



CITY OF FRANKLIN

Community Development Department

Memorandum

To: City of Franklin Economic Development Commission
From: Dana Monson, Community Development Specialist
Date: March 11, 2025
Re: Case C 2025-41: Patch Development 17-10

Summary:

1. On August 21st, 2017, the Franklin Common Council passed Resolution No. 2017-10, approving a 10-year tax abatement on \$2,837,000 in real property, for the City of Franklin RDC shell building located at 40 Linville Way. The property was sold to Patch Development in 2021. The property was then leased to G & H Wire, another Franklin company.

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

	Estimated on SB-1	Actual in 2024	Difference
Employees Retained	134		
Salaries	\$22.90		
New Employees	116		
Salaries	\$25.00		
Total Employees	250	211	-39
Total Salaries	NA	NA	NA
Average Hourly Salaries	\$23.95	\$40.39	+\$16.44
Real Property Improvements	\$2,837,000	\$2,837,000	\$0

3. City of Franklin RDC partnered with Linville Farms and Runnebohm Construction to build the shell building. This shell was completed in 2019. In 2021 the sale to Patch was final and the abatement was transferred. Patch completed the buildout and the property is now fully leased.

4. The real property investment is \$2,387,000 which is the estimated amount on the SB-1. The employment numbers are for G & H Wire and not Patch.

5. The real property tax abatement is scheduled to expire in tax year 2031 payable in 2032. The final compliance review will take place in 2031.

Staff Recommendation: Approval



PATCH DEVELOPMENT

6950 E. 96TH STREET, SUITE 200
FISHERS, IN 46038

PATCH-DEVELOPMENT.COM

February 25, 2025

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

Re: Tax Abatement Compliance for Patch Linville Way 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 Patch Linville Way LLC in 2023 under Franklin Common Council Resolution No. 17-10 and 21-11.

Our Company, as the building/property owner, was successful in exceeding the capital investment in 2021, as contemplated. In 2024, the jobs created and retained by G&H Orthodontics, the tenant, are reflected in the attached forms. While G&H did not meet the requirement of number of employees retained or additional employees (missed by 3 employees), the salaries are well above the averages originally estimated. Per the tenant, this is due partially to changes in executive staff.

Property Type: Industrial

Construction & Occupancy Status Report: Construction was complete in 2021 and the building is fully occupied by G&H Orthodontics.

Personal Property Listing: N/A

Expansion Investment Schedule: Full Investment Made in 2021

Job Creation or Retention Schedule: See Below

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Greenwood", is written over a light blue horizontal line.

Andrew Greenwood, General Counsel
Patch Linville Way LLC



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R3 / 2-13)
Prescribed by the Department of Local Government Finance

20 25 PAY 20 26

FORM CF-1 / Real Property

PRIVACY NOTICE

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

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property)
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Patch Linville Way LLC		County Johnson	
Address of taxpayer (number and street, city, state, and ZIP code) 6950 E 96th Street, Suite 200 Fishers, IN, 46038		DLGF taxing district number 009	
Name of contact person Andrew Greenwood		Telephone number (317) 412-4298	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body City of Franklin Common Council		Resolution number 17-10	Estimated start date (month, day, year) October 2017
Location of property 40 Linville Way, Franklin, IN		Actual start date (month, day, year) 2017	
Description of real property improvements 50k sf Building, Paving, Landscaping, Etc.		Estimated completion date (month, day, year) May 2018	
		Actual completion date (month, day, year) 2018	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees			126
Salaries			\$30.87
Number of employees retained		134	98
Salaries		\$22.90	\$26.66
Number of additional employees		116	113
Salaries		\$25	\$40.39
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project		\$2,837,000	
Plus: Values of proposed project			
Less: Values of any property being replaced			
Net values upon completion of project			
ACTUAL		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project		\$3,050,000	
Less: Values of any property being replaced			
Net values upon completion of project		\$4,000,000	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title VP/General Council	Date signed (month, day, year) 2/25/2025

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property)
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

- the property owner **IS** in substantial compliance
- the property owner **IS NOT** in substantial compliance
- other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

AM
 PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

- Approved Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.