (6) Will the new jobs being created begin as temporary and/or contract employees? Not Likely  
If yes, please provide an explanation of the typical transition process to full time:  
We have a dual recruiting process. Our HR manager prefers to find talent directly. However, we also partner with RHM staffing to help recruiting efforts. For professional/ exempt jobs, we do direct recruiting partnered with Elwood Staffing and Express Professionals.

(7) Number of new and/or retained jobs in:

- (a) Managerial/Professional Specialty Occ.: 9 Average Hourly Wage: \$50/hr
- (b) Technical/Sales/Admin. Support Occ.: 18 Average Hourly Wage: \$40/hr
- (c) Service Occ.: 18 Average Hourly Wage: \$28/hr
- (d) Precision Production/Craft/Repair Occ.: 4 Average Hourly Wage: \$35/hr
- (e) Operators/Fabricators/Laborers: 22 Average Hourly Wage: \$31/hr

Note: The total number of jobs specified above should correspond with the Statement of Benefits Form SB-1.

- (8) Attach detailed information on the types of benefits offered for new employees. A description of all possible bonuses and incentives should also be given if provided.

Company Investment Timetable

		Buildings	Equipment Type 1	Equipment Type 2	Equipment Type 3
Year of Abatement- 2025					
1st Quarter		\$50,000.00			
2nd Quarter		\$1,800,000.00			
3rd Quarter		\$150,000.00	\$200,000.00	\$200,000.00	\$200,000.00
4th Quarter					
Year of Abatement- 2026					
1st Quarter					
2nd Quarter					
3rd Quarter					
4th Quarter					
Year of Abatement- 2027					
1st Quarter					
2nd Quarter					
3rd Quarter					
4th Quarter					
Total:		\$2,000,000.00	\$200,000.00	\$200,000.00	\$200,000.00

Total
\$50,000.00
\$1,800,000.00
\$750,000.00
\$2,600,000.00

**EMPLOYMENT PHASE-IN SCHEDULE  
JOB CREATION/RETENTION TIMETABLE**

Year of Abatement (2025)	Bench Mechanics	Welders	Supply Chain	Customer Service	Total
1st Quarter	1	1	1	1	4
2nd Quarter					
3rd Quarter					
4th Quarter	1				1
Year of Abatement (2026)					
1st Quarter	1			1	2
2nd Quarter		1			1
3rd Quarter					
4th Quarter					
Year of Abatement (2027)					
1st Quarter			1		2
2nd Quarter	1				1
3rd Quarter		1			1
4th Quarter	1				1
<b>TOTAL</b>	<b>5</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>13</b>

**ENVIRONMENTAL, LAND USE, AND  
PERMITTING COMPLIANCE AFFIDAVIT**

I, ~~Robert Crawford~~, (representative) on behalf of ~~Sargent Aerospace & Defense, LLC~~ (company) represent that, except to the extent that the City of Franklin has been given written notice of any environmental, chemical, or waste hazards or violations prior to the date of this affidavit, the petition and project plan of ~~Sargent Aerospace & Defense, LLC~~ (company) does not contemplate, contain, nor anticipate:

- (1) any violation(s) of City of Franklin Municipal codes and/or ordinances;
- (2) any violation(s) of applicable zoning ordinances;
- (3) any violation(s) of site plan review and/or building permit requirements;
- (4) any violation(s) of federal or state laws, including but not limited to OSHA and ADA, and all other regulations regarding safety, land use, and access;
- (5) any violation(s) of federal or state laws, including but not limited to the creation, maintenance, utilization, control, handling, existence, and/or disposal of hazardous waste, chemicals, conditions, equipment, materials, entities, or components as defined under federal and/or state law.

Further, ~~Sargent Aerospace & Defense, LLC~~ (company) states that the construction and operation of the proposed facility will in no way result in any discharges which will result in interruptions, inconsistencies, or failures in the operation of the Franklin Wastewater Treatment facility. The petitioner understands that the violation of any element of this affidavit may result in the revocation of any tax abatements or other economic incentives which may have been granted by the City of Franklin.

  
Petitioner

2/28/2025  
Date

STATE OF Connecticut  
COUNTY OF New Haven

SS:

Subscribed and sworn to before me on this 28 Day of February, 2025.

My Commission Expires: \_\_\_\_\_

**STARLA TODD**  
**NOTARY PUBLIC**  
My Commission Expires:  
**SEPTEMBER 30, 2026**

  
Notary Public



# Indiana Tax Abatement Results

- Johnson County, FRANKLIN CITY FRANKLIN TWP
- Tax Rate (%): 2.8960
- Project Name: Airtomic

Real Property: \$2,000,000

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100	\$0	\$0	\$0	\$57,920	\$0	\$57,920	\$57,920
Year 2	85	\$8,688	\$0	\$8,688	\$57,920	\$0	\$57,920	\$49,232
Year 3	71	\$16,797	\$0	\$16,797	\$57,920	\$0	\$57,920	\$41,123
Year 4	57	\$24,906	\$0	\$24,906	\$57,920	\$0	\$57,920	\$33,014
Year 5	43	\$33,014	\$0	\$33,014	\$57,920	\$0	\$57,920	\$24,906
Year 6	29	\$41,123	\$0	\$41,123	\$57,920	\$0	\$57,920	\$16,797
Year 7	14	\$49,811	\$0	\$49,811	\$57,920	\$0	\$57,920	\$8,109
Totals		\$174,339	\$0	\$174,339	\$405,440	\$0	\$405,440	\$231,101





Personal Property: \$1,000,000

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100	\$0	\$0	\$0	\$11,584	\$0	\$11,584	\$11,584
Year 2	80	\$3,244	\$0	\$3,244	\$16,218	\$0	\$16,218	\$12,974
Year 3	60	\$4,865	\$0	\$4,865	\$12,163	\$0	\$12,163	\$7,298
Year 4	40	\$5,560	\$0	\$5,560	\$9,267	\$0	\$9,267	\$3,707
Year 5	20	\$6,950	\$0	\$6,950	\$8,688	\$0	\$8,688	\$1,738
Totals		\$20,620	\$0	\$20,620	\$57,920	\$0	\$57,920	\$37,300

**AIRTOOMIC**

20,000 Sf addition to facility

1 parcel of 5 acres

AV		Taxes Due	Abatement %	Taxes Paid	Current Assessed Value (Farmland): \$2,373,100
2024 Pay 2025	\$2,373,100	\$28,445.00	0%	\$28,445.00	\$28,445.00
2025 Pay 2026	\$4,373,100	\$57,920.00	100%	\$0.00	Year 1 \$28,445.00
2026 Pay 2027	\$4,373,100	\$57,920.00	85%	\$21,720.00	Year 2 \$28,445.00
2027 Pay 2028	\$4,373,100	\$57,920.00	71%	\$41,992.00	Year 3 \$28,445.00
2028 Pay 2029	\$4,373,100	\$57,920.00	57%	\$62,264.00	Year 4 \$28,445.00
2029 Pay 2030	\$4,373,100	\$57,920.00	43%	\$82,536.00	Year 5 \$28,445.00
2030 Pay 2031	\$4,373,100	\$57,920.00	29%	\$102,808.00	Year 6 \$28,445.00
2031 Pay 2032	\$4,373,100	\$57,920.00	14%	\$124,528.00	Year 7 \$28,445.00
2032 Pay 2033	\$4,373,100	\$57,920.00	0%	\$144,800.00	Year 8 \$28,445.00
2033 Pay 2034	\$4,373,100	\$57,920.00	0%	\$144,800.00	Year 9 \$28,445.00
2034 Pay 2035	\$4,373,100	\$57,920.00	0%	\$144,800.00	Year 10 \$28,445.00
				<b>\$870,248.00</b>	<b>\$284,450.00</b>
	Year 11	\$57,920.00	0%	\$144,800.00	Year 11 \$28,445.00
	Year 12	\$57,920.00	0%	\$144,800.00	Year 12 \$28,445.00
	Year 13	\$57,920.00	0%	\$144,800.00	Year 13 \$28,445.00
	Year 14	\$57,920.00	0%	\$144,800.00	Year 14 \$28,445.00
	Year 15	\$57,920.00	0%	\$144,800.00	Year 15 \$28,445.00
	Year 16	\$57,920.00	0%	\$144,800.00	Year 16 \$28,445.00
	Year 17	\$57,920.00	0%	\$144,800.00	Year 17 \$28,445.00
	Year 18	\$57,920.00	0%	\$144,800.00	Year 18 \$28,445.00
	Year 19	\$57,920.00	0%	\$144,800.00	Year 19 \$28,445.00
	Year 20	\$57,920.00	0%	\$144,800.00	Year 20 \$28,445.00
		Taxes PAID over 20 years:		<b>\$2,318,248.00</b>	<b>\$568,900.00</b> :Taxes PAID over 20 ye without any developm
				\$2,318,248.00	
				\$568,900.00	
				<b>Difference:</b>	<b>\$1,749,348.00</b>

**CITY OF FRANKLIN, INDIANA**

**RESOLUTION NUMBER 2025-04**

**A DECLARATORY RESOLUTION DESIGNATING AN ECONOMIC REVITALIZATION  
AREA FOR AIRTOMIC  
(EDC 2025-01)**

**WHEREAS**, Airtomic has submitted a Statement of Benefit and made application for an Economic Revitalization Area designation pursuant to IC 6-1.1-12.1, *et. seq.*, for the property located at 75 Linville Way, Parcel Number: 41-08-002-043-005.000-009 and,

**WHEREAS**, pursuant to IC 6-1.1-12.1, *et. seq.*, the Council may find that a particular area within the jurisdiction of the City is an Economic Revitalization Area and may by adoption of a resolution, declare such area to be an Economic Revitalization Area which resolution must be confirmed, modified, or rescinded; and

**WHEREAS**, pursuant to IC 6-1.1-12.1, *et. seq.*, the City of Franklin, Indiana (the “City”) by and through its Common Council, acting in its capacity as the fiscal body of the City and acting as the designating body identified in IC 6-1.1-12.1 *et. seq.*, the City has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the City to be an Economic Revitalization Area and to also abate the payment of personal property taxes within the Economic Revitalization Area; and

**WHEREAS**, the Franklin Economic Development Commission has on March 11, 2025 held a public meeting and considered the economic revitalization area designation and the real property tax abatement request of Airtomic, in a manner consistent with all applicable sections of the Indiana Code; and

**WHEREAS**, the Franklin Economic Development Commission made the findings required by IC 6-1.1-12.1 *et. seq.* and recommended that the property located at 75 Linville Way, Parcel Numbers: 41-08-002-043-005.000-009, and, more particularly described in Exhibit A, be designated as an economic revitalization area; and

**WHEREAS**, said property meets the criteria for designation as an Economic Revitalization Area pursuant to IC 6-1.1-12.1 *et. seq.*;

**NOW, THEREFORE BE IT RESOLVED** by the Common Council of the City of Franklin as follows:

**Section 1.** The Common Council has reviewed the Statement of Benefits and additional information submitted pursuant to IC 6-1.1-12.1 *et. seq.* and makes the following findings as to personal property:

- a. The estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature; and
- b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation; and
- c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonable expected to result from the proposed described redevelopment or rehabilitation; and

- d. Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation; and
- e. The totality of benefits is sufficient to justify the deduction.

**Section 2.** Based on these findings, the Common Council has determined that the purposes of IC 6-1.1-12.1 *et. seq.* are served by allowing the deduction, and the property described in Exhibit A is hereby declared to be an Economic Revitalization Area.

**Section 3.** A public hearing shall be held on the 21st day of April at 6:00 p.m. at the Franklin City Hall Council Chambers, 70 E. Monroe Street, Franklin, Indiana. The Council shall publish or cause to be published, pursuant to the provisions of IC 6-1.1-12.1 *et. seq.*, notice of the adoption and substance of this Resolution in accordance with IC 5-3-1, one time at least 10 days before the date of the public hearing on this matter, which notice shall state the date and time for the public hearing, that the Council will hear all remonstrance's and objections from interested persons at the public hearing, and that at the conclusion of the public hearing, the Council may take final action on the proposed designation determining whether the qualifications for an economic revitalization area have been met and confirm, modify, or rescind this Resolution. A copy of this Resolution, including a legal description of the property, will be filed with and shall be available for inspection in the office of the Johnson County Assessor.

**Section 4.** Said designation shall begin and be in full force and effect immediately upon adoption of the Confirming Resolution.

Introduced and Filed on the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

DULY PASSED on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the Common Council of the City of Franklin, Johnson County, Indiana, having been passed by a vote of \_\_\_\_\_ in Favor and \_\_\_\_\_ Opposed.

City of Franklin, Indiana, By its Common Council:

Voting Affirmative:

\_\_\_\_\_  
Kenneth Austin, President

\_\_\_\_\_  
Shawn Taylor, Vice-President

\_\_\_\_\_  
Irene Nalley

\_\_\_\_\_  
Todd Shuck

Voting Opposed:

\_\_\_\_\_  
Kenneth Austin, President

\_\_\_\_\_  
Shawn Taylor, Vice-President

\_\_\_\_\_  
Irene Nalley

\_\_\_\_\_  
Todd Shuck

\_\_\_\_\_  
Anne McGuinness

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Anne McGuinness

\_\_\_\_\_  
Josh Prine

\_\_\_\_\_  
Josh Prine

\_\_\_\_\_  
Jennifer Price

\_\_\_\_\_  
Jennifer Price

Attest:

\_\_\_\_\_  
Jan Jones  
City Clerk-Treasurer

Presented by me to the Mayor of the City of Franklin for his approval or veto pursuant to Indiana Code § 36-4-6-15, 16, this \_\_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock a.m./p.m.

\_\_\_\_\_  
Jan Jones,  
City Clerk-Treasurer

This ordinance having been passed by the legislative body and presented to me [Approved by me and duly adopted, pursuant to Indiana Code § 36-4-6-16(a)(1)] [Vetoed, pursuant to Indiana Code § 36-4-6-16(a)(2)], this \_\_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock a.m./p.m.

\_\_\_\_\_  
Stephen Barnett  
Mayor

Attest:

\_\_\_\_\_  
Jan Jones,  
City Clerk-Treasurer

Prepared by: Dana Monson, Community Development Specialist

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."

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Dana Monson  
Community Development Specialist



EXHIBIT A

75 Linville Way – 41-08-002-043-005.000-009

Lot Numbered 2 in Replat Lot 2 Linville Business Park Secondary Plat, an Addition in Johnson County, Indiana, as per plat thereof, recorded August 6, 2019 in Plat Cabinet E, Slide 395 A & B, as Instrument Number 2019-016861, in the Office of the Recorder of Johnson County, Indiana.