AGENDA RESERVATION REQUEST

CITY OF FRANKLIN COMMON COUNCIL

Please type or print

	ubmitted:	03/14/13	Meetin	g Date:	03/18/13
Contac	t Informatio	on:			
Reques	ted by:	Krista Linke			
			1		
On Beh	alf of Orga	nization or Individual:	Heartland M	achine/C	One Amigo Realty
Telepho	one:	317-736-3631			
-	ddress:	klinke@franklin.in.gov			
	Address:	70 E. Monroe St., Fran	nklin, IN 4613	B1	
		.h	**************************************		
Describ	e Request:				
	•	Part Section 2015 Control of the Con	r Heartland M	achine/∩	no Amigo Poolty
	•	ranting Tax Abatement fo	r Heartland M	achine/O	ne Amigo Realty
Resoluti LLC	on 13-11: Gi	Part Section 2015 Control of the Con		achine/O	ne Amigo Realty
Resoluti LLC	on 13-11: Gi	ranting Tax Abatement fo		achine/O	ne Amigo Realty
Resoluti LLC	on 13-11: Gi	ranting Tax Abatement fo		achine/O	ne Amigo Realty
Resoluti LLC Resoluti	on 13-11: Gi	ranting Tax Abatement fo	3-11	achine/O	ne Amigo Realty
Resoluti LLC Resoluti	on 13-11: Go	ranting Tax Abatement fo	3-11	achine/O	ne Amigo Realty
Resoluti LLC Resoluti List Sup	on 13-11: Gron 13-13: Co	ranting Tax Abatement for 1	3-11	achine/O	ne Amigo Realty
Resoluti LLC Resoluti List Su Memora EDC 20	on 13-11: Gi on 13-13: Co oporting Do indum 13-05 Staff	ranting Tax Abatement for 1 onfirming Resolution for 1 ocumentation Provided Report Including Attachn	3-11	achine/O	ne Amigo Realty
Resoluti LLC Resoluti Memora EDC 20 Resoluti	on 13-11: Gi on 13-13: Co oporting Do indum 13-05 Staff	ranting Tax Abatement for 1	3-11	achine/O	ne Amigo Realty
Resoluti LLC Resoluti Memora EDC 20 Resoluti	on 13-11: Gron 13-13: Con 13-13: Con 13-13: Con 13-11, E	ranting Tax Abatement for 1 confirming Resolution for 1 commentation Provided Report Including Attachn xhibits A & B	3-11	achine/O	ne Amigo Realty
Resoluti LLC Resoluti Memora EDC 20 Resoluti Resoluti	on 13-11: Gron 13-13: Con 13-13:	ranting Tax Abatement for 1 confirming Resolution for 1 commentation Provided Report Including Attachn xhibits A & B	3-11 : nents		
Resoluti LLC Resoluti Memora EDC 20 Resoluti	on 13-11: Gron 13-13: Con 13-13:	ranting Tax Abatement for anting Resolution for 1 ocumentation Provided Report Including Attachn xhibits A & B ne request?	3-11	317-736	
Resoluti LLC Resoluti Memora EDC 20 Resoluti Resoluti	on 13-11: Gron 13-13: Con 13-13:	ranting Tax Abatement for 1 confirming Resolution for 1 commentation Provided Report Including Attachn xhibits A & B	3-11 : nents		

The Franklin City Council meets on the 1st and 3rd Monday of each month at 6:30 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, INDIANA

RESOLUTION NUMBER 2013-11

A RESOLUTION GRANTING TAX ABATEMENT FOR HEARTLAND MACHINE/ONE AMIGO REALTY (EDC 2013-05)

WHEREAS, the economic growth and development of the City of Franklin, Johnson County, Indiana is the primary goal of the community;

WHEREAS, the Franklin Economic Development Commission has on March 12th, 2013, held a public meeting and considered the tax abatement request of One Amigo Realty, LLC in a manner consistent with the City of Franklin Community Investment Incentives Summary and the applicable sections 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 recommends that One Amigo Realty, LLC receive a 10 year tax abatement on real property with a 2% Economic Development Fee 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, it appears that said real estate as described as Exhibit "A" is an area where the site is undesirable for or impossible of normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings and other factors which have impaired values or prevented normal development of or use of the property;

WHEREAS, the Common Council has received and reviewed Exhibit "B" with all attachments, and that such attachments are made a port hereof and incorporated herein, all 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 specifically including the following findings:

As to **real property** the following findings are made:

- 1) Whether the estimate of the value of the development or rehabilitation is reasonable for projects of that nature;
- 2) 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;
- 3) 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;

- 4) 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
- 5) Whether the totality of the benefits is sufficient to justify the tax abatement.

NOW THEREFORE BE IT RESOLVED THAT:

- (1) The abatement of real property tax for the property described as Exhibit "A" shall extend for a period of _____ years with a 2% Economic Development Fee, pursuant to the deduction schedule set forth in IC 6-1.1-12.1-3(e)(10).
- (2) One Amigo Realty, LLC 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, all as require 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 18th day of March, 2013.

City of Franklin, Indiana, by its Common Council:

Voting Affirmative:	Voting Opposed:
Stephen D. Barnett, Council President	Stephen D. Barnett, Council President
Joseph P. Abban	Joseph P. Abban
loseph R. Ault	Joseph R. Ault
Kenneth W. Austin	Kenneth W. Austin
Robert D. Henderson	Robert D. Henderson
Stephen D. Hougland	Stephen D. Hougland
Richard L. Wertz	Richard L. Wertz

Attest:	
Janet P. Alexander	<u> </u>
City Clerk-Treasurer	
Presented by me to the Mayo	or of the City of Franklin for his approval or veto pursuant to
Indiana Code § 36-4-6-15, 16, this 18 th	^h day of March, 2013, at 6:30 p.m.
	Janet P. Alexander City Clerk-Treasurer
This ordinance having been pa	assed by the legislative body and presented to me this [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 18 th day of Mai	rch, 2013, at 6:30 p.m.
	Joseph E. McGuinness
_	Mayor
R A.L A.	· · · · · · · · · · · · · · · · · · ·
Attest:	
Janet P. Alexander	
Janet P. Alexander	

real property contemplated by the tax abatement request reviewed and approved by Resolution Number 2013-11 and ratified and affirmed by this Resolution.

	2013, by the Common Council of the City of Franklin, Johnson vote of in Favor and Opposed.
City of Franklin, Indiana, By its Common Co	ouncil:
Voting Affirmative:	Voting Opposed:
Stephen D. Barnett, Council President	Stephen D. Barnett, Council President
Joseph P. Abban	Joseph P. Abban
Joseph R. Ault	Joseph R. Ault
Kenneth W. Austin	Kenneth W. Austin
Robert D. Henderson	Robert D. Henderson
Stephen D. Hougland	Stephen D. Hougland
Richard L. Wertz	Richard L. Wertz
Attest:	
Janet P. Alexander City Clerk-Treasurer	
Presented by me to the Mayor of Indiana Code § 36-4-6-15, 16, this 1^{st} day of	of the City of Franklin for his approval or veto pursuant to f April, 2013.
	Janet P. Alexander City Clerk-Treasurer

This ordinance having been passed by the legislative body and presented to me this [Approved by me and duly adopted, pursuant to Indiana Code \S 36-4-6-16(a)(1)] [Vetoed, pursuant to Indiana Code \S 36-4-6-16(a)(2)], this 1st day of April, 2013.

	Joseph E. McGuinness	
	Mayor	
Attest:		
Janet P. Alexander	-	
City Clerk-Treasurer		
APPROVED AS TO FORM:		
Lynnette Gray	-	
City Attorney		



Staff Report

To: **Economic Development Commission Members**

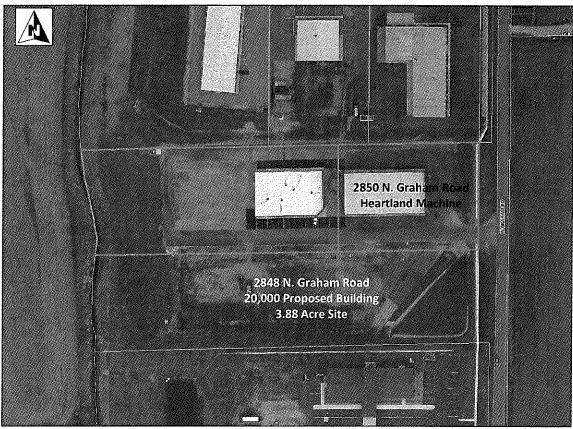
Krista Linke, Director From:

Date: March 4, 2013

Case EDC 2013-05 - Heartland Machine and Engineering LLC Re:

Case EDC 2013-05 - Heartland Machine and Engineering LLC: A request for a tax abatement on a 20,000 square foot building valued at \$800,000.

Location: 2848 Graham Road



Summary:

1. Characteristics of this location:

The Legal Description is: Lot 3 Replat of Block B Miller Flex Space Section Two. The property is a vacant lot located immediately south of Heartland Machine (2850 N. Graham Road). Originally platted to allow multiple buildings on one property, an address range of 2842-2848 N. Graham Road was assigned.

Characteristics of this petitioner:

Heartland Machine & Engineering (HME) provides machine tool sales, service, engineering, and applied automation. The HME team has the capability of supporting its customers with simple machinery installation to complex and fully automated manufacturing.

Heartland Machine does not currently have any active tax abatements with the City of Franklin.

2. Characteristics of this project:

Heartland Machine and Engineering is planning to build a 20,000 square foot building to support machine tool distribution. The building will provide office space for 6-8 employees, showroom facilities and warehousing for crated machines to be distributed.

3. Economic Revitalization Area (ERA):

This property has not been designated an ERA.

4. 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:
- 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.

5. City of Franklin "Tax Abatement Policy" criteria:

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: The total number of jobs at the current site is 18. With the proposed expansion, all 18 jobs will be retained and 7 new jobs will be added. The average

EDC Case # 2013-05 Page 2

hourly wage rate for jobs retained is \$28.85 (without benefits). The average hourly wage for new jobs is \$25.00 (without benefits). According to the U.S. Census Bureau, 2010 County Business Patterns, there were 12 industrial machinery and equipment merchant wholesalers in Johnson County in 2010.

- Diversification of Local Manufacturing Employment: According to www.stats.indiana.edu, there
 were 92 Merchant Wholesalers, Durable Goods Establishments and 725 jobs in Johnson County
 in the first quarter of 2012.
- c. Increase in Local Salaries: The average wage for all industries in Johnson County for the first quarter of 2012 was \$16.45. The average hourly wage in Johnson County for wholesale trade in the first quarter of 2012 was \$25.05 per hour. The average hourly wage in Johnson County for Merchant Wholesalers, Durable Goods, in the first quarter of 2012 was \$25.05.
- d. Sustainable Land Use: The petitioner proposes to build the new building on the empty lot next to their current location.
- e. Future Community Investment: The proposed new building will utilize a vacant industrial lot next to Heartland Machine's existing location.
- f. Conformance with the Comprehensive Plan: The Comprehensive Plan Future Land Use Plan, identifies this property as a Business Development Area. Business development areas are intended to serve as both the permanent home of small scale businesses and incubators of new local companies. Land uses in business development areas include manufacturing, light industrial operations, contractor's offices, and products suppliers. In many instances the types of businesses in these areas are those that have both commercial and industrial qualities. The business development areas provide these uses the ability to serve customers in a setting that allows outdoor storage and the operation of heavy equipment and machinery that often are involved.

The property is zoned IBD, Industrial: Business Development. The "IBD," Industrial: Business Development zoning district is intended to provide locations for small scale manufacturing, construction, production, and assembly uses, as well as other light industrial uses. This district is specifically intended to provide appropriate setbacks and standards for small-scale businesses, entrepreneurial operations, start-up businesses, and similar operations.

6. 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 which:

- a. Create a new plant or product line for an existing manufacturer;
- b. Creates substantial employment opportunities with higher than average wages;
- Increase substantially property values and the city tax base with minimal impact to 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).

EDC Case # 2013-05 Page 3

7. Tax Abatement Worksheet:

A copy of the Tax Abatement Worksheet from the *City of Franklin Community Investment Incentives*Summary is enclosed with the staff report. This document is recommended as an outline for considering and documenting these tax abatement requests for this meeting.

8. Requested Effective Year:

The abatement, if approved, would be effective for the tax year 2013, payable 2014.

Staff Comments:

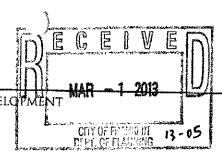
This is an existing Franklin company that is considering making further investment in the community. Their company growth will create an additional 7 jobs with average hourly wages similar to the Johnson County average in that industry sector.

EDC Case # 2013-05 Page 4



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT



Tax Abatement Application

Organization/Cor	poration Requesting	Tax Abatement				
Organization/Corp		artland Machine &			,	
Primary Contact N		11				· · · · · · · · · · · · · · · · · · ·
Contact Address:	2850 N Graham Road					
City: Franklin			State: IN		Zip:	46131
Phone Number:	(317) 346-0463		·		<i>Δ</i> (β.	40101
Email: Tom.Goin	@heartlandme.com		.M.L.	······································		
Three possible dat	es before the EDC					
meeting to conduc	:t a site visit:					
Name of Owner:	Tom Goin	A				
Parent Company (I	f Applicable):				· · · · · · · · · · · · · · · · · · ·	
Primary Contact fo	or Yearly Compliance	Reports				
Name: Tom Goin				······································		
Title: Owner						
Address: 2850 Gr	aham Road					
City: Franklin			State: IN		Zip:	46131
Phone Number:	(317) 346-0463		With the second			10101
Email: Tom.Goin@	heartlandme.com					
Description of Proje	ect ,					
Project Location/Ad	idress: 2880 Grahar	n Road, Franklin,	IN 46131	2842-6	848) N. G	iraham Rd
Parcel Number:	41-08-02-024-003.000-0				1676) / 1· C	innumpa
Brief Description of	Project:					·
Build a 20,000 sou	are ft. building to su	unnort machine	tool dietebuti	on This bu	Matter	
space for 6-8 empl	oyees, showroom f	acilities and w	rehousing for	crated mad	liaing will prov	ade office
		33111133 3113	storiodoling for	Grateu mac	timies to be di	stributed.
Current Assessed Va	lue (AV) of the Proper	rty:	······································		**************************************	
1. Land	\$92,600.00	•				
2. Building				· · · · · · · · · · · · · · · · · · ·	***************************************	
3. Inventory		f				
4. Equipment				······································		
	ts been applied for (if	applicable). V	'es O No O			
	installed (if applicable		es O No O			
. ,		,				
Required Attachmen	its:					
Completed SB-1			Summary of	Danofita lifa		
Z Legal Description	• /	į.				
Company Financi	, ,	i i	EmploymentCompany Inv			
****	scription Information	Sheet	Compliance A		erania	
				TO LINE SERVICE		

		Personal Pro	perty	
Project Details	•		اليسيا	
Project Size (square feet): 20,000		Size of Site (a	icres): 3.8	88
Type of Building:				
	Tenant (leased)	Owner Occup	oied☑	Corporate Headquarters
Capital Investment				_
 Real property capital investment 		00,000,00	****	
Personal property capital invest				
Total capital investment for pro	posed project: \$8	00,000,00		
Jobs Created and/or Retained				
 Estimated number of full time journal 	obs created by the p	proposed proje	ct: 7	
Estimated number of full time journal	obs retained as a dir	ect result of th	e proposed	project: 18
Total number of full time jobs u	pon project comple	tion:	25	West to prompter
Wages Created and Retained			****	
 Average hourly wage rate for ne 	w jobs (w/o benefit	s)	\$25.00	
Average hourly wage rate for jol	bs retained (w/o be	nefits)	\$28	25
***In addition to answering these quest	ions, please fill out	the Job and Wa	ge Descripti	on for Tax Ahatement
Application information sheet and subm	it it with the applica	ition as an atta	chment.	VII TO TOX ADDICTION
Please explain why the abatement incen	tive is necessary to	the project:		
The tax abatement from the city all	ows for our smal	l company to	Continue	to grow add now
obs, and continue to provide a ben	efit to the comm	unity	COHEHIUE	to grow, add new
How long has the company been in existe	ence? since 9/2010			
Current address of company headquarte	rs and duration at ti		2850 Grahan	n Road, Franklin, Indiana
Current address of company headquarte Since March, 2012	rs and duration at ti		2850 Grahan	n Road, Franklin, Indiana
Since March, 2012	rs and duration at ti	nat address:	2850 Grahar	n Road, Franklin, Indiana
Since March, 2012 Approximate percentage of employees at	rs and duration at ti	nat address:		n Road, Franklin, Indiana
Since March, 2012 Approximate percentage of employees at City of Franklin and/or Johnson County:	rs and duration at ti	nat address:	28%	n Road, Franklin, Indiana
Since March, 2012 Approximate percentage of employees at City of Franklin and/or Johnson County: Have you ever received tax abatement at	rs and duration at ti	nat address:		n Road, Franklin, Indiana
Approximate percentage of employees at City of Franklin and/or Johnson County: Have you ever received tax abatement at If yes, when and for what term?	rs and duration at ti current location w your current locatio	nat address: ho live in the on? Yes	28% No ①	
Approximate percentage of employees at City of Franklin and/or Johnson County: Have you ever received tax abatement at If yes, when and for what term? What specifically has the company done	rs and duration at the current location we your current location with about 19th 19th 19th 19th 19th 19th 19th 19t	nat address: ho live in the on? Yes ove average pa	28% No ①	of local businesses
Approximate percentage of employees at City of Franklin and/or Johnson County: Have you ever received tax abatement at If yes, when and for what term?	rs and duration at ti current location w your current locatio	nat address: ho live in the on? Yes ove average pa	28% No ①	of local businesses
Approximate percentage of employees at City of Franklin and/or Johnson County: Have you ever received tax abatement at If yes, when and for what term? What specifically has the company done o give back to the community:	rs and duration at the current location we your current location with at donations to charite	nat address: ho live in the on? Yes ove average paible organization	28% No y, promotion as and the loc	of local businesses, cal fool pantry
Approximate percentage of employees at City of Franklin and/or Johnson County: Have you ever received tax abatement at If yes, when and for what term? What specifically has the company done o give back to the community:	rs and duration at the current location we your current location with abdonations to charitage economic incentives	nat address: ho live in the on? Yes ove average pa ble organization	28% No y, promotion as and the loc	of local businesses, cal fool pantry
Approximate percentage of employees at City of Franklin and/or Johnson County: Have you ever received tax abatement at If yes, when and for what term? What specifically has the company done o give back to the community: While acting as a strong advocate for usin ommunity, the City of Franklin also strive	rs and duration at the current location we your current location with abdonations to charitate g economic incentives to enrich the qual	nat address: ho live in the on? Yes ove average pa ble organization res to help app ity of life for its	28% No y, promotion ns and the loo	of local businesses, cal fool pantry
Approximate percentage of employees at City of Franklin and/or Johnson County: Have you ever received tax abatement at If yes, when and for what term? What specifically has the company done o give back to the community: While acting as a strong advocate for usin ommunity, the City of Franklin also strive mbraces the use of voluntary economic of the community of the community.	rs and duration at the current location we your current location with abdonations to charitate geconomic incentives to enrich the qual development fees as	nat address: ho live in the on? Yes ove average pa ble organization res to help app ity of life for its	28% No (•) y, promotion ns and the loc licants expars s citizens. To	of local businesses, cal fool pantry and and/or locate in the that end, the City
Approximate percentage of employees at City of Franklin and/or Johnson County: Have you ever received tax abatement at If yes, when and for what term? What specifically has the company done or give back to the community: While acting as a strong advocate for using community, the City of Franklin also strives in the community of the see fees, paid by the applicant, are directived.	rs and duration at the current location we your current location with abdonations to charitate to enrich the qual development fees accted by the City to least to enrich the City to least to the country to least to the city to least to the city to least the city the city to least the city the city to least the city th	nat address: ho live in the on? Yes ove average pa ble organization res to help app ity of life for its s allowed unde	28% No y, promotion ns and the loc licants expar s citizens. To r Indiana law	of local businesses, cal fool pantry and and/or locate in the that end, the City of (IC 6-1.1-12.1-14).
Approximate percentage of employees at City of Franklin and/or Johnson County: Have you ever received tax abatement at If yes, when and for what term? What specifically has the company done o give back to the community: While acting as a strong advocate for usin ommunity, the City of Franklin also strive mbraces the use of voluntary economic of hese fees, paid by the applicant, are directionomic development efforts. The fee conomic development efforts.	rs and duration at the current location we your current location with abdonations to charitate to enrich the qualification be applied on bo	nat address: ho live in the on? Yes ove average pa ble organization res to help app ity of life for its s allowed unde ocal nonprofit th real and per	28% No (•) y, promotion as and the loc licants expar s citizens. To r Indiana law organizations	of local businesses, cal fool pantry ad and/or locate in the that end, the City (IC 6-1.1-12.1-14). It to bolster their
Approximate percentage of employees at City of Franklin and/or Johnson County: Have you ever received tax abatement at If yes, when and for what term? What specifically has the company done o give back to the community: While acting as a strong advocate for usin ommunity, the City of Franklin also strive mbraces the use of voluntary economic of these fees, paid by the applicant, are directly conomic development efforts. The fee conomic development efforts. The fee collected annually by the County Treasu	rs and duration at the current location we your current location with abdonations to charitate to enrich the qualitate location with a company to enrich the qualitate location with a company to enrich the qualitate location with an beapplied on borer as a special asset	nat address: ho live in the on? Yes ove average pa ble organization res to help app ity of life for its allowed unde ocal nonprofit th real and per ssment on the	28% No o y, promotion ns and the loc licants expar s citizens. To r Indiana law organizations sonal proper	of local businesses, cal fool pantry ad and/or locate in the that end, the City (IC 6-1.1-12.1-14). So to bolster their ty abatements. The fee so distributed by the City
Approximate percentage of employees at City of Franklin and/or Johnson County: Have you ever received tax abatement at If yes, when and for what term? What specifically has the company done or give back to the community: While acting as a strong advocate for using community, the City of Franklin also strives mbraces the use of voluntary economic chese fees, paid by the applicant, are directly contained to the county Treasure the designated economic development.	your current location w your current location job creation with abdonations to charita g economic incentives to enrich the qual development fees as coted by the City to be an be applied on bo rer as a special assenonprofit organization.	ho live in the on? Yes O ove average payble organization and the sallowed under the real and personent on the ion. Typically, 2	28% No (•) y, promotion ns and the loc licants expars citizens. To r Indiana law organizations sonal proper tax bill and i	of local businesses, cal fool pantry ad and/or locate in the that end, the City (IC 6-1.1-12.1-14). So to bolster their ty abatements. The fee is distributed by the City on Real Property and
Approximate percentage of employees at City of Franklin and/or Johnson County: Have you ever received tax abatement at If yes, when and for what term? What specifically has the company done o give back to the community: While acting as a strong advocate for usin ommunity, the City of Franklin also strive mbraces the use of voluntary economic of these fees, paid by the applicant, are directly conomic development efforts. The fee conomic development efforts. The fee collected annually by the County Treasu	your current location w your current location job creation with abdonations to charita g economic incentives to enrich the qual development fees as coted by the City to be an be applied on bo rer as a special assenonprofit organization.	ho live in the on? Yes O ove average payble organization and the sallowed under the real and personent on the ion. Typically, 2	28% No (•) y, promotion ns and the loc licants expars citizens. To r Indiana law organizations sonal proper tax bill and i	of local businesses, cal fool pantry ad and/or locate in the that end, the City (IC 6-1.1-12.1-14). So to bolster their ty abatements. The fee is distributed by the City don Real Property and
Approximate percentage of employees at City of Franklin and/or Johnson County: Have you ever received tax abatement at If yes, when and for what term? What specifically has the company done o give back to the community: While acting as a strong advocate for usin ommunity, the City of Franklin also strive mbraces the use of voluntary economic chese fees, paid by the applicant, are directly conditions and by the County Treasure of the designated economic development of the designated economic development of the designated on Personal Property. More	rs and duration at the current location we your current location with abdonations to charitate to enrich the qual development fees as a teed by the City to lean be applied on bo rer as a special assenonprofit organizatinformation can be	nat address: ho live in the on? Yes ove average pa ble organization res to help app ity of life for its callowed unde ocal nonprofit th real and per ssment on the ion. Typically, 2 found on the 0	28% No (•) y, promotion ns and the loc licants expars citizens. To r Indiana law organizations sonal proper tax bill and i	of local businesses, cal fool pantry Indicate and/or locate in the sthat end, the City of (IC 6-1.1-12.1-14). So to bolster their ty abatements. The fee is distributed by the City on Real Property and

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: 423830
(2)	The total number of jobs current at the site: 18 , the number of those jobs that will be retained as a direct result of the proposed investment 18 , and the number of new jobs which will be created as a direct result of the proposed investment 7 .
(3)	The total number of full-time employees at the site: 25
(4)	The total number of temporary and/or contract employees currently at the site:
(5)	The average hourly wages for the new jobs: \$25.00
(6)	Will the new jobs being created begin as temporary and/or contract employees? no If yes, please provide an explanation of the typical transition process to full time:
(7)	Number of new and/or retained jobs in:
	(a) Managerial/Professional Specialty Occ.: 2 Average Hourly Wage: \$25.00
	(b) Technical/Sales/Admin. Support Occ.: 3Average Hourly Wage: \$25.00
	(c) Service Occ.; 2 _Average Hourly Wage: \$25.00
	(d) Precision Production/Craft/Repair Occ.: 0 Average Hourly Wage:
	(e) Operators/Fabricators/Laborers: OAverage Hourly Wage:
	Note: The total number of jobs specified above should correspond with the Statement of Benefits Form SB-1.
	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.

EMPLOYMENT PHASE-IN SCHEDULE SAMPLE JOB CREATION/RETENTION TIMETABLE

Job Type 1	Job Type 2	Job Type 3	Job Type 4	Total
	2/02	1		
			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
 	,	+	1	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	2013	4100		
 		Y		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
† 		7 1 1 1 1 1 1 1 1 1] ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ;	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		A COMPANY OF THE PROPERTY CONTRACT CONT		
1 2 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1
	\$10Z	1075 14		
t 		***************************************		, , , , , , , , , , , , , , , , , , , ,
1			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		3 1 1 1 1 E E E E E E E E E E E E E E E	1 1 1 1 1 1
} ! ! !	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			3 3 4 4 8 8 1 1
	3	2		
				-

SAMPLE COMPANY INVESTMENT TIMETABLE

1	Buildings	Equip Type 1	Louis Tana		
Year of Abatement	2012		Eduly Type Z	Equip. Type 3	Total
1st Quarter)		1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
2nd Quarter	000 0CA	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1 1 2 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
3rd Quarter	0000gg	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	00000
4th Quarter		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3		200000
Year of Abatement					
1st Quarter	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	: : : : : : : : : : : : : : : : : : :
2nd Quarter				* : 4 \$ * 4 * 6 * 1 * 1 * 1	
3rd Quarter	1	1 4 5 5 7 6 1 1 1 1 1 1 1			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
4th Quarter	T	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3 1 1 3 4 3 6 8 8 8 8
			-		
Year of Abatement					
1st Quarter	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
2nd Quarter				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
3rd Quarter	T	*	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
4th Quarter	3			1 1 2 1 2 2 4 3 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
TOTAL	800,000				
			-		- 2 2 2 3



TAX ABATEMENT APPLICATION

SUMMARY OF BENEFITS

- ♦ Anthem HDHP Health Plan Employee Coverage paid 100% by Heartland Machine
- ♦ Anthem HDHP Health Plan Dependent Premiums payable through Section 125 Plan
- ♦ Select Account Health Savings Account contributions payable through Section 125 Plan
- ♦ Best Life Dental Plan, Employee Coverage paid 100% by Heartland Machine
- ♦ Best Life Dental Plan Dependent Premiums payable through Section 125 Plan
- ♦ 401(k) Plan with Safe Harbor Contributions up to 4% of eligible pay
- Mutual of Omaha Short-Term Disability Insurance paid 100% by Heartland Machine
- ♦ Mutual of Omaha Long-Term Disability Insurance paid 100% by Heartland Machine
- ♦ Paid Vacation Time

	3 YEAR	I.R		
Heartlan	Heartland Machine & Engineering LLC	& Engineer	ing LLC	
Sample Property Tax on Real Property (3 Year) with 2% Economic Development Fee	Property (3 Ye	ar) with 2% Ecc	onomic Develop	ment Fee
Real Pro	Real Property Tax Investment: \$800,000	estment: \$800	0,000	
	Tax Rate: 3.6195%	.6195%		
			Pand and harden to have	
	2013	2014	2015	
and a second	Payable	Payable	Payable	
	2014	2015	2016	
True Cash Value	\$800,000	\$800,000	\$800,000	
Assessed Value	\$800,000	\$800,000	\$800,000	The state of the s
Net Tax Rate	3.6195%	3.6195%	3.6195%	Total
Tax w/o Abatement	\$28,956	\$28,956	\$28,956	\$86,868
				ANT minute of which fable in the state of a state of the
Abatement Rate	3,001	%99	33%	THE THE COLUMN TWO IS NOT THE WAY AND A COMMON PARTY.
Amount Abated	\$28,956	\$19,111	\$9,555	Total
Taxes Paid w/Abatement	Ş	\$9,845	\$19,401	\$29,246
	Windowski mije od jednjevanski dreme voka s obrosom oppos	the state of the s	Tota	Total Fees Paid
2% Fee	\$579	\$382	\$191	\$1,152
76	Total Tax Savina without Economic Development Fee	without Eco	momic Develo	ument Fee
			Annual An	\$57,622
Tot	Total Tax Savings with 2% Economic Development Fee	s with 2% Eco	nomic Develo	pment Fee
	The state of the s	The same of the sa	The same of the sa	\$56,470
**************************************		AND DESCRIPTION OF THE PROPERTY OF THE PROPERT	Charles of the same of the sam	

		5 YEAR	AR			
	Heartlan	Heartland Machine & Engineering LLC	& Engine	ring LLC		
Sample Property Tax on Real Property (5 Year Period) with 2% Economic Development Fee	ıx on Real Pro	perty (5 Year	Period) with	2% Economic	Developmen	t Fee
	Real Pr	Real Property Tax Investment: \$800,000	vestment: \$8	000,000		
	an semperatura de la constanción de la	Tax Rate: 3.6195%	3.6195%	The state of the s		
	2043	3044	J. 75	7401	1,500	AMB (A) PART (MI) AMA WALLAY (MA) PART (MI) AMA (MI)
s van Minimum M	Payable	Payable	Payable	Payable	zoz/ Pavable	
	2014	2015	2016	2017	2018	
True Cash Value	\$800,000	\$800,000	\$300,000	\$800,000	\$800,000	
Assessed Value	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	
Net Tax Rate	3.6195%	3.6195%	3.6195%	3.6195%	3.6195%	Total
Tax w/o Abatement	\$28,956	\$28,956	\$28,956	\$28,956	\$28,956	\$144,780
						And the state of t
Abatement Rate	100%	%08	909	40%	20%	
Amount Abated	\$28,956	\$23,165	\$17,374	\$11,582	\$5,791	Total
Taxes Paid w/Abatement	Ç,	\$5,791	\$11,582	\$17,374	\$23,165	\$57,912
			of the second sec			Total Fees Paid
2% Fee	\$579	\$463	\$347	\$232	\$116	de la Company de
			Total Tax Say	ina without	Total Tax Savina without Economic Development Fee	Plopment Fee
The 's 1' highly plans to that's 's' is disease assumption of the second						\$86.868
	opposite the second sec		otal Tax Savi	ings with 2%	Total Tax Savings with 2% Economic Development Fee	elopment Fee
				es bornances al		\$85,131
		The second of th	and the contraction of the contr	Towns of the second sec		

			7 YEAR	AR			The state of the s	The state of the s
	Неал	tland Ma	chine & En	Heartland Machine & Engineering LLC	277			
Sample Pro	operty Tax or	ı Real Proper	rty (7 Year) w	Sample Property Tax on Real Property (7 Year) with 2% Economic Development Fee	mic Develop	ment Fee		
	II.	eal Property	Tax Investm	Real Property Tax Investment: \$800,000				THE PARTY NAME OF THE PARTY NA
The second secon		Ja	Tax Rate: 3.6195%	86	TO THE OWNER OF THE OWNER OWN		T THE THE TAX AND A SALES	
TOTAL		· samous	Action 190					
	£10Z	2014	2015	2016	2017	2018	2019	
	Payable 2014	Payable 2015	Payable 2016	Payable 2017	Payable 2018	Payable 2019	Payable 2020	
True Cash Value	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	
Assessed Value	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	
Net Tax Rate	3.6195%	3.6195%	3.6195%	3.6195%	3,6195%	3.6195%	3.6195%	Total
Tax w/o Abatement	\$28,956	\$28,956	\$28,956	\$28,956	\$28,956	\$28,956	\$28,956	\$202,692
Abutomont Buto	10092	7050	716%	Mru Mru	79CV	Jøor	/0×+	
Amount Abated	\$28.956	524.613	\$20.559	\$16 505	\$12.451	\$8 397	4+76 CM 054	latoT
Taxes Paid w/Abatement	Ç,	\$4,343	\$8,397	\$12,451	\$16,505	\$20,559	\$24,902	\$87,158
						THE THE THE PERSON WHEN THE PE		Total Fees Paid
2% Fee	\$579	\$492	\$111	\$330	\$249	\$168	\$81	22,311
				Ę	al Tax Saving	r without Ecc	Total Tax Saving without Economic Development Fee	pment Fee
							A CONTRACTOR OF THE CONTRACTOR	\$115,534
				Tota	I Tax Savings	: with 2% Ecc	Total Tax Savings with 2% Economic Development Fee	pment Fee
				The state of the s	THE PROPERTY OF THE PROPERTY O			\$113,224
				The second secon			A	

					10 YEAR	- Company of the Comp					
	TO THE REAL PROPERTY OF THE PERSON OF THE PE		Hed	Heartland Machine & Engineering LLC	rchine & E	ngineerin	guc		***************************************		
to Mandellado esta (Service e compressione) proprieta e constructiva del mandellado esta (Service e compressione) e constructiva del mandellado esta (Service e compressione) e constructiva del mandellado esta (Service e constructiva e constructiv		Sample	Sample Property Tax on Real Property (10 Year Period) Schedule with 2% Fee	ix on Real Pr	operty (10 Y	ear Period) S	chedule with	ነ 2% Fee		33 66.7	
				Real Propert	y Tax Invest	Real Property Tax Investment: \$800,000	8	antition and a design of the property of the second		alem de mainte de la companya de la	The second second second second second second second
				Te	Tax Rate: 3.6195%	95%			ATT OF THE PARTY O		
THE THE PROPERTY AND A STATE OF THE STATE OF											
	2013 Payable 2014	2014 Pavable 2015	2015 Payable 2016	2016 Pavable 2017	2017 Pavatile 2018	2018 Pawahle 2019	2019 Pavahle 2020	2020 Prountle 2021	2021 Paramble 2022	2021 Breachte 2023	440 AMPRICA - AMPRICA - 1
True Cash Value	\$800,000		\$800,000					\$800,000	\$800,000	\$800,000	
Assessed Value	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	The state of the s
Net Tax Rate	3.6195%	3.6195%	3.5195%	3.6195%	3.6195%	3.6195%	3.6195%	3.6195%	3.6195%	3.6195%	Total
Tax w/o Abatement	\$28,956	\$28,956	\$28,956	\$28,956	\$28,956	\$28,956	\$28,956	\$28,956	\$28,956	\$28,956	\$289,560
Abatement Rate	100%	95%	80%	65%	50%	40%	30%	30%	%01	2%	Manager and Control of the Control o
Amount Abated	\$28,956	\$27,508	\$23,165	\$18,821	\$14,478	\$11,582	\$8,687	\$5,791	\$2,896	\$1,448	Total
Taxes Paid 14/Abatement	OS.	\$1,448	\$5,791	\$10,135	\$14,478	\$17,374	\$20,269	\$23,165	090'92\$	\$27,508	\$146,228
								Section 1.	THE PROPERTY OF THE PROPERTY O	Control of the Contro	Total Fees Paid
2% Fee	\$579	\$550	\$463	\$376	\$290	\$232	\$174	\$116	\$5.5	\$29	\$2,867
management accountage of the office of the statement of t	the factor of the state of the	THE RESERVE THE PROPERTY OF A PARTY OF A PAR						Total Tax	Savina withor	Total Tax Savina without Francanic Development Fee	velnoment Fee
				The state of the s	Andread and the state of the st		representation of the second s	A STATE OF THE PARTY OF THE PAR	and the last last (1/2) between the delication and the delication and the last of the last		Ç443 333
A make make make a comparable second make the control and the	THE CONTRACT OF THE CONTRACT O	And the second s	The state of the s	The state of the s							700f01 # A
		AND						Total Tax 5	avings with 2	Total Tax Savings with 2% Economic Development Fee	velopment Fee
	wanty very survey of a construction of the state of the s	The state of the s									\$140,466