

AGENDA RESERVATION REQUEST

CITY OF FRANKLIN COMMON COUNCIL

Please type or print

Date Submitted:	October 28, 2024	Meeting Date:	November 4, 2024
Contact Information:			
Requested by:	Dana Monson		
On Behalf of Organization or Individual: Modern Metal Roofing			
Telephone:	317-736-3631		
Email address:	dmonson@franklin.in.gov		
Mailing Address:	70 E. Monroe St., Franklin, IN 46131		
Describe Request:			
ERA and Tax Abatement request and public hearing			
List Supporting Documentation Provided:			
City Council Memo			
Staff Report EDC Case 2024-04			
Resolution 2024-08: ERA Confirmatory			
Resolution 2024-09: Tax Abatement Real Property			
Resolution 2024-10: Tax Abatement Personal Property			
Who will present the request?			
Name:	Dana Monson	Telephone:	317-736-3631

The Franklin City Council meets on the 1st and 3rd Monday of each month at 6:00 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

Memorandum

To: City Council, Mayor Barnett, Lynn Gray

From: Dana Monson

Date: November 4, 2024

Re: EDC 2024-04: Modern Metal Roofing (Cornett Roofing) ERA and Tax Abatement Requests

The City of Franklin Economic Development Commission (EDC) reviewed and acted on a request for an Economic Revitalization Area designation and a real and personal property tax abatement from Modern Metal Roofing (Cornett Roofing) at a meeting held on October 8, 2024. The board voted to forward a favorable recommendation to the City Council for approval of an ERA designation, a five-year real property tax abatement, and a three-year personal property abatement.

The Franklin City Council approved Resolution 2024-07 on October 21, 2024, declaring the parcel an Economic Revitalization Area. Today we are requesting a public hearing and vote on the confirming resolution, 2024-08. We are also presenting the request for a five-year standard real property tax abatement with a 2% economic development fee, with Resolution 2024-09 and a three-year standard personal property tax abatement with a 5% EDC fee, with Resolution 2024-10.

Attached to this memo are:

1. Case EDC 2024-04 Staff Report
2. Resolution 2024-08: Confirmatory resolution for ERA designation
3. Resolution 2024-09: Real Property Tax Abatement request
4. Resolution 2024-10: Personal Property Tax Abatement request

If you have any questions regarding this request, please contact me directly at 346-1254.



CITY OF FRANKLIN

DEPARTMENT OF COMMUNITY DEVELOPMENT

Staff Report

To: Economic Development Commission Members
From: Dana Monson, Community Development Specialist
Date: October 8, 2024
Re: Case EDC 2024-04– Modern Metal Roofing (Cornett Roofing)

Case EDC 2024-04– Modern Metal Roofing: A request for a 5-year real property tax abatement on \$1.2 million in investment and a 5-year Personal Property tax abatement on \$350,000 for the addition of a 9,860 SF expansion to the manufacturing plant with a 2% and 5% economic development fee.

Location: 1518 Amy Lane, Franklin, IN. 46131 41-08-12-033-006.006-018



Summary:

- Characteristics of this location:**
This property is currently the location of the Cornett Roofing facility. This 30,000 Sf sits on 2.09 acres and was built in 2003.
- Characteristics of this petitioner:**
Cornett Roofing is a family-owned business started in 1991 as an asphalt shingle installer. The business is now a full-service roofing company specializing in metal, slate, tile, and copper.
- Characteristics of this project:**
The company plans to construct a 9,860 sf addition to the facility and hire 6 new employees.

4. Economic Revitalization Area (ERA):

The property is not currently located in an ERA. The company is requesting this property be declared an ERA.

5. ERA & Tax Abatements Findings (Real Property):

Indiana Code Section 6-1.1-12.1-3 states that the following findings must be made when considering an ERA designation and the granting of a tax abatement for real property:

- a. Whether the estimate of the value of the development or rehabilitation is reasonable for projects of that nature;
- b. Whether the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;
- c. Whether the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;
- d. Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation; and
- e. Whether the totality of the benefits is sufficient to justify the tax abatement.

6. ERA & Tax Abatements Findings (Personal Property):

Indiana Code Section 6-1.1-12.1-4.5 states that the following findings must be made when considering an ERA designation and the granting of tax abatement for personal property:

- a. Whether the estimate of the cost of new manufacturing equipment is reasonable for equipment of that type;
- b. Whether the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the instillation of new manufacturing equipment;
- c. Whether the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the new manufacturing equipment;
- d. Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the installation of the new manufacturing equipment; and
- e. Whether the totality of the benefits is sufficient to justify the tax abatement.

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

The "Tax Abatement Policy" section of the *City of Franklin Community Investment Incentives Summary* states that the Economic Development Commission shall use certain criteria when considering a request for tax abatement. A comparison of those criteria and this request follows:

- a. *Diversification of Local Occupations:* This project will provide a local company with expansion opportunities and growth in their unique sector.
- b. *Diversification of Local Employment:* The project will bring 6 new highly skilled jobs to the community.
- c. *Increase in Local Salaries:* The average starting wage for this company will be \$25.00. The current average wage for Johnson County is \$23.93 so this project will have wages starting above the county average.
- d. *Sustainable Land Use:* The petitioner proposes to make this investment on land that is currently undeveloped.
- e. *Future Community Investment:* The applicant should share with the EDC their plans for future community investment.
- a. *Conformance with the Comprehensive Plan:* The Comprehensive Plan - Land Use Map identifies this property as a Light Industrial Area. Light industrial areas include a variety of employment and production facilities. Uses in this area may include warehouses, distribution centers, assembly facilities, technology centers, research and manufacturing facilities, and professional offices. Light industrial areas are distinguished from manufacturing areas in that manufacturing areas focus on the manipulation of unfinished products and raw materials. Light Industrial facilities generally do not produce emissions of light, heat, sound, vibration, or odor and are completely contained within buildings. Some limited outdoor storage of finished products may occur. Light Industrial areas may also include facilities which are complimentary to their role as employment centers.

The property is zoned IL, Industrial: Light. The "IL," Industrial: Light zoning district is intended to provide locations for light production, assembly, warehousing, research and development facilities, and similar land uses. This district is intended to accommodate only industrial uses that are completely contained within structures and do not involve the outdoor storage of materials or the release of potential environmental pollutants. This district should be used to support the industrial retention and expansion in Franklin.

8. Tax Abatement Duration:

The *City of Franklin Community Investment Incentives Summary* provides that longer periods of abatement on real and personal property may be considered for requests of an exceptional nature. The Summary states that development examples of an exceptional nature include projects that:

- a. Create a new plant or product line for an existing manufacturer;
- b. Creates substantial employment opportunities with higher than average wages;
- c. Increase substantially property values and the city tax base with minimal impact on city services (police & fire protection, schools, utilities, infrastructure, etc.); and
- d. Utilize existing public infrastructure (sanitary & storm sewer, roads & streets, drainage facilities, and other utilities).

9. Requested Effective Year:

The petitioner has requested that, if approved, the tax abatement be for the first year taxes are assessed at an increased assessment rate.

Staff Comments:

The Mayor's Office has indicated they are supportive of a tax abatement of 5 years for real and personal property for this project based on the investment amount and the continued growth of a local company.



CITY OF FRANKLIN

Community Development DEPARTMENT

Tax Abatement Application

Organization/Corporation Requesting Tax Abatement

Organization/Corporation Name: Modern Metal Roofing
 Primary Contact Name: 1442 Amy Lane,
 Contact Address: Richard Cornett
 City: Franklin State: IN Zip: 46131
 Phone Number: 317-738-0005
 Email: chancornett@cornettroofing.com
 Three possible dates before the EDC meeting to conduct a site visit : _____
 Name of Owner: Richard Cornett
 Parent Company (If Applicable): Modern Metal Roofing

Primary Contact for Yearly Compliance Reports

Name: Richard Cornett
 Title: Owner
 Address: 1442 Amy Lane
 City: Franklin State: IN Zip: 46131
 Phone Number: 317-738-0005
 Email: _____

Description of Project

Project Location/Address: 1519 Amy Lane, Franklin, IN 46131
 Parcel Number: _____
 Brief Description of Project:
10,000 sq ft business expansion building

Current Assessed Value (AV) of the Property:

1. Land 100K
2. Building _____
3. Inventory _____
4. Equipment _____

Have building permits been applied for (if applicable): Yes No

Has equipment been installed (if applicable): Yes No

Required Attachments:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Completed SB-1 Form(s) | <input type="checkbox"/> Summary of Benefits (if applicable) |
| <input checked="" type="checkbox"/> Legal Description of the Property | <input type="checkbox"/> Employment Phase-In Schedule |
| <input type="checkbox"/> Company Financial Statement if requested | <input type="checkbox"/> Company Investment Timetable |
| <input type="checkbox"/> Job and Wage Description Information Sheet | <input type="checkbox"/> Compliance Affidavit |

Type of Abatement Requested

Real Property Personal Property

Length of Abatement Requested: 5 Years

Project Size (square feet): 9860 Size of Site (acres):

Type of Building:

Multiple Tenants (leased) Single Tenant (leased) **Owner Occupied** **Corporate Headquarters**

Capital Investment

- 1. Real property capital investment only: 1.2 mm
- 2. Personal property capital investment only: 350,000
- 3. Total capital investment for proposed project: 1.55 mm

Jobs Created and/or Retained

- 1. Estimated number of full time jobs created by the proposed project: 6
- 2. Estimated number of full time jobs retained as a direct result of the proposed project:
- 3. Total number of full time jobs upon project completion: 6

Wages Created and Retained

- 1. Average hourly wage rate for new jobs (w/o benefits) 25/hr
- 2. Average hourly wage rate for jobs retained (w/o benefits) 25/hr

***In addition to answering these questions, please fill out the Job and Wage Description for Tax Abatement Application information sheet and submit it with the application as an attachment.

Please explain why the abatement incentive is necessary to the project: *Attach additional sheets as necessary.*

Company Information

How long has the company been in existence? 30 years

Current address of company headquarters and duration at that address: 1442 Amy Lane, Franklin, IN 46131

Approximate percentage of employees at current location who live in the City of Franklin and/or Johnson County: 80%

Have you ever received tax abatement at your current location? Yes **No**

If yes, when and for what term?

What specifically has the company done to give back to the community: Worked with several charitable organizations: Interchurch Food Pantry, JCCF, Boy s and Girls Club
Provided work at a discount for local non profits.
Franklin College Internship Program

While acting as a strong advocate for using economic incentives to help applicants expand and/or locate in the community, the City of Franklin also strives to enrich the quality of life for its citizens. To that end, the City embraces the use of voluntary economic development fees as allowed under Indiana law (IC 6-1.1-12.1-14). These fees are directed by the City to local nonprofit organizations to bolster their economic development efforts. The fee can be applied on both real and personal property abatements. The fee is collected annually by the County Treasurer as a special assessment on the tax bill and is distributed by the City to the designated economic development nonprofit organization. Typically, 2% is charged on Real Property and 5% is charged on Personal Property. The fee is a percentage of the abatement received. For example, instead of receiving 100% abatement in the first year, the company receives a 95% abatement, with the 5% difference going to support local economic development. More information can be found on the City's website (www.franklin.in.gov) under the Economic Development tab.

Is the company agreeable to the Economic Development Fee? **Yes** No

If yes, at what percent(s)? 2-5%



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R2 | 1-07)

Prescribed by the Department of Local Government Finance

20 PAY 20

FORM SB-1 / Real Property

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 statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, BEFORE a deduction may be approved.
3. To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)]
5. The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION						
Name of taxpayer Modern Metal Roofing						
Address of taxpayer (number and street, city, state, and ZIP code) 1442 Amy Lane, Franklin, IN 46131						
Name of contact person Richard Cornett			Telephone number (317) 738-0005	E-mail address chancornett@cornetroofing.com		
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body Modern Metal Roofing				Resolution number		
Location of property 1519 Amy Lane, Franklin, IN 46131		County Johnson County		DLGF taxing district number 018		
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)				Estimated start date (month, day, year) 12-15-24		
				Estimated completion date (month, day, year) 6-10-25		
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number 30	Salaries 65,000	Number retained 30	Salaries 65,000	Number additional 6	Salaries 52,000	
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.			REAL ESTATE IMPROVEMENTS			
			COST		ASSESSED VALUE	
			Current values		100,000	
			Plus estimated values of proposed project			
			Less values of any property being replaced			
Net estimated values upon completion of project						
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROVIDED BY THE TAXPAYER						
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____			
Other benefits						
SECTION 6 TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.						
Signature of authorized representative <i>R Cornett</i>			Title Owner	Date signed (month, day, year) 9/20/24		

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
 - 1. Redevelopment or rehabilitation of real estate improvements Yes No
 - 2. Residentially distressed areas Yes No
 - 3. Occupancy of a vacant building Yes No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____.
- E. The deduction is allowed for _____ years* (see below).

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Attested by (signature and title of attester)	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
 - 1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
 - 2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed two (2) years.



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R / 1-06)

Prescribed by the Department of Local Government Finance

FORM SB-1 I PP

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, BEFORE a deduction may be approved
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001. For equipment installed prior to March 2, 2001, the schedules and statutes in effect at the time shall continue to apply. (IC 6-1.1-12.1-4.5(f) and (g))

SECTION 1		TAXPAYER INFORMATION							
Name of taxpayer Modern Metal Roofing									
Address of taxpayer (number and street, city, state, and ZIP code) 1442 Amy Lane, Franklin, IN 46131									
Name of contact person Richard Cornett				Telephone number (317) 738-0005					
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT							
Name of designating body Modern Metal Roofing				Resolution number (s)					
Location of property 1519 Amy Lane, Franklin, IN 46131		County Johnson County		DLGF taxing district number 018					
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (use additional sheets if necessary)				ESTIMATED					
						START DATE	COMPLETION DATE		
				Manufacturing Equipment		4/25	7/25		
				R & D Equipment					
				Logist Dist Equipment					
IT Equipment									
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT							
Current number 30	Salaries 62,000	Number retained 30	Salaries 62,000	Number additional 6	Salaries 52,800				
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT							
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
	Current values								
	Plus estimated values of proposed project		300	240					
	Less values of any property being replaced								
Net estimated values upon completion of project		30	240						
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER							
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____						
Other benefits:									
SECTION 6		TAXPAYER CERTIFICATION							
I hereby certify that the representations in this statement are true.									
Signature of authorized representative R Cornett				Title Owner		Date signed (month, day, year) 9/20/24			

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____

- B. The type of deduction that is allowed in the designated area is limited to:
- 1. Installation of new manufacturing equipment; Yes No
 - 2. Installation of new research and development equipment; Yes No
 - 3. Installation of new logistical distribution equipment. Yes No
 - 4. Installation of new information technology equipment; Yes No

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

- 1 year 6 years
 - 2 years 7 years
 - 3 years 8 years
 - 4 years 9 years
 - 5 years ** 10 years **
- ** For ERA's established prior to July 1, 2000, only a 5 or 10 year schedule may be deducted.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)

Telephone number
()

Date signed (month, day, year)

Attested by:

Designated body

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5

**JOB AND WAGE DESCRIPTION
FOR TAX ABATEMENT APPLICATION**

Please provide the following job and wage earning information that is associated with this Tax Abatement Petition (***Please specify all wages in an hourly format without benefits:***):

- (1) Company NAICS code: _____.
- (2) The total number of jobs current at the site: 30, the number of those jobs that will be retained as a direct result of the proposed investment 30, and the number of new jobs which will be created as a direct result of the proposed investment 6.
- (3) The total number of full-time employees at the site: 36.
- (4) The total number of temporary and/or contract employees currently at the site: _____.
- (5) The average hourly wages for the new jobs: 25.
- (6) Will the new jobs being created begin as temporary and/or contract employees? No
If yes, please provide an explanation of the typical transition process to full time:

- (7) Number of new and/or retained jobs in:
 - (a) Managerial/Professional Specialty Occ.: 1 Average Hourly Wage: 62
 - (b) Technical/Sales/Admin. Support Occ.: 1 Average Hourly Wage: 30
 - (c) Service Occ.: 4 Average Hourly Wage: 20
 - (d) Precision Production/Craft/Repair Occ.: _____ Average Hourly Wage: _____
 - (e) Operators/Fabricators/Laborers: _____ Average Hourly Wage: _____

Note: The total number of jobs specified above should correspond with the Statement of Benefits Form SB-1.

- (8) **Attach detailed information on the types of benefits offered for new employees. A description of all possible bonuses and incentives should also be given if provided.**

**EMPLOYMENT PHASE-IN SCHEDULE
JOB CREATION/RETENTION TIMETABLE**

	Job Type 1	Job Type 2	Job Type 3	Job Type 4	Total
Year of Abatement					
1st Quarter					
2nd Quarter	2				
3rd Quarter					
4th Quarter					
Year of Abatement					
1st Quarter					
2nd Quarter	2				
3rd Quarter					
4th Quarter					
Year of Abatement					
1st Quarter					
2nd Quarter	2				
3rd Quarter					
4th Quarter					
TOTAL					

COMPANY INVESTMENT TIMETABLE

Year of Abatement	Buildings	Equip. Type 1	Equip. Type 2	Equip. Type 3	Total
1st Quarter	250				
2nd Quarter	500				
3rd Quarter		250			
4th Quarter					
Year of Abatement					
1st Quarter					
2nd Quarter					
3rd Quarter					
4th Quarter					
Year of Abatement					
1st Quarter					
2nd Quarter					
3rd Quarter					
4th Quarter					
TOTAL					



Indiana Tax Abatement Results

- Johnson County, FRANKLIN CITY NEEDHAM TWP
- Tax Rate (%): 2.8960
- Project Name: Cornett

Real Property: **\$1,200,000**

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100	\$0	\$0	\$0	\$34,752	\$0	\$34,752	\$34,752
Year 2	80	\$6,950	\$0	\$6,950	\$34,752	\$0	\$34,752	\$27,802
Year 3	60	\$13,901	\$0	\$13,901	\$34,752	\$0	\$34,752	\$20,851
Year 4	40	\$20,851	\$0	\$20,851	\$34,752	\$0	\$34,752	\$13,901
Year 5	20	\$27,802	\$0	\$27,802	\$34,752	\$0	\$34,752	\$6,950
Totals		\$69,504	\$0	\$69,504	\$173,760	\$0	\$173,760	\$104,256



Indiana Tax Abatement Results

- Johnson County, FRANKLIN CITY NEEDHAM TWP
- Tax Rate (%): 2.8960
- Project Name: Cornett

Personal Property: **\$350,000**

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100	\$0	\$0	\$0	\$4,054	\$0	\$4,054	\$4,054
Year 2	66	\$1,930	\$0	\$1,930	\$5,676	\$0	\$5,676	\$3,746
Year 3	33	\$2,852	\$0	\$2,852	\$4,257	\$0	\$4,257	\$1,405
Totals		\$4,782	\$0	\$4,782	\$13,988	\$0	\$13,988	\$9,206



Personal Property: **\$350,000**

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100	\$0	\$0	\$0	\$4,054	\$0	\$4,054	\$4,054
Year 2	80	\$1,135	\$0	\$1,135	\$5,676	\$0	\$5,676	\$4,541
Year 3	60	\$1,703	\$0	\$1,703	\$4,257	\$0	\$4,257	\$2,554
Year 4	40	\$1,946	\$0	\$1,946	\$3,244	\$0	\$3,244	\$1,297
Year 5	20	\$2,433	\$0	\$2,433	\$3,041	\$0	\$3,041	\$608
Totals		\$7,217	\$0	\$7,217	\$20,272	\$0	\$20,272	\$13,055

Modern Metal Roofing

41-08-12-033-066.006-018

\$1,200,000 Real Property Investment

Year	AV	Taxes Due	Abatement %	Taxes Paid	Current Assessed Value
2024 Pay 2025	\$84,400	\$1,190.64	0%	\$1,190.64	\$1,190.64
2025 Pay 2026	\$1,200,000	\$34,752.00	100%	\$0.00	Year 1 \$1,190.64
2026 Pay 2027	\$1,200,000	\$34,752.00	80%	\$6,950.00	Year 2 \$1,190.64
2027 Pay 2028	\$1,200,000	\$34,752.00	60%	\$13,901.00	Year 3 \$1,190.64
2028 Pay 2029	\$1,200,000	\$34,752.00	40%	\$20,851.00	Year 4 \$1,190.64
2029 Pay 2030	\$1,200,000	\$34,752.00	20%	\$27,802.00	Year 5 \$1,190.64
				\$70,694.64	\$7,143.84
Year 6		\$34,752.00	0%	\$34,752.00	\$1,190.64
Year 7		\$34,752.00	0%	\$34,752.00	\$1,190.64
Year 8		\$34,752.00	0%	\$34,752.00	\$1,190.64
Year 9		\$34,752.00	0%	\$34,752.00	\$1,190.64
Year 10		\$34,752.00	0%	\$34,752.00	\$1,190.64
Year 11		\$34,752.00	0%	\$34,752.00	\$1,190.64
Year 12		\$34,752.00	0%	\$34,752.00	\$1,190.64
Year 13		\$34,752.00	0%	\$34,752.00	\$1,190.64
Year 14		\$34,752.00	0%	\$34,752.00	\$1,190.64
Year 15		\$34,752.00	0%	\$34,752.00	\$1,190.64
Year 16		\$34,752.00	0%	\$34,752.00	\$1,190.64
Taxes PAID over 16 years:				\$452,966.64	\$20,240.88

:Taxes PAID over 16 years without any development

Difference: \$432,725.76

CITY OF FRANKLIN, INDIANA

RESOLUTION NUMBER 2024-08

RESOLUTION SETTING FORTH FINAL ACTION IN DETERMINING AN ECONOMIC REVITALIZATION AREA AND CONFIRMING RESOLUTION 2024-07 OF OCTOBER 21, 2024

WHEREAS, Indiana Code IC 6-1.1-12.1-1 et seq., as amended, allows for the abatement of property taxes for certain properties constructed in or located in economic revitalization areas; and

WHEREAS, Indiana Code IC 6-1.1-12.1-1 et seq., as amended, empowers the Common Council of the City of Franklin to designate economic revitalization areas; and

WHEREAS, Modern Metal Roofing has applied for certain properties to be designated as an economic revitalization area; and

WHEREAS, at a regular meeting of the Common Council of the City of Franklin, Indiana held on October 21, 2024, said Common Council reviewed and approved said request and declared certain real estate within the City of Franklin, Indiana commonly known as 1442 Amy Lane (1518 Amy Lane), Johnson County Indiana (Parcel: 41-08-12-033-006.006-018) to be an Economic Revitalization Area pursuant to the specification of Resolution No. 2024-07, adopted and approved that date; and

WHEREAS, a copy of the declaratory resolution and description of the affected real estate have been available for public inspection in the office of the City of Franklin Economic Development Commission, located at 70 E. Monroe Street, Franklin, Indiana; and

WHEREAS, after the adoption of the preliminary declaratory resolution, notice of the adoption of the resolution was properly published pursuant to IC 6-1.1-12.1-2.5 and

WHEREAS, the Council conducted a public hearing on this matter on the 4th day of November, 2024 at 6:00 p.m. in the City Hall Council Chambers, 70 E. Monroe Street, Franklin, Indiana. No remonstrance, written or oral, has been filed with regard to Resolution No. 2024-07 stating opposition of any type or character, to said Resolution, or the designation of the real estate described therein as an Economic Revitalization Area; and

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Franklin, Indiana, that the above described real estate is designated as an economic revitalization area as set forth in IC 6-1.1-12.1-1 et seq.

BE IT ALSO RESOLVED that the designation of the subject property as an economic revitalization area will assist in the inducement of projects to locate in the economic revitalization area which will provide employment opportunities to the residents of Johnson County, Indiana.

BE IT ALSO RESOLVED that the designation of said real estate as an economic revitalization area shall not be limited to a specific time period, and shall continue indefinitely. The Council reserves the right to terminate this designation by subsequent resolution, if necessary.

BE IT ALSO RESOLVED that upon adoption of the Resolution, the Clerk-Treasurer of the City of Franklin, Indiana shall cause a certified copy of this Resolution to be filed with the Johnson County Assessor and/or such other Johnson County government officials as shall be necessary to make Modern Metal Roofing eligible to file for tax abatement as to the real property contemplated by the tax abatement request reviewed and approved by Resolution 2024-09 and ratified and affirmed by this Resolution.

BE IT FINALLY RESOLVED that any part, parts, clause, or portion of this resolution shall not be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of this resolution as whole or any part, clause, or portion of this resolution.

Introduced and Filed on the _____ day of _____, 2024.

DULY PASSED on this _____ day of _____, 2024, by the Common Council of the City of Franklin, Johnson County, Indiana, having been passed by a vote of _____ in Favor and _____ Opposed.

City of Franklin, Indiana, By its Common Council:

Voting Affirmative:

Voting Opposed:

Kenneth Austin, Council President

Kenneth Austin, Council President

Jennifer Price

Jennifer Price

Irene Nalley

Irene Nalley

Todd Shuck

Todd Shuck

Anne McGuinness

Anne McGuinness

Josh Prine

Josh Prine

Shawn Taylor

Shawn Taylor

Attest:

Jan Jones
City Clerk-Treasurer

Presented by me to the Mayor of the City of Franklin for his approval or veto pursuant to Indiana Code § 36-4-6-15, 16, this _____ day of _____, 2024 at _____ o'clock a.m./p.m.

Jan Jones,
City Clerk-Treasurer

This ordinance having been passed by the legislative body and presented to me [Approved by me and duly adopted, pursuant to Indiana Code § 36-4-6-16(a)(1)] [Vetoed, pursuant to Indiana Code § 36-4-6-16(a)(2)], this _____ day of _____, 2024 at _____ o'clock a.m./p.m.

Steve Barnett
Mayor

Attest:

Jan Jones,
City Clerk-Treasurer

Prepared by: Dana Monson, Community Development Specialist
“I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.”

Dana Monson
Community Development Specialist

CITY OF FRANKLIN, INDIANA

RESOLUTION NUMBER 2024-09

**A RESOLUTION GRANTING TAX ABATEMENT
FOR MODERN METAL ROOFING**

WHEREAS, the Indiana General Assembly has enacted a statute, IC 6-1.1-12.1 (the “Act”) authorizing certain tax deductions of property taxes (as defined in the Act) attributable to redevelopment or rehabilitation activities in economic development areas; and

WHEREAS, Modern Metal Roofing (the “Applicant”) has submitted a Statement of Benefits and made application for Real Property Tax Abatement pursuant to the Act; and

WHEREAS, the Franklin Economic Development Commission has on October 8, 2024, held a public meeting and considered the tax abatement request of Modern Metal Roofing (1442 Amy Lane (1518 Amy Lane) Parcel: 41-08-12-033-006.006-018) and in a manner consistent with the applicable section of the Indiana Code;

WHEREAS, the Franklin Economic Development Commission has made the findings required by IC 6-1.1-12.1-3 and IC 6-1.1-12.1-4.5 and recommended that Modern Metal Roofing receive a five (5) year tax abatement with a two percent Economic Development Fee, on real property for the real estate described as “Exhibit A” and described in the tax abatement request;

WHEREAS, a copy of the Statement of Benefits recommended for approval by the Franklin Economic Development Commission is attached hereto as “Exhibit B;”

WHEREAS, the said real estate as described in “Exhibit A” is located in an existing Economic Revitalization Area as approved by the City of Franklin Common Council with City Council Resolution Number 2024-07 and confirmed by Resolution Number 2024-08;

WHEREAS, the Common Council has received and reviewed “Exhibit B” with all attachments, and that such attachments are made a part hereof and incorporated herein, all which together contain the necessary statements of benefits and description of the project, along with the recommendation of the Economic Development Commission for tax abatement for real property; and

WHEREAS, the Common Council has given careful consideration to the materials submitted and affirms the findings of the Franklin Economic Development Commission relative to the requirements of IC 6-1.1-12.1-3 and IC 6-1.1-12.1-4.5.

NOW THEREFORE BE IT RESOLVED THAT:

- 1) The abatement of real property tax shall extend for a period of _____ years pursuant to the deduction schedule set forth in Exhibit C.
- 2) Modern Metal Roofing shall be required to provide the City of Franklin with information showing the extent to which there has been compliance with the statement of benefits submitted in their request for tax abatement within sixty (60) days after the end of each year in which the

deduction is applicable, as required by IC 6-1.1-12.1-5.1.

- 3) A copy of this resolution and a description of the affected area will be available and can be inspected in the office of the Johnson County Assessor and the City Clerk/Treasurer.

APPROVED by the Common Council of the City of Franklin, Johnson County, Indiana, this _____ day of _____, 2024

City of Franklin, Indiana, By its Common Council:

Voting Affirmative:

Voting Opposed:

Kenneth Austin, Council President

Kenneth Austin, Council President

Jennifer Price

Jennifer Price

Irene Nalley

Irene Nalley

Todd Shuck

Todd Shuck

Anne McGuinness

Anne McGuinness

Josh Prine

Josh Prine

Shawn Taylor

Shawn Taylor

Attest:

Jan Jones, City Clerk-Treasurer

Presented by me to the Mayor of the City of Franklin for his approval or veto pursuant to Indiana Code § 36-4-6-15, 16, this _____ day of _____, 2024 at _____ o'clock a.m./p.m.

Jan Jones, City Clerk-Treasurer

This ordinance having been passed by the legislative body and presented to me [Approved by me and duly adopted, pursuant to Indiana Code § 36-4-6-16(a)(1)] [Vetoed, pursuant to Indiana Code § 36-4-6-16(a)(2)], this _____ day of _____, 2024 at _____ o'clock a.m./p.m.

Steve Barnett, Mayor

Attest:

Jan Jones, City Clerk-Treasurer

Prepared by: Dana Monson, Community Development Specialist

“I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.”

Dana Monson, Community Development Specialist

CITY OF FRANKLIN, INDIANA

RESOLUTION NUMBER 2024-10

**A RESOLUTION GRANTING TAX ABATEMENT
FOR MODERN METAL ROOFING**

WHEREAS, the Indiana General Assembly has enacted a statute, IC 6-1.1-12.1 (the “Act”) authorizing certain tax deductions of property taxes (as defined in the Act) attributable to redevelopment or rehabilitation activities in economic development areas; and

WHEREAS, Modern Metal Roofing (the “Applicant”) has submitted a Statement of Benefits and made application for Personal Property Tax Abatement pursuant to the Act; and

WHEREAS, the Franklin Economic Development Commission has on October 8, 2024, held a public meeting and considered the tax abatement request of Modern Metal Roofing (1442 Amy Lane) in a manner consistent with the applicable section of the Indiana Code;

WHEREAS, the Franklin Economic Development Commission has made the findings required by IC 6-1.1-12.1-4.5 and recommended that Modern Metal Roofing receive a three (3) year standard schedule tax abatement with a 5% Economic Development Fee, on personal property for the real estate described as “Exhibit A” and described in the tax abatement request;

WHEREAS, a copy of the Statement of Benefits recommended for approval by the Franklin Economic Development Commission is attached hereto as “Exhibit B;”

WHEREAS, the said real estate as described in “Exhibit A” is located in an existing Economic Revitalization Area as approved by the City of Franklin Common Council with City Council Resolution Number 2024-07;

WHEREAS, the Common Council has received and reviewed “Exhibit B” with all attachments, and that such attachments are made a part hereof and incorporated herein, all which together contain the necessary statements of benefits and description of the project, along with the recommendation of the Economic Development Commission for tax abatement for personal property; and

WHEREAS, the Common Council has given careful consideration to the materials submitted and affirms the findings of the Franklin Economic Development Commission relative to the requirements of IC 6-1.1-12.1-3 and IC 6-1.1-12.1-4.5, and specifically including the following findings as to personal property:

- 1) The estimate of the cost of new equipment is reasonable for equipment of that type;
- 2) The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the new manufacturing equipment;
- 3) The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the new equipment;

- 4) Other benefits about which information was requested are benefits that can be reasonably expected to result from the installation of the new equipment;
- 5) The totality of the benefits is sufficient to justify the tax abatement.

NOW THEREFORE BE IT RESOLVED THAT:

- 1) The abatement of personal property tax shall extend for a period of _____ years pursuant to the deduction schedule set forth in Exhibit C.
- 2) Modern Metal Roofing shall be required to provide the City of Franklin with information showing the extent to which there has been compliance with the statement of benefits submitted in their request for tax abatement within sixty (60) days after the end of each year in which the deduction is applicable, as required by IC 6-1.1-12.1-5.1.
- 3) A copy of this resolution and a description of the affected area will be available and can be inspected in the office of the Johnson County Assessor and the City Clerk/Treasurer.

APPROVED by the Common Council of the City of Franklin, Johnson County, Indiana, this 4th day of November, 2024.

City of Franklin, Indiana, By its Common Council:

Voting Affirmative:

Voting Opposed:

Kenneth Austin, President

Kenneth Austin, President

Jennifer Price

Jennifer Price

Irene Nalley

Irene Nalley

Todd Shuck

Todd Shuck

Anne McGuinness

Anne McGuinness

Josh Prine

Josh Prine

Shawn Taylor

Shawn Taylor

Attest:

Jan Jones
City Clerk-Treasurer

Presented by me to the Mayor of the City of Franklin for his approval or veto pursuant to Indiana Code § 36-4-6-15, 16, this _____ day of _____, 2024 at _____ o'clock a.m./p.m.

Jan Jones,
City Clerk-Treasurer

This ordinance having been passed by the legislative body and presented to me [Approved by me and duly adopted, pursuant to Indiana Code § 36-4-6-16(a)(1)] [Vetoed, pursuant to Indiana Code § 36-4-6-16(a)(2)], this _____ day of _____, 2024 at _____ o'clock a.m./p.m.

Stephen Barnett
Mayor

Attest:

Jan Jones,
City Clerk-Treasurer

Prepared by: Dana Monson, Community Development Specialist
"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."

Dana Monson
Community Development Specialist