

CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To:

City of Franklin Economic Development Commission

From:

Krista Linke, Community Development Director

Date:

April 2, 2013

Re:

Case C 2013-31: Tippmann Realty Partners (700 Bartram Parkway: Phases 1-3)

Summary:

- 1. On July 26, 2004, the Franklin Common Council passed Resolution No. 2004-06, approving a 10-year real property tax abatement for the construction of a new facility located at 700 Bartram Parkway (Interstate Warehousing Phase 1). On June 2nd, 2008, the Franklin Common Council passed Resolution No. 2008-13 to clarify Resolution No. 2004-06, approving a 10-year real property tax abatement for each of three phases of construction. Each of the three phases is a separate 10 year tax abatement. Each construction phase of the facility will entail a minimum building area of 140,000 square feet and will employ a minimum 25 workers. The abatement was approved for 700 Bartram Parkway (Interstate Warehousing).
- 2. Actual and estimated benefits, as projected for 2012:

	Estimated on SB-1	Actual in 2012	Difference	
New Employees	100	166	66	
Salaries	\$3,500,000	\$6,357,211	\$2,857,211	
Average Hourly Salaries	\$16.83	\$18.41	\$1.58	
Phase 1: Real Property Improvements	\$10,500,000	\$11,600,453	\$1,100,453	
Phase 2: Real Property Improvements	\$10,500,000	\$13,800,355	\$3,300,355	
Phase 3: Real Property Improvements	\$10,500,000	\$11,600,453	\$1,100,453	

- 3. When the original tax abatement application was made in 2004, three phases were planned. Each phase had 25 jobs with \$875,000 total salaries. Each phase was estimated to cost \$10,500,000 to construct.
- 4. The company did not break out the employment numbers by phase; they gave a total for all four phases that are complete.
- 5. They have exceeded their estimate for the number of employees hired.
- 6. The company has exceeded the average hourly wage indicated on the SB-1 Form.
- 7. The company has exceeded their estimate provided on the SB-1 Form for real property.
- 8. The abatements for Tippmann Realty Partners are scheduled to start expiring in tax year 2015 payable 2016. The final compliance review will take place in 2020.

Staff Recommendation: Approval

TIPPMANN GROUP

Corporate Office

9009 Coldwater Road Fort Wayne, IN 46825 (260) 490-3000 FAX: (260) 490-1362

Interstate Warehousing Tippmann Properties Tippmann Construction February 4, 2013

Krista Linke, AICP City of Franklin 70 E. Monroe Street Franklin, IN 46131

> Re: Tax Abatement Compliance for Tippmann Realty Partners Ph 1

Dear Krista:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with the real and personal property tax abatements which were granted to TRP in 2004 under Franklin Common Council Resolution No. 04-6.

As can be seen from reviewing the enclosed documents, our company has been highly successful in (a) making all of the capital investments which had been projected for the past year, and (b) creating the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved July 2004.

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 260-469-5458.

Sincerely,

Jeff Hastings, CFO Tippmann Realty Partners

Enclosures

How to Fill Out a CF-1 Form: REAL Property

- 1. Type, handwrite, or fill out the form online and print off. The online form can be found at: www.franklin.in.gov/planning - go to the Economic Development Commission - then go to Forms & Applications.
- 2. At a minimum, fill in all of the yellow highlighted fields below:

	COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS State Form 51766 (R2 / 1-07) Prescribed by the Department of Local Government Finance	PAY 20PAY 20FORM CF-1 / Real Property	
Redevelop	it is being completed for real property that qualifies under the following Indiana Code (check one box): ment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4) cant building (IC 6-1.1-12.1-4.8)	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).	

INSTRUCTIONS:

- 1. This form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))
- 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).
 This form must accompany the initial deduction application that is filed with the County Auditor.
 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))

- Villi the approval of the Besignating Body, comp	liance information for multiple projects may be	e consolidated on one (1)	compnance	torm (CF-1 / Real Property
SECTION 1	TAXPAYER INFORMATION			
	calty Partners	I Pilon Lookell	100	
Address of taxpayer (number and street, city, state, and Z	CUA FOR NOW OF	258H 41	l vani	
Name of contact person John Hastings	The USpet Course Bedied to Co	1	Telephone nur	10 - 5458
SECTION 2	LOCATION AND DESCRIPTION OF PRO	OPERTY		
Name of designating body Common Council	City of Fraullia, 1	69		· 66 / 08 - 13
100 Bartram Parkwa	County	Sal	-	district number
Description of real property improvements:			Estimated star	ting date (month, day, year)
Phase I		<u> </u> 	Estimated con	npletion date (month, day, yea
SECTION 3	EMPLOYEES AND SALARIES			
THE RESIDENCE OF THE PROPERTY	S AND SALARIES	AS ESTIMATE	D ON SB-1	ACTUAL
Current number of employees		1 0000		164
Salaries Number of employees retained		915,00	90	16,357, 211
Number of employees retained Salaries				
Number of additional employees				
Salaries				
SECTION 4	COST AND VALUES			
COST AND VALUES	REAL E	STATE IMPROVEMENT	rs	
AS ESTIMATED ON SB-1	COST		ASSESSE	ED VALUE
Values before project				
Plus: Values of proposed project	\$ 10, 500,000	141		
Less: Values of any property being replaced				
Net values upon completion of project				
ACTUAL	COST		ASSESSE	D VALUE
Values before project				
Plus: Values of proposed project	11,600,453			THE THE RESERVE THE PROPERTY OF THE PROPERTY O
Less: Values of any property being replaced				
Net values upon completion of project				
	VERTED AND OTHER BENEFITS PROMIS	ED BY THE TAXPAYER		
WASTE CONVERTED A	ND OTHER BENEFITS	AS ESTIMATED	ON SB-1	ACTUAL
Amount of solid waste converted				
Amount of hazardous waste converted			- Control of Control o	
Other benefits:				
SECTION 6	TAXPAYER CERTIFICATION			
I her	eby certify that the representations in this sta	tement are true.		
Signature of authorized representative	Title	(Date signed (n	nonth, day, year)

TIPPMANN GROUP

Corporate Office

9009 Coldwater Road Fort Wayne, IN 46825 (260) 490-3000 FAX: (260) 490-1362

February 4, 2013

Interstate Warehousing **Tippmann Properties Tippmann Construction**

Krista Linke, AICP City of Franklin 44 North Jackson Street Franklin, IN 46131

> Re: Tax Abatement Compliance for Tippmann Realty Partners Phase 2

Dear Krista:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with the real and personal property tax abatements which were granted to TRP in 2004 under Franklin Common Council Resolution No. 08-13.

As can be seen from reviewing the enclosed documents, our company has been highly successful in (a) making all of the capital investments which had been projected for the past year, and (b) creating the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved May 2008.

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 260-469-5458.

Sincerely,

Jeff Hastings, CFO

Tippmann Realty Partners

Enclosures



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

20	PAY 20
	And Complete and Company of the

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).

□ Eligible v	acant building	(10 6-1.1-1	2.1-4.0)	

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

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))

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

- 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).
- This form must accompany the initial deduction application that is filed with the County Auditor.
- 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)
- 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))

 With the approval of the Designating Body compliance information for multiple projects may be consolidated on one (1) compliance form (CE-1 / Real Property)

SECTION 1	TAXPAYER INFORMATION		
Name of taxpayer	1		
Address of taxpayer (number and street, city, state, and ZIP	code)		
9009 Coldworler Rd.	Fort Wayne, IN 468	25	
Name of contact person		Telephone r	umber
John Hastings			469-5458
SECTION 2 Name of designating body	LOCATION AND DESCRIPTION OF PROP		
Commor Courcil of Frank	alia la	Resolution i	• 13
Location of property	County		district number
700 Bart cam Parkway	Johns.	or S	0
Description of real property improvements:		Estimated s	tarting date (month, day, year)
Phase 2			
Phase D		Estimated c	ompletion date (month, day, ye
SECTION 3	EMPLOYEES AND SALARIES		Valley State of the Control
	AND SALARIES	AS ESTIMATED ON SB-	1 ACTUAL
Current number of employees		25	166
Salaries		\$ 875,000	\$6.359.211
Number of employees retained			
Salaries		CHOLIN, IDLIAC, MARKET	i deser a mordare i min
Number of additional employees			
Salaries			-
SECTION 4	COST AND VALUES		
COST AND VALUES	REAL EST	ATE IMPROVEMENTS	SHE SE CHEROLOGICA CONSULA
AS ESTIMATED ON SB-1	COST	ASSES	SED VALUE
Values before project		10E 2011 1 CONT 110 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Plus: Values of proposed project	* 16,500,000		
Less: Values of any property being replaced			
Net values upon completion of project		NAME OF THE PARTY	
ACTUAL	COST	ASSESS	SED VALUE
Values before project	# 12 A - 0 25 C		
Plus: Values of proposed project	* 13, 800, 355		
Less: Values of any property being replaced			
Net values upon completion of project			
SECTION 5 WASTE CONVE	ERTED AND OTHER BENEFITS PROMISED		
Amount of solid waste converted	, OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of hazardous waste converted	Ban Sa Sak Land In 1998 Shakes		
Other benefits:			
SECTION 6	TAXPAYER CERTIFICATION		4 Company of the second
	by certify that the representations in this staten	nent are true.	
ignature of authorised representative	Title		(month, day, year)
Chill Hard	CFO	2.4	

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9009 Coldwater Road Fort Wayne, IN 46825 (260) 490-3000 FAX: (260) 490-1362

February 4, 2013

Interstate Warehousing Tippmann Properties Tippmann Construction

Krista Linke, AICP City of Franklin 44 North Jackson Street Franklin, IN 46131

> Re: Tax Abatement Compliance for Tippmann Realty Partners Phase 3

Dear Krista:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with the real and personal property tax abatements which were granted to TRP in 2004 under Franklin Common Council Resolution No. 08-13.

As can be seen from reviewing the enclosed documents, our company has been highly successful in (a) making all of the capital investments which had been projected for the past year, and (b) creating the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved May 2010.

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 260-469-5458.

Sincerely.

Jeff Hastings, CFO Tippmann Realty Partners

Enclosures



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

20	PAY	20
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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).

Thi	is statement is being completed for real property that qualifies under the following Indiana Code (<i>check one box</i>):
	Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
	Eligible vacent building (IC 6.1.1.12.1.4.9)

□ 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))
- 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).
- This form must accompany the initial deduction application that is filed with the County Auditor.
- 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)

 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))

 With the approval of the Designating Body, compliance information for multiple projects may be consolidated on one (1) compliance form (CE-1 / Peat Property)

o. With the approval of the besignating body, comp	ланое иногнацон тог muluple projects may be con	solidated on one (i) compliance	From (CF-1 / Real Property
SECTION 1	TAXPAYER INFORMATION			
Name of taxpayer Tioomann Rudy	Partners			
Address of taxpayer (number and street, city, state, and Z	(IP code)	S		
Name of contact person			Telephone nu	mber 449-5458
SECTION 2	LOCATION AND DESCRIPTION OF PROPER	RTY		
Name of designating body Common Council of Fran	pplia la	740000000000000000000000000000000000000	Resolution nu	
100 Bart ran Parkway	County	jð		district number
Description of real property improvements:			Estimated sta	rting date (month, day, year)
Phase 3			Estimated con	npletion date <i>(month, day, year</i>
SECTION 3	EMPLOYEES AND SALARIES			
	S AND SALARIES	AS ESTIMAT	ED ON SB-1	ACTUAL
Current number of employees		25		166
Salaries		3875,00	•	36,359,211
Number of employees retained				
Salaries				
Number of additional employees				***************************************
Salaries				
SECTION 4	COST AND VALUES			
COST AND VALUES		TE IMPROVEMEN	NTS	
AS ESTIMATED ON SB-1	COST		ASSESSI	ED VALUE
Values before project	# 10 CO.			
Plus: Values of proposed project	\$ 10,500,000			
Less: Values of any property being replaced	· · · · · · · · · · · · · · · · · · ·			
Net values upon completion of project				
ACTUAL	COST		ASSESSE	D VALUE
Values before project				
Plus: Values of proposed project	11,600,483			
Less: Values of any property being replaced				
Net values upon completion of project				
	VERTED AND OTHER BENEFITS PROMISED B	Y THE TAXPAYE	R	Water State of the Control of the Co
WASTE CONVERTED A	ND OTHER BENEFITS	AS ESTIMATE	D ON SB-1	ACTUAL
Amount of solid waste converted				
Amount of hazardous waste converted				
Other benefits:				
SECTION 6	TAXPAYER CERTIFICATION			
I here	eby certify that the representations in this stateme	nt are true.		
Signature of authorized representative	Title			month, day, year)
Class Hooding	070		2-4-1	3