

**CITY OF FRANKLIN, INDIANA**

**RESOLUTION NUMBER 2025-06**

**A RESOLUTION GRANTING TAX ABATEMENT  
FOR AIRTOMIC**

**WHEREAS**, the Indiana General Assembly has enacted a statute, IC 6-1.1-12.1 (the “Act”) authorizing certain tax deductions of property taxes (as defined in the Act) attributable to redevelopment or rehabilitation activities in economic development areas; and

**WHEREAS**, Airtomic (the “Applicant”) has submitted a Statement of Benefits and made application for Real Property Tax Abatement pursuant to the Act; and

**WHEREAS**, the Franklin Economic Development Commission has on March 11, 2025, held a public meeting and considered the tax abatement request of Airtomic (75 Linville Way) Parcel: 41-08-002-043-005.000-009) and in a manner consistent with the applicable section of the Indiana Code;

**WHEREAS**, the Franklin Economic Development Commission has made the findings required by IC 6-1.1-12.1-3 and IC 6-1.1-12.1-4.5 and recommended that Airtomic receive a seven (7) year tax abatement on real property for the real estate described as “Exhibit A” and described in the tax abatement request;

**WHEREAS**, a copy of the Statement of Benefits recommended for approval by the Franklin Economic Development Commission is attached hereto as “Exhibit B;”

**WHEREAS**, the said real estate as described in “Exhibit A” is located in an existing Economic Revitalization Area as approved by the City of Franklin Common Council with City Council Resolution Number 2025-04 and confirmed by Resolution Number 2025-05;

**WHEREAS**, the Common Council has received and reviewed “Exhibit B” with all attachments, and that such attachments are made a part hereof and incorporated herein, all of which together contain the necessary statements of benefits and description of the project, along with the recommendation of the Economic Development Commission for tax abatement for real property; and

**WHEREAS**, the Common Council has given careful consideration to the materials submitted and affirms the findings of the Franklin Economic Development Commission relative to the requirements of IC 6-1.1-12.1-3 and IC 6-1.1-12.1-4.5.

**NOW THEREFORE BE IT RESOLVED THAT:**

- 1) The abatement of real property tax shall extend for a period of 7 years pursuant to the deduction schedule set forth in Exhibit C.
- 2) Airtomic shall be required to provide the City of Franklin with information showing the extent to which there has been compliance with the statement of benefits submitted in their request for tax abatement within sixty (60) days after the end of each year in which the deduction is applicable,

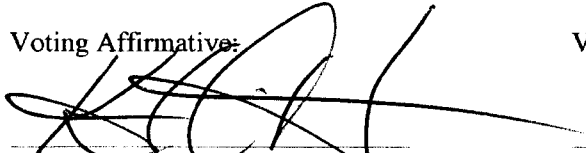
as required by IC 6-1.1-12.1-5.1.

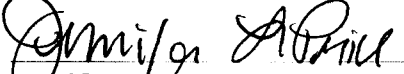
- 3) A copy of this resolution and a description of the affected area will be available and can be inspected in the office of the Johnson County Assessor and the City Clerk/Treasurer.

**APPROVED** by the Common Council of the City of Franklin, Johnson County, Indiana, this 21 day of April, 2025

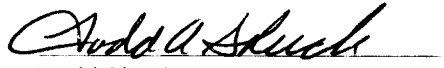
**City of Franklin, Indiana, By its Common Council:**


Voting Affirmative:

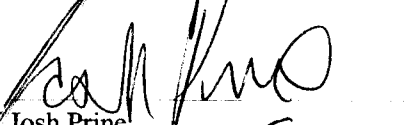
  
Kenneth Austin, Council President


  
Jennifer Price

  
Irene Nalley

  
Todd Shuck

  
Anne McGuinness

  
Josh Prine

  
Shawn Taylor

Voting Opposed:

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

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

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

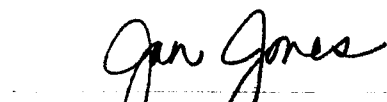
\_\_\_\_\_  
Todd Shuck

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Anne McGuinness

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Josh Prine

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Shawn Taylor


Attest:

  
Jan Jones, City Clerk-Treasurer

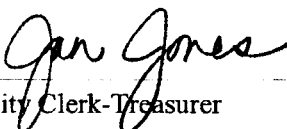
Presented by me to the Mayor of the City of Franklin for his approval or veto pursuant to Indiana Code § 36-4-6-15, 16, this 21 day of April, 2025 at 6:30 o'clock a.m.(p.m.)

  
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 21 day of April, 2025 at 6:30 o'clock a.m.(p.m.)

  
Steve 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."

  
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.**



# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R2 11-07)

Prescribed by the Department of Local Government Finance

20 PAY20

FORM SB-1 / Real Property

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

## INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, BEFORE a deduction may be approved.
- To obtain a deduction, application Form 322 ERA/RE or Form 322 ERANBD, whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [JC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(f)]
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

<b>SECTION 1</b> Name of taxpayer <b>Airtomic LLC.</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>75 Linville Way, Franklin IN 46131</b>					
Name of contact person <b>Mike Callaway (General Manager)</b>			Telephone number <b>(317) 738-0148 x 4468</b>	E-mail address <b>mcallaway@rbcbearings.com</b>	
<b>SECTION 2</b> Name of designating body <b>Airtomic LLC.</b>					
Location of property <b>75 Linville Way, Lot 2- Linville Business Park</b>			County: <b>Johnson</b>	Resolution number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Expand existing 30,000sqft manufacturing facility by 20,000sqft to support business growth.</b>			DLGF taxing district number		
			Estimated start date (month, day, year) <b>March 10<sup>th</sup>, 2025</b>		
			Estimated completion date (month, day, year) <b>August 29<sup>th</sup>, 2025</b>		
Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<b>SECTION 3</b> NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.					
		<b>REAL ESTATE IMPROVEMENTS</b>			
		<b>COST</b>		<b>ASSESSED VALUE</b>	
Current values					
Plus estimated values of proposed project		<b>\$2,000,000</b>			
Less values of any property being replaced					
Net estimated values upon completion of project		<b>\$2,000,000</b>			
Estimated solid waste converted (pounds) <b>n/a</b>		Estimated hazardous waste converted (pounds) <b>n/a</b>			
Other benefits					
<b>SECTION 4</b> I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year)	

**FOR USE OF THE DESIGNATING BODY**

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
- |  |                              |                             |
|--|------------------------------|-----------------------------|
| 1. Redevelopment or rehabilitation of real estate improvements | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Residentially distressed areas                              | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Occupancy of a vacant building                              | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
- C. The amount of the deduction applicable is limited to \$\_\_\_\_\_.
- D. Other limitations or conditions (specify), \_\_\_\_\_.
- E. The deduction is allowed for \_\_\_\_\_ years\* (see below).

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ( )	Date signed (month, day, year)
Attested by (signature and title of attester)	Designated body	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
  2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed two (2) years.

## **EXHIBIT C**

### **Personal Property Schedule**

**Resolution 2025-07**

**Airtomic**

<b>Year</b>	<b>Abatement</b>
1	100%
2	80%
3	60%
4	40%
5	20%

### **Real Property Schedule**

**Resolution 2025-06**

<b>Year</b>	<b>Abatement</b>
1	100%
2	85%
3	71%
4	57%
5	43%
6	29%
7	14%