AGENDA RESERVATION REQUEST

CITY OF FRANKLIN
COMMON COUNCIL
Please type or print

Date Submitted:	April 9th, 2013	**Meeting Date:**	April 15th, 2013
Contact Information:			
Requested by:	Krista Linke		
On Behalf of Organization or Individual:	Economic Development Commission		
Telephone:	317-736-3631		
Email address:	klinke@franklin.in.gov		
Mailing Address:	70 E. Monroe St., Franklin, IN 46131		
Describe Request:			
Tax Abatement Compliance Reports			
List Supporting Documentation Provided:			
Memorandum			
C 2013-17 through C 2013-38			
Who will present the request?			
Name:	Rhoni Oliver	**Telephone:**	317-736-3631

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
COMMUNITY DEVELOPMENT DEPARTMENT

Memo

To: City Council Members

CC: Mayor, Clerk-Treasurer, City Attorney

From: Krista Linke, Community Development Director

Date: April 9th, 2013

Subject: EDC – Tax Abatement Compliance

The Economic Development Commission found the following tax abatement compliance reports to be in substantial compliance and forwarded them to the City Council with favorable recommendations at their April 9th, 2013 Meeting:

- C 2013-17: Tube Forming Systems, Inc. d/b/a Overton Industries (Resolution 2005-19)
- C 2013-18: Overton Industries International (Resolution 2010-02)
- C 2013-19: Tube Forming Systems, Inc. d/b/a Overton Industries (Resolution 2012-17)
- C 2013-20: Dualtech, Inc. (Resolution 2008-03)
- C 2013-21: Laugle Properties - Formerly McWilliams Realty (Resolution 2005-14)
- C 2013-22: Laugle Properties (Resolution 2008-06)
- C 2013-23: Laugle Properties (Resolution 2008-07)
- C 2013-24: Indiana Hydraulic Equipment Corp. - Formerly Nishina (Resolution 2006-08)
- C 2013-25: Trussway, Ltd. (Resolution 2005-13)
- C 2013-26: Mitsubishi Heavy Industries Climate Control, Inc. (Resolution 2008-08)
- C 2013-27: Mitsubishi Heavy Industries Climate Control, Inc. (Resolution 2010-10)
- C 2013-28: Mitsubishi Heavy Industries Climate Control, Inc. (Resolution 2012-10)
- C 2013-29: KYB Americas Corporation (Resolution 2006-02)
- C 2013-30: KYB Manufacturing North America (Resolution 2006-09)
- C 2013-31: Tippmann Realty Partners (Resolution 2004-06 and 2008-13)
- C 2013-32: Tippmann Realty Partners (Resolution 2011-08)
- C 2013-33: NSK Precision America Inc. (Resolution 2005-04)
- C 2013-34: NSK Precision America Inc. (Resolution 2005-10)
- C 2013-35: NSK Corporation (Resolution 2005-18)
- C 2013-36: NSK Corporation (Resolution 2010-19)
- C 2013-37: Nitrex, Inc. (Resolution 2011-02)
- C 2013-38: CTC Casting Technologies (Resolution 2012-02)

Compliance documentation is attached for each case. Please contact me directly at 346-1250 if you have any questions regarding any of this information.

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

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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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17

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	Telephone number
Rita Z. Shearer	(317) 831-4542

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body		Resolution number
Franklin Common Council		05-19
Location of property	**County**	**DLGF taxing district number**
2155 McClain Drive Franklin, IN 46131	Franklin	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	Date signed *(month, day, year)*
[signature]	CFO	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	Date signed (*month, day, year*)
[signature]	CFO	2/15/13

CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City of Franklin Economic Development Commission

From: Krista Linke, Community Development Director

Date: March 25, 2013

Re: Case C 2013-18 Overton Industries International

Summary:

1. On October 18th, 2010, the Franklin Common Council passed Resolution No. 2010-20, approving a 5-year tax abatement on personal property at 2155 McClain Drive.
2. Actual and estimated benefits, as projected for 2012:

	Estimated on SB-1	Actual in 2012	Difference
Employees Retained	36	36	0
Salaries	$1,708,252	$1,708,252	$0
New Employees	2	5	3
Salaries	$93,000	$332,205	$239,205
Total Employees	38	41	3
Total Salaries	$1,801,252	$2,040,457	$239,205
Average Hourly Salaries	$22.79	$23.93	$1.14
Personal Property Improvements	$275,000	$275,000	$0

3. The company has hired three more employees than originally indicated. They exceed the average hourly wage indicated on the SB-1 Form.
4. The company has met their estimate provided on the SB-1 Form for personal property.
5. The personal property tax abatement for Overton is scheduled to expire in tax year 2015 payable 2016. The final compliance review will take place in 2016.

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 Packet for Tube Forming Systems, Inc. d/b/a Overton Industries

Dear Ms. Linke,

Enclosed, please find Form 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 2010 under Franklin Common Council Resolution number 10-20.

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) retaining the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved on October 18, 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 (317) 831-4542.

Sincerely,

Steve Overton, CFO

Overton Industries

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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 Moorseville, 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: 10-20

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.

Studer SN 270610

Estimated starting date *(month, day, year)*: 08/30/2010

Estimated completion date *(month, day, year)*: 10/31/2010

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	36.00	41
Salaries	1,708,252.00	2,040,457.00
Number of employees retained	36.00	36
Salaries	1,708,252.00	1,708,252.00
Number of additional employees	2.00	5
Salaries	93,000.00	332,205.00

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								
Plus: Values of proposed project	275,000.00							
Less: Values of any property being replaced	0.00							
Net values upon completion of project	275,000.00							
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project	275,000.00							
Less: Values of any property being replaced	0.00							
Net values upon completion of project	275,000.00							

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	Date signed *(month, day, year)*
[signature]	CFO	

Expansion Investment Schedule

Overton Carbide Tool & Engineering
1255 McClain Drive
Franklin, IN 46131

Attachment to Form CF-1 (Compliance with Statement of Benefits)
Expansion Investment Schedule by Quarter Resolution 10-20

	Actual Amount of Investment (From SB-1)	Proposed Amount of Total Investment (From SB-1)	Actual Amount of Investment Added During Year (by Quarter)				Actual Total Amount of Investment as of 12/31/12	Difference Between Actual and Proposed Amount of Investment
			3/31/2012	6/30/2012	9/30/2012	12/31/2012		
Buildings and Improvements:	0	0	0	0	0	0	0	0
Machinery and Equipment:	275,000	275,000	0	0	0	0	275,000	0.0
Totals								

Job Creation or Retention Schedule

Overton Carbide Tool & Engineering
1255 McClain Drive
Franklin, IN 46131

Attachment to Form CF-1 (Compliance with Statement of Benefits)
Expansion Investment Schedule by Quarter Resolution 10-20

Actual Number of Employees (From (SB-1)	Proposed Total No. of Employees (From SB-1)	Actual Number of Employees Added Added During Year (by Quarter) 3/31/2012	6/30/2012	9/30/2012	12/31/2012	Actual Total Number of Employees as of 12/31/12	Difference Between Actual and Proposed Number of Employees
36	38	1	1	1	1	40	2

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 2013-19: Tube Forming Systems, Inc. d/b/a Overton Industries

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Summary:

1. On October 15th, 2012, the Franklin Common Council passed Resolution No. 2012-17, approving a 5-year tax abatement on $321,456 of personal property for new equipment at 2155 McClain Drive.
2. Actual and estimated benefits, as projected for 2012:

	Estimated on SB-1	Actual in 2012	Difference
Employees Retained	37	37	0
Salaries	$1,615,849	$1,615,649	-$200
New Employees	2	4	2
Salaries	$95,680	$424,808	$329,128
Total Employees	39	41	2
Total Salaries	$1,711,529	$2,040,457	$328,928
Average Hourly Salaries	$21.10	$23.93	$2.83
Personal Property Improvements	$321,456	$321,456	$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 2.
4. The company has met their estimate provided on the SB-1 Form for personal property.
5. The personal property tax abatement for Overton is scheduled to expire in tax year 2017 payable 2018. The final compliance review will take place in 2018.

Staff Recommendation: Approval

OVERTON INDUSTRIES
INTERNATIONAL

February 15, 2013

City of Franklin
Attn: Krista Linke
71 East Monroe Street
Franklin, IN 46131-2358

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

Dear Ms. Linke,

Enclosed, please find Form 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 2012 under Franklin Common Council Resolution number 12-17.

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) retaining the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved on October 15, 2012.

In addition, we also have purchased two seats of Master Cam and a HAAS TPM2 Vertical Machine Center at a cost of $60,000+. We hired five new employees, four of which are full time and one that is not on the schedule because he is part time.

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

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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: 12-17
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. EC1600 Horizontal Machining Mill ST-30 CNC Lathe		Estimated starting date (*month, day, year*): 11/05/2012 Estimated completion date (*month, day, year*): 11/19/2012

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	37.00	41
Salaries	1,615,649.00	2,040,457.00
Number of employees retained	37.00	37
Salaries	1,615,649.00	1,615,649.00
Number of additional employees	2.00	4
Salaries	95,680.00	424,808.00

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								
Plus: Values of proposed project	321,456.00							
Less: Values of any property being replaced	0.00							
Net values upon completion of project	321,456.00							
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project	321,456.00							
Less: Values of any property being replaced	0.00							
Net values upon completion of project	321,456.00							

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	Date signed (*month, day, year*)
[signature]	CFO	2-15-13

Expansion Investment Schedule

Overton Carbide Tool & Engineering
1255 McClain Drive
Franklin, IN 46131

Attachment to Form CF-1 (Compliance with Statement of Benefits)
Expansion Investment Schedule by Quarter Resolution 12-17

	Actual Amount of Investment	Proposed Amount of Total Investment	Actual Amount of Investment Added During Year (by Quarter)				Actual Total Amount of Investment	Difference Between Actual and Proposed Amount of Investment
	(From SB-1)	(From SB-1)	3/31/2012	6/30/2012	9/30/2012	12/31/2012	as of 12/31/12	
Buildings and Improvements:	0	0	0	0	0	0	0	0
Machinery and Equipment:	321,456	321,456	0	0	0	321,456	0	0.0
Totals								

Job Creation or Retention Schedule

Overton Carbide Tool & Engineering
1255 McClain Drive
Franklin, IN 46131

Attachment to Form CF-1 (Compliance with Statement of Benefits)
Expansion Investment Schedule by Quarter Resolution 12-17

Actual Number of Employees (From SB-1)	Proposed Total No. of Employees (From SB-1)	Actual Number of Employees Added Added During Year (by Quarter) 3/31/2012	6/30/2012	9/30/2012	12/31/2012	Actual Total Number of Employees as of 12/31/12	Difference Between Actual and Proposed Number of Employees
37	39			1	1	40	1

CITY OF FRANKLIN
COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City of Franklin Economic Development Commission

From: Krista Linke, Community Development Director

Date: April 1st, 2013

Re: C 2013-20: Dualtech, Inc.

Summary:

1. On April 28th, 2008, the Franklin Common Council passed Resolution No. 2008-03, approving a 7-year tax abatement on personal property for Dualtech, Inc., located at 351 Blue Chip Court.
2. Actual and estimated benefits, as projected for 2012:

	Estimated on SB-1	Actual in 2012	Difference
Employees Retained	17	16	-1
Salaries	$551,760	$641,523	$89,763
New Employees	2	5	3
Salaries	$64,480	$768,827	$704,347
Total Salaries	$616,240	$1,410,350	$794,110
Average Hourly Salaries	$15.59	$32.29	$16.70
Real Property Improvements	$791,818	$791,819	$1

3. Dualtech was located across the street at 400 Blue Chip Court. There was a fire on February 3, 2008 at this location which destroyed all of Dualtech's equipment and damaged the building. Dualtech relocated to 351 Blue Chip Court. Laugle Properties is the owner of 351 Blue Chip Court and Dualtech leases the real estate from them.
4. The company has met their estimate provided on the SB-1 Form for personal property.
5. Overall, the company has exceeded the total number of employees as well as the average hourly salary for these employees estimated on the SB-1 Form.
6. The personal property tax abatement is scheduled to expire in tax year 2015 payable 2016. The final compliance review will take place in 2016.

Staff Recommendation:

Approval

Dualtech, Inc
351 Blue Chip Court
P.O. Box 476
Franklin, IN 46131

February 19, 2013

Krista Linke
Dept. of Planning and Economic Dev.
70 E. Monroe St.
Franklin, IN 46131

RE: Tax Abatement Compliance for Dualtech, Inc.

Enclosed please find Form CF-1 and CF-1/PP(Compliance with Statement of Benefits) regarding compliance with the personal property tax abatement; which were granted to Dualtech, Inc in 2008 under Franklin Common Council Resolution No. 08-03.

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 initial year, and (b) creating the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved on April 28, 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.

Sincerely,

Sandy Laugle

Sandy Laugle
Dualtech, Inc

Enclosures

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 Dualtech, Inc. - Jack & Sandy Laugle	
Address of taxpayer *(number and street, city, state, and ZIP code)* 351 Blue Chip Court, Franklin, IN 46131	
Name of contact person Jack or Sandy Laugle	Telephone number 738-5966

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body Franklin Common Council		Resolution number 08-03
Location of property 351 Blue Chip Court, Franklin	County Johnson	DLGF taxing district number 31
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.		Estimated starting date *(month, day, year)* 04/01/2008 Estimated completion date *(month, day, year)* 07/01/2008

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	17.00	21
Salaries	551,760.00	1,410,350.00
Number of employees retained	17.00	16
Salaries	551,760.00	641,523.00
Number of additional employees	2.00	5
Salaries	64,480.00	768,827.00

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	0.00	0.00	0.00	0.00				
Plus: Values of proposed project	791,818.00	316,727.00	165,539.00	66,215.00				
Less: Values of any property being replaced	0.00	0.00	0.00	0.00				
Net values upon completion of project	791,819.00	316,727.00	165,539.00	66,215.00				
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	0.00	0.00	0.00	0.00				
Plus: Values of proposed project	791,819.00	316,727.00	165,539.00	66,215.00				
Less: Values of any property being replaced	0.00	0.00	0.00	0.00				
Net values upon completion of project	791,819.00	316,727.00	165,539.00	66,215.00				

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		
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	Title	Date signed *(month, day, year)*
Sandy Laugle	Member	02/19/2013

Dualtech, Inc.
351 Blue Chip Court
P.O. Box 476
Franklin, IN 46131

Attachment to Form CF-1 (Compliance with Statement of Benefits)
Job Creation Schedule by Quarter

Actual Number Of Employees As of 12/31/11	Proposed Total Number of employees by 12/31/12 (From SB-1)	Actual Number of Employees Added During Year (by Quarter)				Actual Total Number of Employees as of 12/31/12	Difference between Actual and Proposed Number of Employees
		3/31/12	6/30/12	9/30/12	12/30/12		
28	19	-3	-1	0	-3	21	+2

Dualtech, Inc.

JOB CREATION/ RETENTION TABLE

	Year	Prof/Mangerial	Secretary	Lab Tech.	Machine Operators	Total	Proposed Salary
Proposed	1	2	1	1	13	17	$551,760
Actual	1	2	1	2	11	16	641,523
Proposed	2	2	1	1	15	19	$616,240
Actual	2	2	1	2	17	22	$895,071
Proposed	3	2	1	1	15	19	$616,240
Actual	3	2	2	2	22	28	$1,305,481
Proposed	4	2	1	1	15	19	$616,240
Actual	4	2	2	2	15	21	$1,410,350.84

City of Franklin

COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City of Franklin Economic Development Commission

From: Krista Linke, Community Development Director

Date: March 27th, 2013

Re: Case C 2013-21: Laugle Properties (Formerly McWilliams Realty)

Summary:

1. On June 28th, 2005, the Franklin Common Council passed Resolution No. 2005-14, approving a 10-year tax abatement on real property for McWilliams Realty, LLC located at 401 and 451 Blue Chip Court (Greenwood Machine).
2. Actual and estimated benefits, as projected for 2012:

	Estimated on SB-1	Actual in 2012	Difference
Employees Retained	23	28	5
Salaries	$801,632	$2,210,550	$1,408,918
New Employees	13	0	-13
Salaries	$381,014	$0	-$381,014
Total Salaries	$1,182,646	$2,210,550	$1,027,904
Average Hourly Salaries	$15.79	$37.96	$22.16
Real Property Improvements	$750,000	$910,530	$160,530

3. As stated in "Attachment to Form CF-1," Greenwood Machine has abandoned this location. Innovative Casting Technologies moved its operations to 451 Blue Chip Court.
4. Innovative Casting Technologies had 25 total employees at the end of 2011 with total salaries of $1,751,890. They added three employees in 2012 and increased total salaries to $2,210,550. The average hourly wage is more than double what was estimated on the SB-1 Form for Greenwood Machine which is $1,027,904 more paid in salaries in 2012.
5. The company has exceeded their real property investment.
6. The real property tax abatement is scheduled to expire in tax year 2015 payable 2016. The final compliance review will take place in 2016.

Staff Recommendation:

Approval

Laugle Properties, LLC
3719 E 700 N.
Whiteland, IN 46184
738-5966

February 19, 2013

Krista Linke
Dept. of Planning and Economic Dev.
70 E. Monroe St.
Franklin, IN 46131

RE: Tax Abatement Compliance for Laugle Properties, LLC

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with real property tax abatements; which were granted to McWilliams Realty, LLC in 2005 under Franklin Common Council Resolution No. 05-14.

As described in Attachment to CF-1, Laugle Properties, LLC purchased this location on November 18, 2009

As can be seen from reviewing the enclosed documents, our company has been highly successful in (a) creating the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved on May 23, 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.

Sincerely,

Sandy Laugle

Sandy Laugle
Laugle Properties, LLC

Enclosures

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: Laugle Properties, LLC

Address of taxpayer (*number and street, city, state, and ZIP code*): 451 Blue Chip Court, Franklin IN 46131

Name of contact person: Jack or Sandy Laugle

Telephone number: 738-5966

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: City of Franklin Common Council

Resolution number: 05-14

Location of property: 451 Blue Chip Court, Franklin

County: Johnson

DLGF taxing district number: 009

Description of real property improvements: 7500 Sq. ft. Mfg facility constructed in 2006

Estimated starting date (*month, day, year*):

Estimated completion date (*month, day, year*):

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	23	28
Salaries	801,632.00	2,210,550.00
Number of employees retained	23	
Salaries	801,632.00	
Number of additional employees	13	
Salaries	381,014.00	

SECTION 4 — COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	120,000.00	108,000.00
Plus: Values of proposed project	750,000.00	750,000.00
Less: Values of any property being replaced		
Net values upon completion of project	870,000.00	858,000.00
ACTUAL	COST	ASSESSED VALUE
Values before project		50,000.00
Plus: Values of proposed project	910,530.00	273,300.00
Less: Values of any property being replaced		
Net values upon completion of project		323,300.00

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		
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	Title	Date signed (*month, day, year*)
Sandy Laugle	Member	02/13/2013

ATTACHMENT TO FORM CF-1

LAUGLE PROPERTIES LLC

McWilliams Realty, LLC, was granted a tax abatement on the improvements constructed on Lot 8 in Blue Chip Industrial Park, commonly known as 451 Blue Chip Court, Franklin, Indiana by the Common Council of the City of Franklin. Resolution No. 05-14 was passed by the Franklin Common Council on the 23rd day of May 2005.

Laugle Properties, LLC , purchased 451 Blue Chip Court on the 18th day of November 2009.

The business that was operating at 451 Blue Chip Court, Greenwood Machine, Inc., has abandoned the location. Innovative Casting Technologies, Inc., has moved its operations to 451 Blue Chip Court.

Laugle Properties, LLC, requests that the Franklin Common Council find that the property owner has made reasonable effort to substantially comply with the Statement of Benefits. The amount of salaries paid to the estimated 36 total employees was estimated to total $1,182,646 by the end of the ten (10) year abatement period on the Statement of Benefits filed by McWilliams Realty, LLC. Greenwood Machine, Inc , no longer employs anyone at the site. The business that occupies the subject real estate, Innovative Casting Technologies, Inc., employed 28 persons at the site and paid salaries totaling $2,210,550 in 2012, an increase of $1,027,904 from the estimate filed by the prior owner.

CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City of Franklin Economic Development Commission

From: Krista Linke, Community Development Director

Date: March 27th, 2013

Re: Case C 2013-22: Laugle Properties

Summary:

1. On April 28th, 2008, the Franklin Common Council passed Resolution No. 2008-06, approving a 10-year tax abatement on real property for Laugle Properties, located at 351 Blue Chip Court.
2. Actual and estimated benefits, as projected for 2012:

	Estimated on SB-1	Actual in 2012	Difference
Employees Retained	17	16	-1
Salaries	$551,760	$641,523	$89,763
New Employees	2	5	3
Salaries	$64,480	$768,827	$704,347
Total Salaries	$616,240	$1,410,350	$794,110
Average Hourly Salaries	$15.59	$32.29	$16.70
Real Property Improvements	$804,500	$900,000	$95,500

3. Dualtech was located across the street at 400 Blue Chip Court. There was a fire on February 3, 2008 at this location which destroyed all of Dualtech's equipment and damaged the building. Dualtech relocated to 351Blue Chip Court. Laugle Properties is the owner of 351 Blue Chip Court and Dualtech leases the real estate from them.
4. They have exceeded their estimate provided on the SB-1 Form for real property.
5. In 2011 they reported 28 employees with total salaries of $1,305,481. The average hourly salary was $22.42 in 2011.
6. There are fewer employees than in 2012, but the average hourly salary is higher. They still exceed the total number of employees as well as the average hourly salary that was estimated on the SB-1 Form.
7. The real property tax abatement is scheduled to expire in tax year 2019 payable 2020. The final compliance review will take place in 2020.

Staff Recommendation: Approval

Laugle Properties, LLC
3719 E 700 N.
Whiteland, IN 46184
738-5966

February 19, 2013

Krista Linke
Dept. of Planning and Economic Dev.
70 E. Monroe St.
Franklin, IN 46131

RE: Tax Abatement Compliance for Laugle Properties, LLC

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with real property tax abatements; which were granted to Laugle Properties, LLC in 2008 under Franklin Common Council Resolution No. 08-06.

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 initial year, and (b) creating the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved on April 30, 2009.

Please review all of the enclosed documents, and if you have any questions or concerns regarding this matter, please feel free to contact me.

Sincerely,

Sandy Laugle

Sandy Laugle
Laugle Properties, LLC

Enclosures

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: Laugle Properties, LLC - Jack and Sandy Laugle	
Address of taxpayer *(number and street, city, state, and ZIP code)*: 3719 E 700 N, Whiteland, IN 46184	
Name of contact person: Jack or Sandy Laugle	Telephone number: 738-5966

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: City of Franklin Common Council		Resolution number: 08-06
Location of property: 351 Blue Chip Court, Franklin	County: Johnson	DLGF taxing district number: 031
Description of real property improvements: 20,000 Sq. Ft Manufacturing facility		Estimated starting date *(month, day, year)*: 04/01/2008
		Estimated completion date *(month, day, year)*: 07/01/2008

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	17	21
Salaries	551,760.00	1,410,350.00
Number of employees retained	17	~~21~~ 16
Salaries	551,760.00	641,523.00
Number of additional employees	2	~~4~~ 5
Salaries	64,480.00	768,827.00

SECTION 4 — COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	100,000.00	67,500.00
Plus: Values of proposed project	804,500.00	
Less: Values of any property being replaced		
Net values upon completion of project	904,500.00	
ACTUAL	COST	ASSESSED VALUE
Values before project	100,000.00	
Plus: Values of proposed project	900,000.00	
Less: Values of any property being replaced		
Net values upon completion of project	1,000,000.00	

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		
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	Title	Date signed *(month, day, year)*
Sandy Laugle	Member	02/19/2013

Dualtech, Inc.

JOB CREATION/ RETENTION TABLE

	Year	Prof/Mangerial	Secretary	Lab Tech.	Machine Operators	Total	Proposed Salary
Proposed	1	2	1	1	13	17	$551,760
Actual	1	2	1	2	11	16	641,523
Proposed	2	2	1	1	15	19	$616,240
Actual	2	2	1	2	17	22	$895,071
Proposed	3	2	1	1	15	19	$616,240
Actual	3	2	2	2	22	28	$1,305,481
Proposed	4	2	1	1	15	19	$616,240
Actual	4	2	2	2	15	21	$1,410,350.84

Dualtech, Inc.
351 Blue Chip Court
P.O. Box 476
Franklin, IN 46131

Attachment to Form CF-1 (Compliance with Statement of Benefits)
Job Creation Schedule by Quarter

Actual Number Of Employees As of 12/31/11	Proposed Total Number of employees by 12/31/12 (From SB-1)	Actual Number of Employees Added During Year (by Quarter)				Actual Total Number of Employees as of 12/31/12	Difference between Actual and Proposed Number of Employees
		3/31/12	6/30/12	9/30/12	12/30/12		
28	19	-3	-1	0	-3	21	+2

CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City of Franklin Economic Development Commission

From: Krista Linke, Community Development Director

Date: April 1st, 2013

Re: Case C 2013-23: Laugle Properties

Summary:

1. On April 28th, 2008, the Franklin Common Council passed Resolution No. 2008-07, approving a 10-year tax abatement on real property for Laugle Properties, located at 400 Blue Chip Court.
2. Actual and estimated benefits, as projected for 2012:

	Estimated on SB-1	Actual in 2012	Difference
Employees Retained	1	2	1
Salaries	$41,600	$103,345	$61,745
New Employees	1	0	-1
Salaries	$41,600	$0	-$41,600
Total Salaries	$83,200	$103,345	$20,145
Average Hourly Salaries	$20.00	$24.84	$4.84
Real Property Improvements	$497,000	$513,615	$16,615

3. The company has exceeded their estimate provided on the SB-1 Form for real property.
4. There were two employees in 2011 with total salaries of $70,819. The average hourly wage was $17.02. This year the average hourly salary exceeds what was estimated on their SB-1 Form.
5. The real property tax abatement is scheduled to expire in tax year 2018 payable 2019. The final compliance review will take place in 2019.

Staff Recommendation:

Approval

Laugle Properties, LLC
3719 E 700 N.
Whiteland, IN 46184
738-5966

February 19, 2013

Krista Linke
Dept. of Planning and Economic Dev.
70 E. Monroe St.
Franklin, IN 46131

RE: Tax Abatement Compliance for Laugle Properties, LLC

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with real property tax abatements; which were granted to Laugle Properties, LLC in 2008 under Franklin Common Council Resolution No. 08-07.

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 initial year, and (b) creating the full complement of jobs which had been proposed in the Statement of Benefits (Form SB-1) which was approved on April 28, 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.

Sincerely,

Sandy Laugle

Sandy Laugle
Laugle Properties, LLC

Enclosures

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 Laugle Properties, LLC - Jack and Sandy Laugle	
Address of taxpayer *(number and street, city, state, and ZIP code)* 3719 E 700 N, Whiteland, IN 46184	
Name of contact person Jack or Sandy Laugle	Telephone number 738-5966

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body City of Franklin Common Council		Resolution number 08-07
Location of property 400 Blue Chip Court, Franklin	County Johnson	DLGF taxing district number 031
Description of real property improvements: 9000 Sq. Ft Warehouse		Estimated starting date *(month, day, year)* 04/01/2008 Estimated completion date *(month, day, year)* 07/01/2008

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	1	2
Salaries	41,600.00	103,345.05
Number of employees retained	1	2
Salaries	41,600.00	103,345.05
Number of additional employees	0	0
Salaries		

SECTION 4 — COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	518,800.00	
Plus: Values of proposed project	497,000.00	
Less: Values of any property being replaced	451,300.00	
Net values upon completion of project	564,500.00	
ACTUAL	COST	ASSESSED VALUE
Values before project	518,800.00	
Plus: Values of proposed project	513,615.00	
Less: Values of any property being replaced	451,300.00	
Net values upon completion of project	581,115.00	493,500.00

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		
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	Title	Date signed *(month, day, year)*
Sandy Laugle	Member	02/19/2013

Laugle Properties, LLC
400 Blue Chip Court
P.O. Box 476
Franklin, IN 46131

Attachment to Form CF-1 (Compliance with Statement of Benefits)
Job Creation Schedule by Quarter

Actual Number Of Employees As of 12/31/11	Proposed Total Number of employees by 12/31/12 (From SB-1)	Actual Number of Employees Added During Year (by Quarter)				Actual Total Number of Employees as of 12/31/12	Difference between Actual and Proposed Number of Employees
		3/31/12	6/30/12	9/30/12	12/30/12		
2	1	0	0	0	0	2	1

CITY OF FRANKLIN
COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City of Franklin Economic Development Commission

From: Krista Linke, Community Development Director

Date: April 1st, 2013

Re: Case C 2013-24: Indiana Hydraulic Equipment Corp. (Formerly Nishina)

Summary:

1. On October 23rd, 2006, the Franklin Common Council passed Resolution No. 2006-08, approving a 10-year tax abatement on real property and a 10-year tax abatement on personal property for Indiana Hydraulic Equipment Corporation (formerly Nishina Industries) located at 2000 Commerce Parkway (Musicland Drive was renamed to Commerce Parkway in 2010).
2. Actual and estimated benefits, as projected for 2012:

	Estimated on SB-1	Actual in 2012	Difference
New Employees	34	24	-10
Salaries	$1,320,000	$1,096,469	-$223,531
Average Hourly Salaries	$18.67	$21.96	$3.30
Real Property Improvements	$5,000,000	$5,959,157	$959,157
Personal Property Improvements	$7,000,000	$6,205,352	-$794,648

3. This company has exceeded their estimate provided on their SB-1 Form for Real Property.
4. Their original estimate was to hire 7 employees in 2007, an additional 13 employees in 2008, and the remaining 14 in 2009, for a total of 34 employees. They reported 23 employees at the end of 2010. They increased to 25 at the end of 2011. Please see the Attachment to Form CF-1 for further explanation.
5. The average hourly salary exceeds their original estimate.
6. The company has not met their estimated amount for personal property investment. They increased from $6,088,158 in 2011. Please see the Attachment to Form CF-1 for further explanation.
7. The personal and real property tax abatements for Indiana Hydraulic Equipment Corporation are scheduled to expire in tax year 2017 payable 2018. The final compliance review will take place in 2018.

Staff Recommendation: Approval

IHC

INDIANA HYDRAULIC EQUIPMENT, CORP.

February 19, 2013

Krista Linke, AICP
Director of Planning & Economic Development
City of Franklin
70 E. Monroe Street
Franklin, IN 46131

RE: 2012 Tax Abatement Compliance for Indiana Hydraulic Equipment, Corp.

Dear Ms. Linke,

Please find attached Form CF-1/RE and CF-1/PP (Compliance with Statement of Benefits) regarding our compliance with the real and personal property tax abatements which were granted to Indiana Hydraulic Equipment, Corp. (IHC) through Nishina Industrial Co., Ltd. in 2006 by the Franklin Common Council in Resolution No. 2006-08.

As can be seen from reviewing the enclosed documents, IHC was successful in maintaining the projected capital investment in the area of "Property" and "Buildings and Improvements". IHC continues to work at reaching the proposed amount for "Machinery and Equipment. " We are also in the process of procuring some additional IT equipment in 2013. IHC currently employs 24 of the estimated 34 Associates projected on the SB-1.

Please review the attached documents and feel free to contact me if you have any questions or concerns regarding this matter at 317-736-2532.

Thank you again for your consideration of our report and your continuing support of Indiana Hydraulic Equipment, Corp.

Sincerely,

Dean L. Isley

Dean L. Isley
Asst. Plant Manager

25

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: Indiana Hydraulic Equipment, Corp

Address of taxpayer (*number and street, city, state, and ZIP code*): 2000 Commerce Parkway Franklin, In 46131

Name of contact person: Dean Isley

Telephone number: 317-736-2532

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: City of Franklin Common Council

Resolution number: 2006-08

Location of property: 2000 Commerce Parkway, Franklin, In 46131

County: Johnson

DLGF taxing district number:

Description of real property improvements: Construction of a new manufacturing facility consisting of approximately 6500 sq. feet of office space and 55,000 sq. ft. of manufacturing and warehouse space.

Estimated starting date (*month, day, year*): 12/01/2006

Estimated completion date (*month, day, year*): 11/30/2007

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	34	24
Salaries	$1,320,000.00	$1,096,469.26
Number of employees retained		
Salaries		
Number of additional employees	34	24
Salaries	$ 1,320,000.00	$1,096,469.26

SECTION 4 — COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	$ 190,000.00	
Plus: Values of proposed project	$ 5,000,000.00	
Less: Values of any property being replaced		
Net values upon completion of project	$ 5,190,000.00	
ACTUAL	COST	ASSESSED VALUE
Values before project	$ 190,000	
Plus: Values of proposed project	$ 5,959,157	
Less: Values of any property being replaced		
Net values upon completion of project	$ 6,149,157	

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	Ø	Ø
Amount of hazardous waste converted	Ø	Ø
Other benefits:	Ø	Ø

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed (*month, day, year*)
Dean L. Isley	Asst. Plant Manager	2-14-2013

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: Indiana Hydraulic Equipment, Corp

Address of taxpayer (number and street, city, state, and ZIP code): 2000 Commerce Parkway Franklin, In 46131

Name of contact person: Dean Isley

Telephone number: 317-736-2532

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: City of Franklin Common Council

Resolution number: 2006-08

Location of property: 2000 Commerce Parkway Franklin, In 46131

County: Johnson

DLGF taxing district number:

Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.
Construction of a new facility (approx 62,000 square feet) of office + manufacturing space to produce Hydraulic Control Valves.

Estimated starting date (month, day, year): 03/01/2007

Estimated completion date (month, day, year): 12/31/2008

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	34	24
Salaries	$1,320,000.00	$1,096,469.26
Number of employees retained		
Salaries		
Number of additional employees	34	24
Salaries	$1,320,000.00	$1,096,469.26

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	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Plus: Values of proposed project	$7,000,000	$2,800,000	Ø	Ø	Ø	Ø	$700,000	$280,000
Less: Values of any property being replaced	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Net values upon completion of project	$7,000,000	$2,800,000	Ø	Ø	Ø	Ø	$700,000	$280,000
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Plus: Values of proposed project	$6,205,352	Ø	Ø	Ø	Ø	Ø	$376,748	Ø
Less: Values of any property being replaced	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Net values upon completion of project	$6,205,352	Ø	Ø	Ø	Ø	Ø	$376,748	Ø

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	Ø	Ø
Amount of hazardous waste converted	Ø	Ø
Other benefits:	Ø	Ø

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed (month, day, year)
Dean L. Isley	Asst. Plant Manager	2-19-2013

Indiana Hydraulic Equipment, Corp.
2000 Commerce Parkway
Franklin, IN 46131
2/19/2013

Attachment to Form CF-1 (Compliance with Statement of Benefits)
Construction & Occupancy Status Report - 2012

Construction of the new Indiana Hydraulic Equipment, Corp. (IHC) manufacturing facility was started with a ground breaking ceremony on May 7, 2007. By January 18, 2008 construction was substantially complete.

The inspection of the facility for Certificate of Occupancy was completed January 18, 2008 and the IHC staff began to move in the offices on January 21, 2008.

Receipt and unpacking of the new manufacturing equipment began from February 4, 2008 with the equipment setting and utilities completed by February 29, 2008.

Adjustments were completed by the end of March 2008 and initial trials were started from the first of April 2008. IHC Associates began training on the equipment from April 28, 2008. First production trials were on May 19, 2008 and IHC began shipping product to our customer on June 2, 2008.

Indiana Hydraulic Equipment, Corp.
2000 Commerce Parkway
Franklin, IN 46131
2/19/2013

Attachment to Form CF-1 (Compliance with Statement of Benefits)
Personal Property Listing - 2012

The attached 4 pages list the personal property which is presently installed and for which the original abatement deduction was granted.

Indiana Hydraulic Equipment, Corp.
2000 Commerce Parkway
Franklin, In. 46131

Attachment to Form CF-1 (Compliance with Statement of Benefits)
Expansion Investment Schedule by Quarter - 2012

	Actual Amount of Investment as of 12/31/2011	Proposed Amount of Total Investment by 11/30/2007 (From SB-1)	Actual Amount of Investment Added During Year (by Quarter)				Actual Total Amount of Investment as of 12/31/2012	Difference Between Actual and Proposed Amount of Investment
			3/31/2012	6/30/2012	9/30/2012	12/30/2012		
Property	$ 687,822.00	$ 190,000.00	$ -	$ -	$ -	$ -	$ 687,822.00	$ 497,822.00
Buildings and Improvements	$ 5,449,664.00	$ 5,000,000.00	$ 11,671.00	$ -	$ -	$ -	$ 5,461,335.00	$ 461,335.00
Totals (A)	$ 6,137,486.00	$ 5,190,000.00	$ 11,671.00	$ -	$ -	$ -	$ 6,149,157.00	$ 959,157.00

	Actual Amount of Investment as of 12/31/2011	Proposed Amount of Total Investment by 11/30/2007 (From SB-1)	Actual Amount of Investment Added During Year (by Quarter)				Actual Total Amount of Investment as of 12/31/2012	Difference Between Actual and Proposed Amount of Investment
			3/31/2012	6/30/2012	9/30/2012	12/30/2012		
Machinery and Equipment	$ 6,088,157.65	$ 7,000,000.00	$ 8,905.59	$ 62,045.72	$ -	$ 46,242.74	$ 6,205,351.70	$ (794,648.30)
IT Equipment	$ 376,748.00	$ 700,000.00	$ -	$ -	$ -	$ -	$ 376,748.00	$ (323,252.00)
Totals (B)	$ 6,464,905.65	$ 7,700,000.00	$ 8,905.59	$ 62,045.72	$ -	$ 46,242.74	$ 6,582,099.70	$ (1,117,900.30)

Indiana Hydraulic Equipment, Corp.
2000 Commerce Parkway
Franklin, In. 46131

Attachment to Form CF-1 (Compliance with Statement of Benefits)
Job Creation Schedule by Quarter - 2012

Actual Number of Employees on 12/31/2011	Proposed Total Number of Employees by 12/31/08 (From SB-1)	Actual Number of Employees Added During the Year by Quarter				Actual Total Number of Employees as of 12/31/2012	Difference Between Actual and Proposed Number of Employees
		3/31/2012	6/30/2012	9/30/2012	12/31/2012		
25	34	0	0	0	-1	24	-10

Indiana Hydraulic Equipment, Corp. (IHC)
2000 Commerce Parkway
Franklin, IN 46131
2/19/2013

Attachment to Form CF-1 (Compliance with Statement of Benefits)
Comments concerning Expansion Investment Schedule and Job Creation Schedule - 2012

As of December 31, 2011, $6,205,352 of the estimated $7,000,000.00 "Machinery & Equipment" investment has been achieved. The discrepancy is due to the difference between the projected equipment and installation estimate and the actual equipment procurement and installation cost.

As of December 31, 2011, $376,748.00 of the estimated $700,000.00 "IT Equipment" investment has been achieved. The last IT equipment purchased for IHC was in 2008; IHC intends to purchase some additional IT equipment in 2013.

Currently IHC is able to employ 24 Associates as opposed to 34 which were originally projected on the SB-1. It should be noted that in 2012, IHC paid its Associates on average $21.96 per hour with salary and comprehensive benefits; this exceeds the SB-1 projection of $18.67 per hour for 34 Associates. IHC reduced manpower by (1) Associate in the last quarter of 2012 through attrition. Due to increased process efficiency and current production targets, IHC found it unnecessary to back fill the position at this time.

As we continue to address those concerns of which we have control over, we hope to have them resolved as we move into the future. It is IHC's desire and request that the City of Franklin will look favorably upon our activities and grant us an extension of time to be in full compliance with our tax abatement commitments.

CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City of Franklin Economic Development Commission

From: Krista Linke, Community Development Director

Date: April 1st, 2013

Re: Case C 2013-25: Trussway, Ltd.

Summary:

1. On May 23rd, 2005, the Franklin Common Council passed Resolution No. 2005-13, approving a 10-year tax abatement on real property for Trussway, Ltd. located at 1850 N. Graham Road.
2. Actual and estimated benefits, as projected for 2012:

	Estimated on SB-1	Actual in 2012	Difference
New Employees	0	0	0
Salaries	$0	$0	$0
Average Hourly Salaries	$0.00	$0.00	$0.00
Real Property Improvements	$2,800,000	$2,706,300	-$93,700

3. The tax abatement granted to Trussway in 2005 was not tied to the creation of job or salaries. It was only tied to the real property investment of $2,800,000. As shown in the table above, Trussway made an investment of $2,706,300. They closed the Franklin plant in July of 2009. Please see the attached letter dated February 13, 2013 from Kendall Hoyd, Chief Financial Officer for Trussway.
4. The real property tax abatement for Trussway is scheduled to expire in tax year 2015 payable 2016. The final compliance review will take place in 2016.

Staff Recommendation

Approval

TRUSSWAY

Trussway Holdings, Inc.
Corporate Headquarters
9411 Alcorn
Houston, TX 77093
Ph: (713) 691-6900
Fax: (713) 699-7313

February 13, 2013

Krista Linke, Director
Franklin Economic Development Department
70 E. Monroe Street
Franklin, IN 46131

RE: 1850 Graham Road Property

Dear Economic Development Commission Members,

The plant at 1850 Graham Road remains mothballed as the market for our products continues to recover from the recent collapse of residential construction. The economics for our industry in the market area served by the Graham Road plant have improved, but the rate of growth is lagging that being experienced in other parts of the country. Consequently, Trussway has determined that the conditions are not yet right to reopen the plant, although that remains an element of our future growth plans.

In the meantime, the property is listed for sale with a local commercial realtor. We have received reports that the activity has been picking up recently at least with respect to showings. Should an acceptable offer come in prior to the time frame in which we feel the plant can economically be reopened, we will move ahead with the sale and reevaluate where and when our Midwest operation should be restarted up.

Sincerely,

Kendall Hoyd

Kendall Hoyd
Chief Financial Officer

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: Trussway, Ltd.

Address of taxpayer (*number and street, city, state, and ZIP code*): 9411 Alcorn St., Houston, TX 77093

Name of contact person: Steven Case

Telephone number: (713) 590-8828

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: City of Franklin - Common Council

Resolution number: 05-13

Location of property: 1850 N. Graham Rd., Franklin, IN 4613

County: Johnson

DLGF taxing district number: 31

Description of real property improvements: A speculative 80,500 sq. ft. facility including 4,500 sq. ft. of office space and possible railroad spur at additional cost.

Estimated starting date (*month, day, year*): April 30, 2005

Estimated completion date (*month, day, year*): December 31, 2006

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	-0-	N/A
Salaries	N/A	N/A
Number of employees retained	N/A	N/A
Salaries	N/A	N/A
Number of additional employees	N/A	0
Salaries	N/A	0

SECTION 4 — COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	-0-	-0-
Plus: Values of proposed project	2,800,000	3,100,000
Less: Values of any property being replaced	-0-	-0-
Net values upon completion of project	2,800,000	3,100,000
ACTUAL	COST	ASSESSED VALUE
Values before project	N/A	-0-
Plus: Values of proposed project	2,706,300	2,775,500
Less: Values of any property being replaced	N/A	-0-
Net values upon completion of project	2,706,300	2,775,500

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	Date signed (*month, day, year*)
Patrick A. Thurman, CPA For Kendall R. Hoyd	Chief Financial Officer	February 15, 2013

CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City of Franklin Economic Development Commission

From: Krista Linke, Community Development Director

Date: April 1st, 2013

Re: Case C 2013-26: Mitsubishi Heavy Industries Climate Control, Inc.

Summary:

1. On April 28th, 2008, the Franklin Common Council passed Resolution No. 2008-08 confirming resolution 2008-02, approving a 7-year tax abatement on personal property for Mitsubishi, located at 1200 N. Mitsubishi Parkway.
2. Actual and estimated benefits, as projected for 2012:

	Estimated on SB-1	Actual in 2012	Difference
Employees Retained	139	44	-95
Salaries	$6,146,532	$2,427,584	-$3,718,948
New Employees	36	167	131
Salaries	$1,042,003	$5,915,957	$4,873,954
Total Employees	175	211	36
Total Salaries	$7,188,535	$8,343,541	$1,155,006
Average Hourly Salaries	$19.75	$19.01	-$0.74
Personal Property Improvements	$5,317,174	$5,677,155	$359,981

3. The company had a total of 110 employees at the end of 2011. 2012 is the first year they have more employees than estimated on their SB-1 Form. Please see the attached letter from Bob Francis dated February 15th that explains this further.
4. The company exceeded their estimate provided on their SB-1 Form for personal property.
5. The personal property tax abatement for Mitsubishi is scheduled to expire in tax year 2015 payable 2016. The final compliance review will take place in 2016.

Staff Recommendation:

Approval

MITSUBISHI HEAVY INDUSTRIES CLIMATE CONTROL, INC.

February 15, 2013

Krista Linke, AICP
Director of Planning & Economic Development
City of Franklin
70 E. Monroe Street
Franklin, Indiana 46131

RE: Annual Tax Abatement Compliance - EDC 2008-02

Dear Economic Development Commission Members:

Mitsubishi Heavy Industries Climate Control, Inc. (MCC) requested and was granted tax abatement (EDC 2008-02) by the City of Franklin on $5,317,174.00 for personal property (a new automotive air conditioning compressor assembly line) to be purchased and installed during the fourth quarter 2008. The tax abatement was to begin for 2009 taxes payable to 2010. MCC has complied with the machinery and equipment purchase and installation. The new assembly line was installed during 2008 and is operational. See attachments – Form CF-1 / PP, Investment Time Table for QS Assembly Line machines.

The new compressor assembly line was installed to produce a new style (QS) compressor that we felt would enable MCC to obtain new business, maintain the 139 jobs we listed on Form SB-1 dated 3/4/08 and add 18 jobs during the fourth quarter 2009 and 18 jobs during the fourth quarter 2010 for a total of 175 jobs.

However, the 2009/2010 global and automotive industry economic crisis that we were facing resulted in reduced sales that caused MCC to stop production and reduce headcount from the 139 jobs that we planned to maintain down to 44 that we reported on Form CF-1/PP dated February 16, 2010. MCC has since been awarded a new business contract with a major automotive manufacturer that resulted in restarting production during the third quarter 2011. We hired nine (9) new employees during 2010, 57 new employees during 2011 and 111 new employees during 2012. Total employees at the end of 2012 is 221, or 46 more than projected on our original request for tax abatement. See the Job Retention and Creation Schedule attached to Form CF-1/PP dated February 13, 2013.

We would like to thank the City of Franklin for continued support in approving our tax abatement compliance request for previous projects and we respectfully request that the City of Franklin will continue to look favorably upon our growth activities and grant this 2013 compliance request for the abatement on taxes for 2012 payable 2013.

Respectfully,

Bob Francis

Bob Francis
General Manager Administration
Mitsubishi Heavy Industries Climate Control, Inc. (MCC)

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
Mitsubishi Heavy Industries Climate Control, Inc. (MCC)

Address of taxpayer *(number and street, city, state, and ZIP code)*
1200 North Mitsubishi Parkway, Franklin, Indiana 46131

Name of contact person	Telephone number
Bob Francis	(317) 346-5010

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body		Resolution number
Franklin City Council		EDC2008-02
Location of property	**County**	**DLGF taxing district number**
1200 North Mitsubishi Parkway, Franklin, Indiana 46131	Johnson	41-018

Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.
New assembly line to assemble car air-conditioning compressor model

Estimated starting date *(month, day, year)*: 09/01/2008
Estimated completion date *(month, day, year)*: 01/30/2009

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	139.00	44
Salaries	6,146,532.00	2,427,584.00
Number of employees retained	139.00	44
Salaries	6,146,532.00	2,427,584.00
Number of additional employees	36.00	167
Salaries	1,042,003.00	5,915,957.00

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	5,317,174.00	5,317,174.00						
Plus: Values of proposed project	5,317,174							
Less: Values of any property being replaced								
Net values upon completion of project	5,317,174.00	5,317,174.00						
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	5,677,155.00	5,677,155.00						
Plus: Values of proposed project	5,677,155							
Less: Values of any property being replaced								
Net values upon completion of project	5,677,155.00	5,677,155.00						

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	0	0
Amount of hazardous waste converted	0	0
Other benefits:		

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
Bob Francis	General Manager	2-15-13

Company Investment Time Table

EDC 2008-02

Mitsubishi Heavy Industries Climate Control, Inc. (MCC)
1200 North Mitsubishi Parkway
Franklin, IN 46131

	Buildings	Equipment Type 1 (Machining and Equipment)	Equipment Type 2 (Fixtures)	Equipment Type 3 (Tooling)	Total
Year of Abatement		2008	2008	2008	
1st Quarter					
2nd Quarter			$270,868.00		$270,868.00
3rd Quarter		$4,593,217.00			$4,593,217.00
4th Quarter		$535,230.00	$159,086.00	$10,000.00	$704,316.00
Year of Abatement			2009		2009
1st Quarter			$108,754.00		$108,754.00
2nd Quarter					
3rd Quarter					
4th Quarter					
Year of Abatement					
1st Quarter					
2nd Quarter					
3rd Quarter					
4th Quarter					
Total		$5,128,447.00	$538,708.00	$10,000.00	$5,677,155.00

Note: This money has been spent and the machines and equipment are installed and operational.

Job Creation or Retention Schedule

EDC 2008-02

Mitsubishi Heavy Industries Climate Control, Inc. (MCC)
1200 North Mitsubishi Parkway
Franklin, IN 46131

Attachment to Form CF-1 (Compliance with Statement of Benefits) :
Job Creation Schedule by Quarter

Actual Number of Employees	Number Additional Employees listed	Actual Number of Employees listed	Actual Number of Employees Added during 2010 by Quarter				Actual Number of Employees Added during 2010
SB-1 (03/04/08)	SB-1 (03/04/08)	CF-1 (02/16/10)	03/31/10	06/30/10	09/30/10	12/31/10	
139	36	** 44	1	2	3	3	9
Running Total		44	45	47	50	53	

** Major layoff in 2009 when MCC stopped all production except for Service Parts and a few parts for Mitsubishi Motors of North America.
This was explained on MCC's Feb. 16, 2010 Amended Tax Abatement Compliance letter to Krista Linke, Director Franklin Economic Development.

2011 Proposal and Actual Numbers	Number of Employees	Number of Employees Added during 2011 by Quarter				Number of Employees Added during 2011
	(12/31/10)	03/31/11	06/30/11	09/30/11	12/31/11	
Proposed (2010)	53	16	18	18	30	82
Actual ->		15	19	21	2	57
Running Total	53	68	87	108	110	

2012 Proposed Numbers	Actual Number of Employees	Proposed Number of Employees to be Added during 2012 by Quarter				Proposed Number of Employees Added during 2012
	(12/31/12)	03/31/12	06/30/12	09/30/12	12/31/12	
Proposed	110	31	16	7	2	56
Actual ->	110	47	27	23	14	111
Running Total	110	157	184	207	221	

CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City of Franklin Economic Development Commission

From: Krista Linke, Community Development Director

Date: April 2nd, 2013

Re: Case C 2013-27: Mitsubishi Heavy Industries Climate Control, Inc.

Summary:

1. On May 17th, 2010, the Franklin Common Council passed Resolution No. 2010-10 approving a 10-year tax abatement on real property and a 10-year tax abatement on personal property for Mitsubishi, located at 1200 N. Mitsubishi Parkway.
2. Actual and estimated benefits, as projected for 2012:

	Estimated on SB-1	Actual in 2012	Difference
Employees Retained	44	44	0
Salaries	$2,638,636	$2,488,375	-$150,261
New Employees	67	167	100
Salaries	$2,308,134	$5,915,857	$3,607,723
Total Employees	111	211	100
Total Salaries	$4,946,770	$8,404,232	$3,457,462
Average Hourly Salaries	$21.43	$19.15	-$2.28
Personal Property Improvements	$8,496,346	$8,751,627	$255,281
Real Property Improvements	$446,212	$249,334	-$196,878

3. The company reported 110 total jobs with an average hourly salary of $19.05 in 2011. They have added 101 jobs in 2012 and slightly increased the average hourly salary.
4. The company exceeded their estimate provided on their SB-1 Form for personal property. An additional $358,625 in research and development equipment was spent in 2010. Only manufacturing equipment was included in this abatement.
5. Mr. Francis explains in the attached letter dated February 15th that the real property abatement does not apply because the renovations to the current facility do not add tax liability.
6. The real and personal property tax abatement for Mitsubishi is scheduled to expire in tax year 2020 payable 2021. The final compliance review will take place in 2021.

Staff Recommendation: Approval

MITSUBISHI HEAVY INDUSTRIES CLIMATE CONTROL, INC.

February 15, 2013

Krista Linke, AICP
Director of Planning & Economic Development
City of Franklin
70 E. Monroe Street
Franklin, Indiana 46131

RE: Annual Tax Abatement Compliance - Common Council Resolution 10-10 (EDC 2010-02)

Dear Economic Development Commission Members:

Mitsubishi Heavy Industries Climate Control, Inc. (MCC) requested and was granted tax abatement (EDC 2010-02) by the City of Franklin on $8,893,188.00 for personal property (Assembly line upgrades, Inspection equipment and Machining equipment) and $446,212.00 for Real Estate Improvements (building upgrades in Machining and Assembly area) to be purchased and installed during 2010 and 2011. The personal property and real estate improvements have been completed. Personal property actual spending was $9,110,252.00 and real estate improvements actual spending was $249,334.00 – see Forms CF-1/PP and CF-1/Real Property and also Investment Time Table form that are included with this report. We understand that the real property abatement does not apply because it was renovations to the current facility that does not add tax liability.

These investments were necessary to manufacture car air conditioning compressors for a new global contract that MCC was awarded with a major US automobile manufacturer. These investments were needed to produce a new style (QS) compressor for this new contract, maintain the 44 jobs we listed on Form SB-1 dated 4/16/2010 and add a total of 67 jobs (35 during 2011 and 32 during 2012). MCC has maintained the 44 jobs listed on Form SB-1 dated 4/16/2010 and has added 9 jobs during 2010, 57 jobs during 2011, and 111 during 2012, for a total of 221 jobs on 12/31/12.

We would like to thank the City of Franklin for its continued support in approving our tax abatement compliance requests for previous projects and we respectfully request that the City of Franklin will continue to look favorably upon our growth activities and grant this 2013 compliance request relative to EDC2010-02 for the abatement on taxes for 2012 payable 2013.

Respectfully,

Bob Francis

Bob Francis
General Manager Administration
Mitsubishi Heavy Industries Climate Control, Inc. (MCC)

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: Mitsubishi Heavy Industries Climate Control, Inc. (MCC)	
Address of taxpayer *(number and street, city, state, and ZIP code)*: 1200 North Mitsubishi Parkway, Franklin, Indiana 46131	
Name of contact person: Bob Francis	Telephone number: (317) 346-5010

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: Franklin City Council		Resolution number: EDC2010-02
Location of property: 1200 North Mitsubishi Parkway, Franklin, Indiana 46131	County: Johnson	DLGF taxing district number: 41-018
Description of real property improvements: Improvements to current building to allow for machining of parts and assembly of product.		Estimated starting date *(month, day, year)*: 10/01/2010
		Estimated completion date *(month, day, year)*: 12/31/2011

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	44	44
Salaries	2,638,636.00	2,488,375.00
Number of employees retained	44	44
Salaries	2,638,636.00	2,488,375.00
Number of additional employees	67	167
Salaries	2,308,134.00	5,915,9~~37.00~~ 951.00 BF

SECTION 4 — COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	~~446,212.00~~	446,212.00
Plus: Values of proposed project	446,212	
Less: Values of any property being replaced		
Net values upon completion of project	446,212.00	446,212.00
ACTUAL	COST	ASSESSED VALUE
Values before project	~~249,334.00~~	249,334.00
Plus: Values of proposed project	249,334	
Less: Values of any property being replaced		
Net values upon completion of project	249,334.00	249,334.00

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	0	0
Amount of hazardous waste converted	0	0
Other benefits:		

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
Bob Francis	General Manager	2-15-13

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: Mitsubishi Heavy Industries Climate Control, Inc.

Address of taxpayer *(number and street, city, state, and ZIP code)*: 1200 North Mitsubishi Parkway, Franklin, Indiana 46131

Name of contact person: Bob Francis

Telephone number: (317) 346-5010

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: Franklin City Council

Resolution number: EDC2010-02

Location of property: 1200 North Mitsubishi Parkway, Franklin, Indiana 46131

County: Johnson

DLGF taxing district number: 41-018

Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.

Upgrade to assembly line, new machining and inspection equipment and building improvements in the machining and assembly areas to machine and assemble automotive air conditioning compressors.

Estimated starting date *(month, day, year)*: 08/01/2010

Estimated completion date *(month, day, year)*: 12/31/2011

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	44.00	44
Salaries	2,638,636.00	2,488,375.00
Number of employees retained	44.00	44
Salaries	2,638,636.00	2,488,375.00
Number of additional employees	67.00	167
Salaries	2,308,134.00	5,915,957.00

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	~~8,496,346.00~~	8,496,346.00	396,842.00	396,842.00				
Plus: Values of proposed project	8,496,346							
Less: Values of any property being replaced								
Net values upon completion of project	8,496,346.00	8,496,346.00	396,842.00	396,842.00				
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	~~8,751,627.00~~	8,751,627.00	358,625.00	358,625.00				
Plus: Values of proposed project	8,751,627							
Less: Values of any property being replaced								
Net values upon completion of project	8,751,627.00	8,751,627.00	358,625.00	358,625.00				

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	0	0
Amount of hazardous waste converted	0	0
Other benefits:		

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
Bob Francis	General Manager	2-15-13

Company Investment Time Table

EDC 2010-02

Mitsubishi Heavy Industries Climate Control, Inc. (MCC)
1200 North Mitsubishi Parkway
Franklin, IN 46131

	Buildings	Equipment Type Manufacturing Equipment	Equipment R&D		Total
Year of Abatement	2010		2010		2010
1st Quarter		$148,888.00			
2nd Quarter		$706,691.00			
3rd Quarter		$697,452.00	$358,625.00		
4th Quarter		$346,467.00			
Year of Abatement	2011	2011			2011
1st Quarter		$1,271,951.00			
2nd Quarter		$3,106,877.00			
3rd Quarter	$249,334.00	$1,910,062.00			
4th Quarter		$563,239.00			
Total	$249,334.00	$8,751,627.00	$358,625.00		$9,359,586.00

Note: This money has been spent and the machines and equipment are installed and operational.

Job Creation or Retention Schedule

EDC 2010-02

Mitsubishi Heavy Industries Climate Control, Inc. (MCC)
1200 North Mitsubishi Parkway
Franklin, IN 46131

Attachment to Form CF-1 (Compliance with Statement of Benefits) :
Job Creation Schedule by Quarter

2011 Proposal and Actual Numbers	Number of Employees	Number of Employees Added during 2011 by Quarter				Number of Employees Added during 2011
	(12/31/10)	03/31/11	06/30/11	09/30/11	12/31/11	
Proposed (2011)	44	0	0	22	13	35
Actual ->	53	15	19	21	2	57
Running Total	53	68	87	108	110	

2012 Proposal	Number of Employees	Proposed Number of Employees to be Added during 2012 by Quarter				Proposed Number of Employees Added during 2012
	(12/31/11)	03/31/12	06/30/12	09/30/12	12/31/12	
Proposed (2012)	79	21	11	0	0	32
Actual ->	110	47	27	23	14	111
Running Total	110	157	184	207	221	

City of Franklin

COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

To: City of Franklin Economic Development Commission

From: Krista Linke, Community Development Director

Date: April 1st, 2013

Re: Case C 2013-28: Mitsubishi Heavy Industries Climate Control, Inc.

Summary:

1. On May 21st, 2012, the Franklin Common Council passed Resolution No. 2012-10, approving a 7-year tax abatement on personal property for Mitsubishi, located at 1200 N. Mitsubishi Parkway.
2. Actual and estimated benefits, as projected for 2012:

	Estimated on SB-1	Actual in 2012	Difference
Employees Retained	150	157	7
Salaries	$8,444,556	$8,610,540	$165,984
New Employees	3	64	61
Salaries	$126,921	$1,839,718	$1,712,797
Total Employees	153	221	68
Total Salaries	$8,571,477	$10,450,258	$1,878,781
Average Hourly Salaries	$26.93	$22.73	-$4.20
Personal Property Improvements	$1,717,647	$1,511,422	-$206,225

3. The company originally estimated adding 3 employees in 2012 as a result of purchasing two new scroll finishing machines. They actually added a total of 64 jobs in 2012. Their average hourly salary is lower than estimated, but 68 more jobs were created than originally estimated.
4. The two new scroll finishing machines cost less to purchase than estimated on their SB-1 Form for personal property. They have been purchased and this number will remain the same over the length of the abatement.
5. The personal property tax abatement for Mitsubishi is scheduled to expire in tax year 2018 payable 2019. The final compliance review will take place in 2019.

Staff Recommendation:

Approval

MITSUBISHI HEAVY INDUSTRIES CLIMATE CONTROL, INC.

February 15, 2013
Krista Linke, AICP
Director of Planning and Economic Development
City of Franklin
70 E. Monroe Street
Franklin, Indiana 46131

RE: Annual Tax Abatement Compliance –Common Council Resolution 12-10

Dear Economic Development Commission Members:

Mitsubishi Heavy Industries Climate Control, Inc. (MCC) requested and was granted tax abatement (Common Council Resolution 12-10) by the City of Franklin on $1,717,647.00 for personal property (two new scroll finishing machines) to be purchased and installed during the third quarter 2012. This equipment was installed and operational during the third quarter 2012 (see Company Investment Timetable chart). However, the actual value of the two machines is $1,511,422.00. The tax abatement is to start with 2012 taxes payable 2013.

The investment in these two new machines was necessary to maintain production levels of scrolls to manufacture car air conditioning compressors for a new global contract that MCC was awarded with a major U S automobile manufacturer. With this investment we were able to maintain the 150 jobs we listed on Form SB-1 dated 4/12/2012 and add the 3 jobs that we listed during the third quarter 2012. MCC actually added 23 jobs during the third quarter of 2012 - see Job Creation or Retention Schedule.

We would like to thank the City of Franklin for continued support in approving our tax abatement compliance requests for previous projects and we respectfully request that the City of Franklin will continue to look favorably on our growth activities and grant this 2012 compliance request relative to Common Council Resolution 12-10 for the abatement on taxes for 2012 payable 2013.

Respectfully,

Bob Francis

Bob Francis
General Manager Administration/Production/ Materials
Mitsubishi Heavy Industries Climate Control, Inc.

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
Mitsubishi Heavy Industries Climate Control, Inc. (MCC)

Address of taxpayer *(number and street, city, state, and ZIP code)*
1200 North Mitsubishi Parkway, Franklin, Indiana 46131

Name of contact person	Telephone number
Bob Francis	(317) 346-5010

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body		Resolution number
Franklin City Council		EDC 2012-10
Location of property	**County**	**DLGF taxing district number**
1200 North Mitsubishi Parkway, Franklin, Indiana 46131	Johnson	41-018

Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.
New machining equipment in the machining area to machine automotive air compressor parts.

Estimated starting date *(month, day, year)*: 07/09/2012
Estimated completion date *(month, day, year)*: 09/01/2012

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	150.00	157
Salaries	8,444,556.00	8,610,540.00
Number of employees retained	150.00	157
Salaries	8,444,556.00	8,610,540.00
Number of additional employees	3.00	64
Salaries	126,921.00	1,839,718.00

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	~~1,717,647.00~~	1,717,642.00						
Plus: Values of proposed project	1,717,647							
Less: Values of any property being replaced								
Net values upon completion of project	1,717,647.00	1,717,647.00						
ACTUAL	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**	**COST**	**ASSESSED VALUE**
Values before project	~~1,511,422.00~~	1,511,422.00						
Plus: Values of proposed project	1,511,422							
Less: Values of any property being replaced								
Net values upon completion of project	1,511,422.00	1,511,422.00						

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	0	0
Amount of hazardous waste converted	0	0
Other benefits:		

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
Bob F[illegible]	General Manager Administration	02/15/2013

Company Investment Time Table

EDC 2012-10

Mitsubishi Heavy Industries Climate Control, Inc. (MCC)
1200 North Mitsubishi Parkway
Franklin, IN 46131

	Buildings	Equip. Type 1	Equip. Type 2	Equip. Type 3	**Total**
Year of Abatement	2010	2010	2010	2010	2010
1st Quarter					
2nd Quarter					
3rd Quarter					
4th Quarter					
Year of Abatement	2011	2011	2011	2011	2011
1st Quarter					
2nd Quarter					
3rd Quarter					
4th Quarter					
Year of Abatement	2012	2012	2012	2012	2012
1st Quarter				Machining	
2nd Quarter				Equipment	
3rd Quarter				$1,511,422	$1,511,422
4th Quarter					
Total					$1,511,422.00

Job Creation or Retention Schedule

EDC 2012-10

Mitsubishi Heavy Industries Climate Control, Inc. (MCC)
1200 North Mitsubishi Parkway
Franklin, IN 46131

Attachment to Form CF-1 (Compliance with Statement of Benefits) :
Job Creation Schedule by Quarter

2012 Proposed Numbers	Actual Number of Employees	Proposed Number of Employees to be Added during 2012 by Quarter				Proposed Number of Employees Added during 2012
	(04/12/12)		06/30/12	09/30/12	12/31/12	
Proposed (2010)	150		0	3	0	3
Actual ->	157		27	23	14	64
Running Total	157		184	207	221	

Job Creation or Retention Schedule

EDC 2010-02

Mitsubishi Heavy Industries Climate Control, Inc. (MCC)
1200 North Mitsubishi Parkway
Franklin, IN 46131

Attachment to Form CF-1 (Compliance with Statement of Benefits) :
Job Creation Schedule by Quarter

2011 Proposal and Actual Numbers	Number of Employees	Number of Employees Added during 2011 by Quarter				Number of Employees Added during 2011
	(12/31/10)	03/31/11	06/30/11	09/30/11	12/31/11	
Proposed (2011)	44	0	0	22	13	35
Actual ->	53	15	19	21	2	57
Running Total	53	68	87	108	110	

2012 Proposal	Number of Employees	Proposed Number of Employees to be Added during 2012 by Quarter				Proposed Number of Employees Added during 2012
	(12/31/11)	03/31/12	06/30/12	09/30/12	12/31/12	
Proposed (2012)	79	21	11	0	0	32
Actual ->	110	47	27	23	14	111
Running Total	110	157	184	207	221	

DOCUMENT SUBMITTED WITH EDC 2012-10

INCLUDED FOR EDC 2012-10 TO PROVIDE ALL FOUR QUARTERS OF 2012.