

## AGENDA RESERVATION REQUEST

### CITY OF FRANKLIN COMMON COUNCIL

Please type or print

<b>Date Submitted:</b>	October 8, 2024	<b>Meeting Date:</b>	October 21, 2024
<b>Contact Information:</b>			
<b>Requested by:</b>	Dana Monson		
<b>On Behalf of Organization or Individual:</b> Innovative 3D Manufacturing			
<b>Telephone:</b>	317-736-3631		
<b>Email address:</b>	dmonson@franklin.in.gov		
<b>Mailing Address:</b>	70 E. Monroe St., Franklin, IN 46131		
<b>Describe Request:</b>			
ERA Declaratory Request			
<b>List Supporting Documentation Provided:</b>			
City Council Memo			
Staff Report EDC Case 2024-05			
Resolution 2024-13: ERA Declaratory			
<b>Who will present the request?</b>			
<b>Name:</b>	Dana Monson	<b>Telephone:</b>	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

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# Memorandum

**To:** City Council, Mayor Barnett, Lynn Gray

**From:** Dana Monson

**Date:** October 21, 2024

**Re:** EDC 2024-05: Innovative 3E Manufacturing ERA and Tax Abatement Request

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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 Innovative 3D Manufacturing at a meeting held on October 8, 2024. The Commission voted to forward a favorable recommendation to the City Council for approval of an ERA designation and a seven-year real property tax abatement as well as a five-year personal property abatement.

Today we request approval of the Declaratory Resolution to create an ERA at 91 Linville Way and permission to advertise for the Confirmatory Vote at the next meeting.

Attached to this memo are:

1. Case EDC 2024-05 Staff Report
2. Application and requested forms
3. Resolution 2024-13: Declaratory resolution for ERA designation

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



## CITY OF FRANKLIN

Community Development DEPARTMENT

# Staff Report

**To:** Economic Development Commission Members  
**From:** Dana Monson, Community Development Specialist  
**Date:** October 8, 2024  
**Re:** Case EDC 2024-05 – Innovative 3D Manufacturing

**Case EDC 2024-05 – Innovative 3D:** A request for a 10-year tax abatement on \$5 million real property investment and \$2,000,000 of personal property investment.

**Location:** 91 Linville Way 41-08-11-012-001.000-009



### Summary:

1. Characteristics of this location:

This 3.8-acre property is on the corner of Linville Way and Commerce Drive and is currently vacant land.

2. Characteristics of this petitioner:

Innovative 3D began in 2017 as a startup in Franklin. They are currently located on 600 International Drive. The company has become very successful and is now ready to expand to a larger facility and increase their production capacity. Their website explains their process as “Metal Additive Manufacturing, more commonly known as 3D printing, is an integral part of the manufacturing process and not just for prototyping.

This process creates precise three-dimensional parts from a digital file. It involves building precise thin layers of material on top of each other to create complete, complex parts that cannot be produced by traditional methods such as casting, forging, and machining.

Additive Manufacturing brings new design possibilities to the table, including being able to combine multiple components in production, minimize material use, and reduce tooling costs. The quality & efficiency of our process allows for increased savings of time, weight & expense.”

3. Characteristics of this project:

Innovative 3D will build a new 30,000 sf facility and add an additional \$2 million in equipment in addition to their current equipment which will move to the new location. They will add 10 additional employees over the next five years.

4. Economic Revitalization Area (ERA):

This property was formerly designated as an ERA in 2012. However, this designation had an expiration date of 2022 so the property needs a new ERA designation.

5. Previous Tax Abatement Received:

Innovative 3D has had a previous personal property abatement which they have been found to be in compliance with every year.

6. 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.

7. 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.
8. 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 the proposed request follows:
- a. *Diversification of Local Occupations:* Innovative 3d will retain the current 17 employees and add 10 new employees over five years. The company started with 2 employees in 2017.
  - b. *Diversification of Local Employment:* This project will retain a current Franklin company and the jobs that are located at the current plant. While this does not increase the diversification, it does maintain the current level of diverse jobs in the city.
  - c. *Increase in Local Salaries:* The average wage for all industries in Johnson County for 2024 is \$21.75. The average hourly wage in Johnson County for Low/moderate wage is \$14.85 per hour. Innovative 3D will pay an average of \$25 an hour, above our county wage.
  - d. *Sustainable Land Use:* The petitioner proposes to make this investment at a new location which is in a current business park.
  - e. *Future Community Investment:* The applicant should share with the EDC their plans for future community investment. The company is agreeing to a 5% EDC fee for personal property and a 2% EDC fee for real property.
  - f. *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.

9. 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).

10. Requested Effective Year:

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

**Staff Comments:**

The Mayor is supportive of this abatement application based on the company's relationship with the city and the growth the company has had since its startup. The Mayor is supportive of a 7-year real property abatement and a 5-year personal property abatement based on the investment amount.





## CITY OF FRANKLIN

Community Development DEPARTMENT

### Tax Abatement Application

#### Organization/Corporation Requesting Tax Abatement

Organization/Corporation Name: Innovative 3D Manufacturing

Primary Contact Name: Christopher R Beck

Contact Address: 600 International Dr

City: Franklin

State: IN Zip: 46131

Phone Number: 317-697-7367

Email: chris.beck@innovative3dm.com

Three possible dates before the EDC

meeting to conduct a site visit: We can make any date work

Name of Owner: Christopher R. Beck

Parent Company (If Applicable): N/A

#### Primary Contact for Yearly Compliance Reports

Name: Christopher R. Beck

Title: Owner

Address: 600 International Dr

City: Franklin

State: IN Zip: 46131

Phone Number: 317-697-7367

Email: chris.beck@innovative3dm.com

#### Description of Project

Project Location/Address: 91 Linville Way, Franklin, IN 46131

Parcel Number: 41-08-02-043-003.000-009 and 41-08-11-012-001-000-009

Brief Description of Project:

This property was recently purchased and the plan is to build a new building. Along with the new building we would want to be prepared for a building expansion in the future as a 5 year plan

#### Current Assessed Value (AV) of the Property:

- |              |                      |
|--------------|----------------------|
| 1. Land      | <u>N/A</u>           |
| 2. Building  | <u>Not built yet</u> |
| 3. Inventory | <u>N/A</u>           |
| 4. Equipment | <u>Not sure</u>      |

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

Has equipment been installed (if applicable): Yes No

#### Required Attachments:

- |   |  |
|---|--|
| <input type="checkbox"/> Completed SB-1 Form(s)                     | <input type="checkbox"/> Summary of Benefits (if applicable) |
| <input 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: 10 Years

Project Size (square feet): 30,000

Size of Site (acres): 5

Type of Building:

Multiple Tenants (leased)

Single Tenant (leased)

Owner Occupied

Corporate Headquarters ☒**Capital Investment**

1. Real property capital investment only:

2. Personal property capital investment only:

3. Total capital investment for proposed project: 5M for building and 2M for machinery

**Jobs Created and/or Retained**

1. Estimated number of full time jobs created by the proposed project: 10 over 5 years

2. Estimated number of full time jobs retained as a direct result of the proposed project: 15

3. Total number of full time jobs upon project completion: 17

**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? 7 1/2 years

Current address of company headquarters and duration at that address:

600 International Dr, Franklin, IN. 46131

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

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

If yes, when and for what term? 5 years

What specifically has the company done to give back to the community:

Brought new jobs and community involvement, summer internships, C9 Students

Multiple tours with C9, Franklin and Whiteland Schools

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](http://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)?





# 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:

- 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)
- 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.
- 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.
- 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)]
- 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 / CRBeck Properties					
Address of taxpayer (number and street, city, state, and ZIP code) 2750 S US Hwy 31					
Name of contact person Christopher R. Beck		Telephone number (317-697-7367	E-mail address chris.beck@innovative3dm.com		
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body		Resolution number			
Location of property 91 Linville Way, Franklin, IN 46131		County Johnson	DLGF taxing district number		
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)		Estimated start date (month, day, year) 1-1-25			
		Estimated completion date (month, day, year) 12-15-25			
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 15	Salaries \$25/hr	Number retained 15	Salaries \$25/hr	Number additional 2	Salaries \$25/hr
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			
		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) N/A		Estimated hazardous waste converted (pounds) N/A			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative Christopher R. Beck		Title Owner	Date signed (month, day, year) 09-26-2024		

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 | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Residentially distressed areas                              | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Occupancy of a vacant building                              | <input type="checkbox"/> Yes | <input type="checkbox"/> 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		Innovative 3D Manufacturing						
Address of taxpayer (number and street, city, state, and ZIP code)		600 International Dr, Franklin, IN. 46131						
Name of contact person	Christopher R. Beck	Telephone number	317-697-7367					
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body		Innovative 3D Manufacturing						
Location of property		County	DLGF taxing district number					
91 Linville Way, Franklin, IN 46131		Johnson						
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						
		R & D Equipment						
		Logist Dist Equipment						
IT Equipment								
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number	Salaries	Number retained	Salaries					
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	1m		1m					
Plus estimated values of proposed project								
Less values of any property being replaced								
Net estimated values upon completion of project	1m		1m					
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds)		N/A	Estimated hazardous waste converted (pounds)	N/A				
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)					
Christopher R. Beck		Owner	09/26/2024					

**FOR USE OF THE DESIGNATING BODY**

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be 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 amount of the deduction applicable is limited to \$\_\_\_\_\_.
- C. Other limitations or conditions (*specify*) \_\_\_\_\_
- D. Number of years allowed:      ☐ Year 1      ☐ Year 2      ☐ Year 3      ☐ Year 4      ☐ Year 5 (\* *see below*)  
    ☐ Year 6      ☐ Year 7      ☐ Year 8      ☐ Year 9      ☐ Year 10
- E. For a statement of benefits approved after June 30, 2013, did the designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
☐ Yes      ☐ No  
*If yes, attach a copy of the abatement schedule to this form.*  
*If no, the designating body is required to establish an abatement schedule before the deduction can be determined.*

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 ( <i>signature and title of authorized member of designating body</i> )	Telephone number (       )	Date signed ( <i>month, day, year</i> )
Printed name of authorized member of designating body	Name of designating body	
Attested by ( <i>signature and title of attester</i> )	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-1(17) "Eligible vacant building" means a building that:

- (A) is zoned for commercial or industrial purposes; and  
 (B) is unoccupied for at least one (1) year before the owner of the building or a tenant of the owner occupies the building, as evidenced by a valid certificate of occupancy, paid utility receipts, executed lease agreements, or any other evidence of occupation that the department of local government finance requires.

**IC 6-1.1-12.1-17**

**Abatement schedules**

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
  - (2) The number of new full-time equivalent jobs created.
  - (3) The average wage of the new employees compared to the state minimum wage.
  - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

**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: 332710.
- (2) The total number of jobs current at the site: 15, the number of those jobs that will be retained as a direct result of the proposed investment 15, and the number of new jobs which will be created as a direct result of the proposed investment 10.
- (3) The total number of full-time employees at the site: 15.
- (4) The total number of temporary and/or contract employees currently at the site: 0.
- (5) The average hourly wages for the new jobs: \$25/hr.
- (6) Will the new jobs being created begin as temporary and/or contract employees? No., fulltime  
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: \$50/hr
- (b) Technical/Sales/Admin. Support Occ.:        Average Hourly Wage:
- (c) Service Occ.: 1 Average Hourly Wage: \$35/hr
- (d) Precision Production/Craft/Repair Occ.: 3 Average Hourly Wage: \$30/hr
- (e) Operators/Fabricators/Laborers: 3 Average Hourly Wage: \$25/hr

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	2025				
1st Quarter					
2nd Quarter	2				
3rd Quarter					
4th Quarter					
Year of Abatement	2026				
1st Quarter					
2nd Quarter	2				
3rd Quarter					
4th Quarter					
Year of Abatement	2027				
1st Quarter					
2nd Quarter	2				
3rd Quarter					
4th Quarter					
TOTAL	10				

Yr 4 2028 2 employees

Yr 5 2029 2 employees



## COMPANY INVESTMENT TIMETABLE

Year of Abatement	Buildings	Equip. Type 1	Equip. Type 2	Equip. Type 3	Total
2024					
1st Quarter					
2nd Quarter					
3rd Quarter					
4th Quarter					
Year of Abatement	2025				
1st Quarter					
2nd Quarter					
3rd Quarter					
4th Quarter	5m				
Year of Abatement	2026	2m			
1st Quarter					
2nd Quarter					
3rd Quarter					
4th Quarter					
TOTAL	5m	2m			

ENVIRONMENTAL, LAND USE, AND  
PERMITTING COMPLIANCE AFFIDAVIT

CHRISTOPHER R BECK  
(representative) on behalf of INNOVATIVE 3D MANUFACTURING (company)

represent that, except to the extent that the City of Franklin has been given written notice of any environmental, chemical, or waste hazards or violations prior to the date of this affidavit, the petition and project plan of INNOVATIVE 3D MANUFACTURING (company) does not contemplate, contain, nor anticipate:

- (1) any violation(s) of City of Franklin Municipal codes and/or ordinances;
- (2) any violation(s) of applicable zoning ordinances;
- (3) any violation(s) of site plan review and/or building permit requirements;
- (4) any violation(s) of federal or state laws, including but not limited to OSHA and ADA, and all other regulations regarding safety, land use, and access;
- (5) any violation(s) of federal or state laws, including but not limited to the creation, maintenance, utilization, control, handling, existence, and/or disposal of hazardous waste, chemicals, conditions, equipment, materials, entities, or components as defined under federal and/or state law.

Further, INNOVATIVE 3D MANUFACTURING (company) states that the construction and operation of the proposed facility will in no way result in any discharges which will result in interruptions, inconsistencies, or failures in the operation of the Franklin Wastewater Treatment facility. The petitioner understands that the violation of any element of this affidavit may result in the revocation of any tax abatements or other economic incentives which may have been granted by the City of Franklin.

[Signature]  
Petitioner  
Date 9-26-24

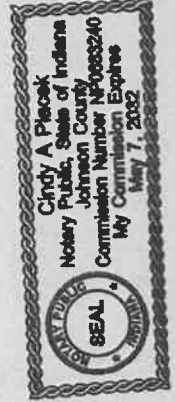
STATE OF Indiana  
COUNTY OF Johnson

SS:

Subscribed and sworn to before me on this 26<sup>th</sup> Day of September, 2024.

My Commission Expires: 5-7-2032

Cindy A Plasek  
Notary Public



**Exhibit A**

**Legal Description of Real Estate**

Lot Numbered 3 in Linville Business Park Secondary Plat, an Addition in Johnson County, Indiana, as per plat thereof, recorded May 9, 2018 in Plat Cabinet E, Slide 320, as Instrument Number 2018009566, in the Office of the Recorder of Johnson County, Indiana.



# Indiana Tax Abatement Results

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

Real Property: \$5,000,000

	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	\$144,800	\$0	\$144,800	\$144,800
Year 2	95	\$7,240	\$0	\$7,240	\$144,800	\$0	\$144,800	\$137,560
Year 3	80	\$28,960	\$0	\$28,960	\$144,800	\$0	\$144,800	\$115,840
Year 4	65	\$50,680	\$0	\$50,680	\$144,800	\$0	\$144,800	\$94,120
Year 5	50	\$72,400	\$0	\$72,400	\$144,800	\$0	\$144,800	\$72,400
Year 6	40	\$86,880	\$0	\$86,880	\$144,800	\$0	\$144,800	\$57,920
Year 7	30	\$101,360	\$0	\$101,360	\$144,800	\$0	\$144,800	\$43,440
Year 8	20	\$115,840	\$0	\$115,840	\$144,800	\$0	\$144,800	\$28,960
Year 9	10	\$130,320	\$0	\$130,320	\$144,800	\$0	\$144,800	\$14,480
Year 10	5	\$137,560	\$0	\$137,560	\$144,800	\$0	\$144,800	\$7,240
Totals		\$731,240	\$0	\$731,240	\$1,448,000	\$0	\$1,448,000	\$716,760



# Indiana Tax Abatement Results

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

Real Property: \$5,000,000

	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	\$144,800	\$0	\$144,800	\$144,800
Year 2	85	\$21,720	\$0	\$21,720	\$144,800	\$0	\$144,800	\$123,080
Year 3	71	\$41,992	\$0	\$41,992	\$144,800	\$0	\$144,800	\$102,808
Year 4	57	\$62,264	\$0	\$62,264	\$144,800	\$0	\$144,800	\$82,536
Year 5	43	\$82,536	\$0	\$82,536	\$144,800	\$0	\$144,800	\$62,264
Year 6	29	\$102,808	\$0	\$102,808	\$144,800	\$0	\$144,800	\$41,992
Year 7	14	\$124,528	\$0	\$124,528	\$144,800	\$0	\$144,800	\$20,272
Totals		\$435,848	\$0	\$435,848	\$1,013,600	\$0	\$1,013,600	\$577,752



Personal Property: \$2,000,000

	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	\$23,168	\$0	\$23,168	\$23,168
Year 2	85	\$4,865	\$0	\$4,865	\$32,435	\$0	\$32,435	\$27,570
Year 3	71	\$7,055	\$0	\$7,055	\$24,326	\$0	\$24,326	\$17,272
Year 4	57	\$7,970	\$0	\$7,970	\$18,534	\$0	\$18,534	\$10,565
Year 5	43	\$9,904	\$0	\$9,904	\$17,376	\$0	\$17,376	\$7,472
Year 6	29	\$12,337	\$0	\$12,337	\$17,376	\$0	\$17,376	\$5,039
Year 7	14	\$14,943	\$0	\$14,943	\$17,376	\$0	\$17,376	\$2,433
Totals		\$57,074	\$0	\$57,074	\$150,592	\$0	\$150,592	\$93,518





Personal Property: \$2,000,000

	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	\$23,168	\$0	\$23,168	\$23,168
Year 2	80	\$6,487	\$0	\$6,487	\$32,435	\$0	\$32,435	\$25,948
Year 3	60	\$9,731	\$0	\$9,731	\$24,326	\$0	\$24,326	\$14,596
Year 4	40	\$11,121	\$0	\$11,121	\$18,534	\$0	\$18,534	\$7,414
Year 5	20	\$13,901	\$0	\$13,901	\$17,376	\$0	\$17,376	\$3,475
Totals		\$41,239	\$0	\$41,239	\$115,840	\$0	\$115,840	\$74,601

**INNOVATIVE 3D**

350,000 square foot building proposed

1 parcel of 3.8 acres

AV		Taxes Due	Abatement %	Taxes Paid	Current Assessed Value (Farmland): \$8,000.00
2023 Pay 2024	\$243,000	\$188.02	0%	\$188.02	\$188.02
2024 Pay 2025	\$5,000,000	\$144,800.00	100%	\$0.00	Year 1 \$188.02
2025 Pay 2026	\$5,000,000	\$144,800.00	85%	\$21,720.00	Year 2 \$188.02
2026 Pay 2027	\$5,000,000	\$144,800.00	71%	\$41,992.00	Year 3 \$188.02
2027 Pay 2028	\$5,000,000	\$144,800.00	57%	\$62,264.00	Year 4 \$188.02
2028 Pay 2029	\$5,000,000	\$144,800.00	43%	\$82,536.00	Year 5 \$188.02
2029 Pay 2030	\$5,000,000	\$144,800.00	29%	\$102,808.00	Year 6 \$188.02
2030 Pay 2031	\$5,000,000	\$144,800.00	14%	\$124,528.00	Year 7 \$188.02
2031 Pay 2032	\$5,000,000	\$144,800.00	0%	\$144,800.00	Year 8 \$188.02
2032 Pay 2033	\$5,000,000	\$144,800.00	0%	\$144,800.00	Year 9 \$188.02
2033 Pay 2034	\$5,000,000	\$144,800.00	0%	\$144,800.00	Year 10 \$188.02
				<b>\$870,248.00</b>	<b>\$1,880.20</b>
		\$144,800.00	0%	\$144,800.00	Year 11 \$188.02
		\$144,800.00	0%	\$144,800.00	Year 12 \$188.02
		\$144,800.00	0%	\$144,800.00	Year 13 \$188.02
		\$144,800.00	0%	\$144,800.00	Year 14 \$188.02
		\$144,800.00	0%	\$144,800.00	Year 15 \$188.02
		\$144,800.00	0%	\$144,800.00	Year 16 \$188.02
		\$144,800.00	0%	\$144,800.00	Year 17 \$188.02
		\$144,800.00	0%	\$144,800.00	Year 18 \$188.02
		\$144,800.00	0%	\$144,800.00	Year 19 \$188.02
		\$144,800.00	0%	\$144,800.00	Year 20 \$188.02
		Taxes PAID over 20 years:		<b>\$2,318,248.00</b>	<b>\$3,760.40</b> :Taxes PAID over 20 years without any development
				\$2,318,248.00	
				<u>\$3,760.40</u>	
			Difference:	<b>\$2,314,487.60</b>	

**CITY OF FRANKLIN, INDIANA**

**RESOLUTION NUMBER 2024-13**

**A DECLARATORY RESOLUTION DESIGNATING AN ECONOMIC REVITALIZATION  
AREA FOR INNOVATIVE 3D MANUFACTURING  
(EDC 2024-05)**

**WHEREAS**, Innovative 3D Manufacturing has submitted a Statement of Benefit and made application for an Economic Revitalization Area designation pursuant to IC 6-1.1-12.1, *et. seq.*, for the property located at 91 Linville Way, Parcel Number: 41-08-11-012-001.000-009 and,

**WHEREAS**, pursuant to IC 6-1.1-12.1, *et. seq.*, the Council may find that a particular area within the jurisdiction of the City is an Economic Revitalization Area and may by adoption of a resolution, declare such area to be an Economic Revitalization Area which resolution must be confirmed, modified, or rescinded; and

**WHEREAS**, pursuant to IC 6-1.1-12.1, *et. seq.*, the City of Franklin, Indiana (the “City”) by and through its Common Council, acting in its capacity as the fiscal body of the City and acting as the designating body identified in IC 6-1.1-12.1 *et. seq.*, the City has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the City to be an Economic Revitalization Area and to also abate the payment of personal property taxes within the Economic Revitalization Area; and

**WHEREAS**, the Franklin Economic Development Commission has on October 8, 2024 held a public meeting and considered the economic revitalization area designation and the real property tax abatement request of Innovative 3D Manufacturing, in a manner consistent with all applicable sections of the Indiana Code; and

**WHEREAS**, the Franklin Economic Development Commission made the findings required by IC 6-1.1-12.1 *et. seq.* and recommended that the property located at 91 Linville Way, Parcel Numbers: 41-08-11-012-001.000-009, and, more particularly described in Exhibit A, be designated as an economic revitalization area; and

**WHEREAS**, said property meets the criteria for designation as an Economic Revitalization Area pursuant to IC 6-1.1-12.1 *et. seq.*;

**NOW, THEREFORE BE IT RESOLVED** by the Common Council of the City of Franklin as follows:

**Section 1.** The Common Council has reviewed the Statement of Benefits and additional information submitted pursuant to IC 6-1.1-12.1 *et. seq.* and makes the following findings as to personal property:

- a. The estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature; and
- b. 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 described redevelopment or rehabilitation; and
- c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonable expected to result from the proposed described redevelopment or rehabilitation; and

- d. Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation; and
- e. The totality of benefits is sufficient to justify the deduction.

**Section 2.** Based on these findings, the Common Council has determined that the purposes of IC 6-1.1-12.1 *et. seq.* are served by allowing the deduction, and the property described in Exhibit A is hereby declared to be an Economic Revitalization Area.

**Section 3.** A public hearing shall be held on the 4<sup>th</sup> day of November at 6:00 p.m. at the Franklin City Hall Council Chambers, 70 E. Monroe Street, Franklin, Indiana. The Council shall publish or cause to be published, pursuant to the provisions of IC 6-1.1-12.1 *et. seq.*, notice of the adoption and substance of this Resolution in accordance with IC 5-3-1, one time at least 10 days before the date of the public hearing on this matter, which notice shall state the date and time for the public hearing, that the Council will hear all remonstrance's and objections from interested persons at the public hearing, and that at the conclusion of the public hearing, the Council may take final action on the proposed designation determining whether the qualifications for an economic revitalization area have been met and confirm, modify, or rescind this Resolution. A copy of this Resolution, including a legal description of the property, will be filed with and shall be available for inspection in the office of the Johnson County Assessor.

**Section 4.** Said designation shall begin and be in full force and effect immediately upon adoption of the Confirming 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:

\_\_\_\_\_  
Kenneth Austin, President

\_\_\_\_\_  
Shawn Taylor, Vice-President

\_\_\_\_\_  
Irene Nalley

\_\_\_\_\_  
Todd Shuck

Voting Opposed:

\_\_\_\_\_  
Kenneth Austin, President

\_\_\_\_\_  
Shawn Taylor, Vice-President

\_\_\_\_\_  
Irene Nalley

\_\_\_\_\_  
Todd Shuck

\_\_\_\_\_  
Anne McGuinness

\_\_\_\_\_  
Anne McGuinness

\_\_\_\_\_  
Josh Prine

\_\_\_\_\_  
Josh Prine

\_\_\_\_\_  
Jennifer Price

\_\_\_\_\_  
Jennifer Price

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