



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

Memorandum

To: City of Franklin Economic Development Commission
From: Krista Linke, Director of Planning & Economic Development
Date: March 8, 2012
Re: Case C 2012-16: BCC Products

Summary:

1. On December 10th, 2007, the Franklin Common Council passed Resolution No. 2007-15, approving a 10-year tax abatement on real property for BCC Products, located at 2140 Earlywood Drive.
2. Actual and estimated benefits, as projected for 2011:

	Estimated on SB-1	Actual in 2011	Difference
Employees Retained	15	15	0
Salaries	\$532,900	\$608,820	\$75,920
New Employees	3	1	-2
Salaries	\$166,400	\$30,090	-\$136,310
Total Salaries	\$699,300	\$638,910	-\$60,390
Average Hourly Salaries	\$18.68	\$19.20	\$0.52
Real Property Improvements	\$800,000	\$877,737	\$77,737

3. The company has met their estimate provided on the SB-1 Form for Real Property.
4. The company has met their estimate for the number of employees retained. Average hourly salaries have exceeded their estimate.
5. For tax year 2009 pay 2010 the company reported 15 employees retained and 3 new employees. Total salaries were \$717,906. For tax year 2010 pay 2011 the company reported 15 employees retained and no new employees. Their salaries were \$719,699. The company added back one employee in 2011.
6. The real property tax abatement is scheduled to expire in tax year 2017 payable 2018. The final compliance review will take place in 2018.

Staff Recommendation:

Approval

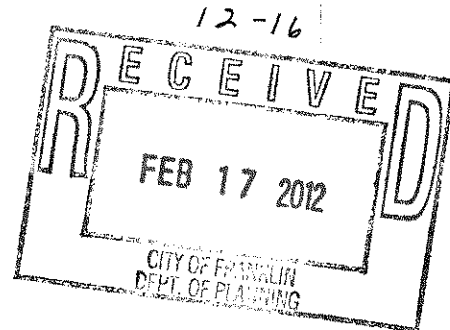


BCC PRODUCTS, INC.

BLEHM PLASTICS

FAST CAST - EPOXIES - ADHESIVES - POLYSULFIDES - URETHANES - POLYESTER PASTES - TOOLING BOARDS - RELEASE AGENTS - SILICONES

BCC Products, Inc.
etc



February 17, 2012

City of Franklin
Attn: Krista Linke, AICP
70 East Monroe Street
Franklin, IN 46131

Re: 2011 Tax Abatement Compliance Reporting

Dear Ms. Linke,

Enclosed please find Form CF-1/RE and CF-1/PP (Compliance with Statement of Benefits) regarding compliance with the personal property and real property tax abatements which were granted to BCC Products, Inc. under Franklin Common Council Resolution 07-07 and 07-15, respectively.

As of December 31, 2009 the expansion was complete with the building expansion and equipment purchases (in excess of the amounts stated on the SB-1) in place and in use. During 2011, \$64,000 was invested in new production equipment and \$11,000 invested in office equipment. This equipment, though not related to the abatement, reflects a more positive business environment.

In the employee area, I was able to add one employee over the year end 2010 staffing levels. At the end of 2011 I had two more production employees and one less person in the office for a net gain of one and a total of 16. I am hopeful that an improving economy will allow me to again increase my production department in 2012.

As I stated in this letter last year, please note on the Real Property CF-1 that the Section 4 difference of \$921,300 between the beginning (\$1,674,700) and ending (\$753,400) assessed value is made up of three values. The first is an increase of \$166,500 in the land value. The second is an increase of \$6,000 in the value of improvements prior to the expansion. The third, reflecting the revised 2009 assessment on the existing building and expansion in the amount of \$748,800. The actual abatement granted is on assessed valuation of \$700,000.

I would be happy to answer any questions you might have regarding the enclosed facts and figures. Please contact me at 736-4090 at your convenience.

Sincerely,

Roger Brunette, Jr., President
BCC Products, Inc

2140 Earlywood Drive, P.O. Box 327, Franklin, IN 46131
Ph (317) 736-4090 Fax (317) 736-4872
Web: www.bccproducts.com & www.blehmplastics.com

**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

20 11 PAY 20 12

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).

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:

1. This form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))
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 (SB-1 / Real Property).
3. This form must accompany the initial deduction application that is filed with the County Auditor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must file an updated form with the County Auditor and the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1)
5. The updated form must be filed annually by May 15, or by the due date for the real property owner's personal property return that is filed in the township where the project is located, whichever is later. (IC 6-1.1-12.1-5.1 (b))
6. With the approval of the Designating Body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1 / Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer BCC Products, Inc./RDB Holdings, LLC			
Address of taxpayer (number and street, city, state, and ZIP code) Post Office Box 327			
Name of contact person Roger Brunette, Jr.		Telephone number (317) 736-4090	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Common Council of the City of Franklin, IN		Resolution number 07-15	
Location of property 2140 Earlywood Drive, Franklin, IN 46131		County Johnson	DLGF taxing district number
Description of real property improvements: 19,200 SQ Feet Added to Warehouse and Manufacturing Area Using Steel and Masonry Block Exterior		Estimated starting date (month, day, year) 12/01/2007 Estimated completion date (month, day, year) 05/31/2008	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		15	15
Salaries		532,900.00	608,820.00
Number of employees retained		15	15
Salaries		532,900.00	608,820.00
Number of additional employees		3	1
Salaries		166,400.00	30,090.00
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project	1,316,828.00	753,400.00	
Plus: Values of proposed project	800,000.00		
Less: Values of any property being replaced			
Net values upon completion of project	2,116,828.00	753,400.00	
ACTUAL	COST	ASSESSED VALUE	
Values before project	1,316,828.00	753,400.00	
Plus: Values of proposed project	877,737.00		
Less: Values of any property being replaced			
Net values upon completion of project	2,194,565.00	1,674,700.00	
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		N/A	
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 <i>Roger Brunette, Jr.</i>		Title <i>President</i>	Date signed (month, day, year) <i>2/17/12</i>

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REAL ESTATE IMPROVEMENTS**

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