



CITY OF FRANKLIN

Community Development Department

Memorandum

To: City of Franklin Economic Development Commission
From: Dana Monson, Community Development Specialist
Date: April 15, 2025
Re: Case C 2025-09: Essex Furukawa (Res. 21-14)

Summary:

1. On April 5th, 2021, the Franklin Common Council passed Resolution No. 2021-14 approving a 7-year tax abatement on \$3,000,000 in personal property with a 5% Economic Development Fee, for Essex Furukawa located at 3200 Essex Drive.

2. Actual and estimated benefits, as projected for 2024:

	Estimated on SB-1	Actual in 2024	Difference
Employees Retained	68	68	0
Salaries	\$4,220,569.60	\$4,306,848	+\$86,279
New Employees	6	71	65
Salaries	\$262,080.00	\$4,496,856	+\$4,234,776
Total Employees	74	139	65
Total Salaries	\$4,482,649.00	\$8,803,704	+\$4,321,055
Average Hourly Salaries	\$29.00	\$30.45	+\$1.45
Personal Property Improvements	\$3,000,000	\$5,803,617	\$2,803,617

3. In 2022 the company is up in employment but down in wages. The primary reason is the experience level of the new employees. As they are trained, they rise in their wages. In 2023 they are up in employees but down in wages, primarily due to experience. In 2024 they are up in both wages and employees.

4. The real property investment is above their estimate of \$3,000,000.

5. The real property tax abatement is scheduled to expire in tax year 2029 payable 2030. The final compliance review will take place in 2029.

Staff Recommendation: Approval



Essex Solutions
3200 Essex Drive
Franklin, IN 46131

260.461.4000
Info.northamerica@essexfurukawa.com

main
email

March 20, 2025

Mrs. Dana Monson, Community Development Specialist
Dept. of Community Development
70 E. Monroe Street
Franklin, IN 46131

Re: Tax Abatement Compliance for Essex Solutions LLC.

Dear Mrs. Monson:

Enclosed please find Form CF-1 (Compliance with Statement of Benefits) regarding compliance with the real and personal property tax abatements which were granted to Essex Solutions in 2024 under Franklin Common Council Resolution No. 21-14.

As can be seen from reviewing the enclosed documents, our company has been highly successful in making all the capital investment of this Resolution, but not the full complement of jobs that had been proposed in the Statement of Benefits (Form SB-1) are completed yet.

As stated in the form CF-1 on December 31, 2024, we had 139 employees, including 22 salaries, and 18 temps labor. At that time, we had 18 open positions that we were trying to fill either through agency or direct hire. Regarding temporary labor, our internal policy is to hire them after 3 months.

Sincerely,

A handwritten signature in black ink, appearing to read "Katie Hernandez".

Katie Hernandez
Director of Finance
Essex Solutions LLC



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential
information pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

2024 Pay 2025

- 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 January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 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 form (CF-1).

SECTION 1 TAXPAYER INFORMATION								
Name of Taxpayer ESSEX SOLUTIONS LLC						County JOHNSON		
Address of Taxpayer (number and street, city, state, and ZIP code) 3200 ESSEX DRIVE, FRANKLIN, IN 46131						DLGF Taxing District Number		
Name of Contact Person KATIE HERNANDEZ				Telephone Number (260)461 4171		Email Address KATIE.HERNANDEZ@ESSEXSOLUTIONS.COM		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body THE CITY OF FRANKLIN COMMON				Resolution Number 21-14		Estimated State Date (month, day, year)		
Location of Property 41-05-34-044-017-000-009						Actual Start Date (month, day, year)		
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired.						Estimated Completion Date (month, day, year)		
						Actual Completion Date (month, day, year)		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES				AS ESTIMATED ON SB-1			ACTUAL	
Current Number of Employees				88			139	
Salaries				23.00			30.45	
Number of Employees Retained				88			68	
Salaries				23.00			30.45	
Number of Additional Employees				10-15			71	
Salaries				23.00			30.45	
SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION 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	\$ 3,000,000.00	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 3,000,000.00	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 6,117,326.46	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 6,117,326.46	\$	\$	\$	\$	\$	\$	\$
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
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 <i>Katie Hernandez</i>				Title DIRECTOR OF FINANCE			Date Signed (month, day, year) 03.20.2025	

From December 2024 CIP report
Total Spending
Resolution

19-129

6,117,326.46 21-14