



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City of Franklin Economic Development Commission
From: Krista Linke, Community Development Director
Date: March 26th, 2013
Re: Case C 2013-17: Tube Forming Systems, Inc. d/b/a Overton Industries

Summary:

1. On August 22nd, 2005, the Franklin Common Council passed Resolution No. 2005-19, approving a 7-year tax abatement on \$316,000 of personal property for new equipment and a 10-year real property tax abatement on \$425,000 to allow for an 8,000 square foot expansion at 2155 McClain Drive.
2. Actual and estimated benefits, as projected for 2012:

	Estimated on SB-1	Actual in 2012	Difference
Employees Retained	23	23	0
Salaries	\$1,157,142	\$1,157,142	\$0
New Employees	5	18	13
Salaries	\$212,420	\$883,315	\$670,895
Total Employees	28	41	13
Total Salaries	\$1,369,562	\$2,040,457	\$670,895
Average Hourly Salaries	\$23.52	\$23.93	\$0.41
Personal Property Improvements	\$316,000	\$316,000	\$0
Real Property Improvements	\$425,000	\$425,000	\$0

3. The company has met the estimated average hourly wage indicated on the SB-1 Form and has exceeded the number of jobs indicated by 13. In addition, the company stated during compliance reporting last year that they would hire an additional three employees by the end of 2012 and they have.
4. The company has met their estimate provided on the SB-1 Form for personal property and real property.
5. The personal property tax abatement for Overton is scheduled to expire in tax year 2013 payable 2014. The final compliance review will take place in 2014.
6. The real property tax abatement for Overton is scheduled to expire in tax year 2016 payable 2017. The final compliance review will take place in 2017.

Staff Recommendation: Approval

Overton Industries
INTERNATIONAL

January 29, 2013

City of Franklin

Attn: Krista Linke

71 East Monroe Street

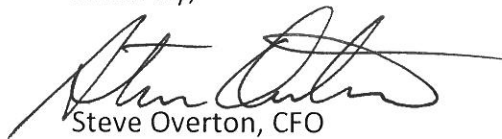
Franklin, IN 46131-2358

RE: 2012 Tax Abatement Compliance Packets for Overton Industries

Dear Ms. Linke,

There has been a name change from Overton Carbide Tool & Engineering to Tube Forming Systems d/b/a Overton Industries for name-brand purposes only. Ownership and everything else remains the same.

Sincerely,



Steve Overton, CFO

Overton Industries

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OVERTON INDUSTRIES
INTERNATIONAL

January 29, 2013

City of Franklin

Attn: Krista Linke

70 E. Monroe Street

Franklin, IN 46131

RE: 2012 Tax Abatement Compliance Packet for Tube Forming Systems d/b/a Overton Industries

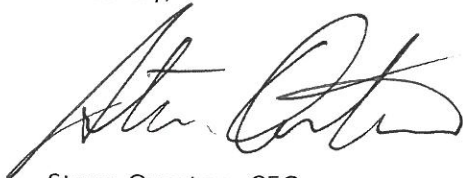
Dear Ms. Linke,

Enclosed, please find Forms CF-1/RE and CF-1/PP (Compliance with Statement of Benefits) regarding compliance with the real property and personal property tax abatements which were granted to Overton & Sons in 2005 under Franklin Common Council Resolution number 05-19.

As can be seen from reviewing the enclosed documents, our company has been highly successful in (1) making all of the capital investments which had been projected, and (2) creating the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved on August 22, 2005.

Please review all of the enclosed documents and if you have any questions or concerns regarding this matter, please feel free to contact me at (317) 831-4542.

Sincerely,



Steve Overton, CFO

Overton Industries

**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51765 (R / 1-06)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between March 1, and May 15, of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1, and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1		TAXPAYER INFORMATION		
Name of taxpayer Tube Forming Systems, Inc. dba Overton Industries				
Address of taxpayer (number and street, city, state, and ZIP code) 1250 Old State Road 67 South Mooresville, IN 46158				
Name of contact person Rita Z. Shearer		Telephone number (317) 831-4542		
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body Franklin Common Council		Resolution number 05-19		
Location of property 2155 McClain Drive Franklin, IN 46131	County Franklin	DLGF taxing district number Franklin		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. See Attached List		Estimated starting date (month, day, year) 09/10/2005 Estimated completion date (month, day, year) 12/31/2005		
SECTION 3		EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL	
Current number of employees		23.00	41	
Salaries		1,157,142.00	2,040,457.00	
Number of employees retained		23.00	23	
Salaries		1,157,142.00	1,157,142.00	
Number of additional employees		5.00	18	
Salaries		212,420.00	883,315.00	
SECTION 4		COST AND VALUES		
	MANUFACTURING EQUIPMENT	R & D EQUIPMENT	LOGIST DIST EQUIPMENT	IT EQUIPMENT
AS ESTIMATED ON SB-1	COST ASSESSED VALUE	COST ASSESSED VALUE	COST ASSESSED VALUE	COST ASSESSED VALUE
Values before project	1,568,608.00			
Plus: Values of proposed project	316,000.00			
Less: Values of any property being replaced	0.00			
Net values upon completion of project	1,884,608.00			
ACTUAL	COST ASSESSED VALUE	COST ASSESSED VALUE	COST ASSESSED VALUE	COST ASSESSED VALUE
Values before project	1,568,608.00			
Plus: Values of proposed project	316,000.00			
Less: Values of any property being replaced	0.00			
Net values upon completion of project	1,884,608.00			
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d).				
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	N/A	
Amount of hazardous waste converted		N/A	N/A	
Other benefits:		N/A	N/A	
SECTION 6		TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.				
Signature of authorized representative 		Title CFO	Date signed (month, day, year) 2/15/13	

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

State Form 51766 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

20 12 PAY 20 13

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 Tube Forming Systems, Inc. (dba) Overton Industries			
Address of taxpayer (number and street, city, state, and ZIP code) 1250 Old State Road 67 South P. O. Box 69 Mooresville, IN 46158			
Name of contact person Rita Z. Shearer		Telephone number (317) 831-4542	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Franklin Common Council		Resolution number 05-19	
Location of property 2155 McClain Drive Franklin, IN 46131	County Johnson	DLGF taxing district number Franklin	
Description of real property improvements: Steel Frame building consisting of 7800 sq ft used for light manufacturing		Estimated starting date (month, day, year) 09/10/2005	
		Estimated completion date (month, day, year) 12/31/2005	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		23	41
Salaries		1,157,142.00	2,040,457.00
Number of employees retained		23	23
Salaries		1,157,142.00	1,157,142.00
Number of additional employees		5	18
Salaries		212,420.00	883,315.00
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project	534,819.00		
Plus: Values of proposed project	425,000.00		
Less: Values of any property being replaced	0.00		
Net values upon completion of project	959,819.00		
ACTUAL	COST	ASSESSED VALUE	
Values before project	534,819.00		
Plus: Values of proposed project	425,000.00		
Less: Values of any property being replaced	959,819.00		
Net values upon completion of project			
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	N/A
Amount of hazardous waste converted		N/A	N/A
Other benefits:		N/A	N/A
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title CFO	Date signed (month, day, year) 2/15/13